



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

May 21, 2020

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ron Williams, Mayor
Louise Povlin
Scott Russ
Jon Greene
Rose Ann Kile
Betty Dick
Melanie Cionfalo

MEMBERS ABSENT

Noah Myers

Staff Representatives: Mark Shipley, Community Development Director
Bart Hose, Assistant Community Development Director
David Smoak, Town Administrator
Trevor Hobbs, Assistant to the Town Administrator
Tom Hale, Town Attorney

This meeting was conducted through a remote Webex session due to Governor Lee's orders and the Knox County Health Department's orders regarding the COVID-19 pandemic.

Chairman Holladay called the meeting to order at 7 p.m. and provided background on why the meeting was being conducted through Webex and where it may be viewed.

1. Approval of agenda

Staff recommended approval of the agenda as submitted.

A motion was made by Commissioner St. Clair to follow staffs' recommendation. Motion was seconded by Commissioner Kile and motion passed 8-0 through a roll call vote.

2. Approval of minutes – April 16, 2020

Staff recommended approval of the minutes as submitted.

Commissioner Povlin noted that she had seconded the motion on Agenda Item #3 and this action would need to be added to the minutes. With this correction, Commissioner Povlin moved to approve the minutes. Motion was seconded by Commissioner St. Clair and motion passed 8-0 through a roll call vote.

3. Discussion and public hearing on a request for 5G fiber installation along portions of N. Campbell Station Road, Herron Road, Cottage Creek Subdivision, and portions of the Cove at Turkey Creek, Stonecrest, and Sweet Briar Subdivisions, and West End Avenue (Mastec, Contractor)

Staff reviewed this item and recommended the following:

The fiber installation project being considered be divided into the following phased areas that will each require a separate right of way permit from the Town:

1. Herron Road and the Sweet Briar Subdivision
2. Stonecrest Subdivision and the Cove at Turkey Creek Subdivision
3. N. Campbell Station Road, Kingston Pike, Parkside Drive, and West End Avenue

Staff also recommended the following additional conditions for approval:

1. The requirement for a pre and post construction review of the phase area to identify potential conflicts, ensure one-calls have been completed, discuss locations for potholing, and review finished areas to ensure that they are restored to their pre-fiber installation condition.
2. Providing the Town and affected residents and businesses with the contact number for the supervisor in charge of the fiber installation.
3. Providing the Town staff and the Planning Commission with a copy of the public notification that will be given to affected residents and businesses, including an indication of when the project will begin and end and how the notification will be provided.
4. The posting of a letter of credit for the three project areas – the amount of the letter of credit will be determined by the Town Engineer.
5. Ensuring that Town staff is on site when work is initiated across the frontage of the Campbell Station Inn and Outdoor Classroom properties.
6. The approval of the fiber installation shall not constitute or imply approval of future small cell support tower sites. These tower sites will require a separate review and approval from the Planning Commission.
7. Ensuring that all street names and locations are correct. There are some errors in the documents noted on Pages 32, 53, and 56.
8. As-built locations for installed fiber shall be provided to the Town prior to Certificates of Completion being issued.

A long discussion ensued. Due to remaining incomplete field items, *Commissioner Povlin moved to postpone action on the request. Motion was seconded by Mayor Williams.* Comments were then made by the applicant and staff read comments into the record from citizens.

Based on statements made by the applicant and changes that would be needed to the applications under review, Town Attorney Tom Hale recommended that commissioners deny the application so that a new application and updated documents could be re-filed. *Commissioner Povlin moved to amend the original motion and to deny rather than postpone*

action on this agenda item. Motion was seconded by Mayor Williams and motion passed 8-0 through a roll call vote.

- 4. Discussion and public hearing on a request for a text amendment to Appendix A – Zoning, Chapter 2. – Definitions, to define Art and Fitness Studio, and Chapter 3. – Specific District Regulations, Section XVII. – Office District (O-1), to modify permitted uses (Matthew McClanahan, Applicant)**

Staff reviewed this item and recommended approval of Resolution PC-20-04 which recommends approval of Ordinance 20-06.

Motion made by Commissioner Povlin to follow staffs' recommendation. Motion was seconded by Commissioner Greene and motion 8-0 through a roll call vote.

- 5. Discussion on a request to rezone Parcel 019, Tax Map 162, 1013 McFee Road, 24.85 Acres, from Agricultural (A) to Open Space Mixed Residential Overlay (R-1/OSMR) (Rackley Engineering, Applicant)**

For discussion purposes only.

- 6. Discussion on a conceptual review of exterior building elevations and a typical street profile for the redevelopment of the old Kroger property, 11238 Kingston Pike (SITE Incorporated, Applicant)**

For discussion purposes only.

- 7. Discussion on a conceptual review of a site plan for 13036 and 13038 Kingston Pike, two Acres, Zoned C-1 (MBH, Inc., Applicant)**

For discussion purposes only.

- 8. Discussion on the development of zoning provisions governing pain management clinics and methadone treatment and similar drug/alcohol treatment clinics or facilities (Town of Farragut, Applicant)**

For discussion purposes only.

- 9. Discussion and public hearing on an ordinance to amend the Farragut Sign Ordinance (Town of Farragut, Applicant)**

Staff reviewed this item and recommended approval of Resolution PC-20-02 which recommends approval of Ordinance 20-04. Commissioners identified a couple of clarifications that would be needed to the ordinance in relation to political signs and signs hanging within auto oriented business bays that are visible to the public. In addition, it was noted that the ordinance would be going to the Visual Resources Review Board (VRRB) the following week for their input.

A motion was made by Commissioner St. Clair to postpone action on Ordinance 20-04 so that staff could make the requested changes to the ordinance and incorporate input received from the VRRB. Motion was seconded by Mayor Williams and motion passed 8-0 through a roll call vote.

- 10. Approval of utilities**

No utilities were submitted for review.

11. Citizen Forum

No comments were provided for items not on the agenda.

The meeting was adjourned at 11:10 p.m.

A handwritten signature in blue ink that reads "Rose Ann Kile". The signature is written in a cursive style with a large initial "R".

Rose Ann Kile, Secretary