



MINUTES  
FARRAGUT MUNICIPAL PLANNING COMMISSION

August 19, 2021

**MEMBERS PRESENT**

Rita Holladay, Chairman  
Ed St. Clair, Vice-Chairman  
Ron Williams, Mayor  
Louise Povlin, Vice Mayor  
Michael Bellamy  
Scott Russ  
Jon Greene  
Noah Myers  
Shannon Preston  
Hank Standaert, Youth Representative

**MEMBERS ABSENT**

**Staff Representatives:** Mark Shipley, Community Development Director  
David Smoak, Town Administrator

Prior to the regular meeting, staff conducted a workshop on undeveloped land and housing considerations. All Planning Commissioners and Board of Mayor and Aldermen were in attendance. Also attending was Jim Holladay from the Board of Zoning Appeals.

**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 Vice-Mayor Povlin and motion passed unanimously.*

**2. Approval of minutes – July 15, 2021**

Staff recommended approval of the minutes as submitted.

*A motion was made by Vice-Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner Myers and motion passed unanimously.*

**3. Discussion and public hearing on a plan to replace a water line on a section of Thornton Drive in the Thornton Heights Subdivision (FUD Applicant)**

Staff reviewed this item and recommended approval subject to the following:

- 1) Please coordinate erosion and traffic control with the Town's engineering department as part of the right of way permit.
- 2) Please provide the Town with a copy of an as built of the replacement line.

*Edwin Deyton was present on behalf of the First Utility District. After a short discussion, a motion was made Vice-Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner Myers and motion passed unanimously.*

**4. Discussion and public hearing on a plan to install underground communications conduit to provide fiber optic Comcast cable to the Farragut Primary, Intermediate, Middle, and High Schools (Fulghum, MacIndoe, & Associates, Applicant)**

Staff reviewed this item and recommended approval subject to the following:

- 1) Please coordinate erosion and traffic control with the Town's engineering department as part of the right of way permit.
- 2) Please provide the Town with a copy of an as built of the conduit location and any new easements obtained for the work.

*Adam Duncan was present on behalf of the applicant. A short discussion ensued. Vice-Mayor Povlin asked to modify the staffs' recommendation to request that the contractor coordinate with the schools to perform the work outside of peak school traffic hours. With this amended condition, Vice-Mayor Povlin recommended to follow staffs' recommendation. Motion was seconded by Mayor Williams and motion passed unanimously.*

**5. Discussion and public hearing on a re-subdivision plat for the Mary Smith property, Parcel 079, Tax Map 142, 328 Boring Road, Zoned R-2, 4 Lots, 17.83 Acres (LeMay & Associates, Applicant)**

Staff reviewed this item and noted that the applicant has requested a variance from the requirement for 10% open space associated with this re-subdivision plat. This will need to be acted upon prior to acting on the plat. Staff recommended approval of the variance due to the number of lots involved and the size of the lots (each of the four new lots is greater than three acres). The open space requirement will be re-evaluated if the lots are further subdivided.

*Richard Lemay was present as the applicant. A motion was made by Commissioner Myers to approve the variance for the reasons noted by staff. Motion was seconded by Commissioner St. Clair and motion passed unanimously.*

Staff noted that, in terms of the plat, staff recommended approval subject to the following comments being satisfactorily addressed:

- 1) If water and sewer utilities are immediately available, the certificate indicating it has needs to be included and signed.
- 2) Per the adopted fee schedule, a variance requires a \$300 filing fee (this relates to the 10% open space variance).
- 3) If you show Lots 2 and 3 on this plat, please include the access easement platted with their creation.
- 4) The "approximate depressed area" reference on Lot 1-R is not adequate. If there is a depression and it can't otherwise be explained it needs to be located as a potential sinkhole area.
- 5) Please relocate the right of way dimension along Boring Road so it doesn't conflict with other text.
- 6) Please coordinate with Town staff on the language for Note #10.
- 7) A buffer strip is not required so reference to this should be removed in the plat notes.

*Commissioner Myers asked Mr. Lemay if they understood that a pedestrian facility will now be required along the Boring Road frontage as part of construction on each of the proposed lots that front along Boring Road. Mr. Lemay said they understood. A motion was then made by Commissioner Myers to approve the plat subject to addressing staff comments. Motion was seconded by Commissioner St. Clair and motion passed unanimously.*

**6. Discussion and public hearing on amendments to the approved site plan for the Kingston Pike Village – Phase 2 (Grocery Store and Retails Shops), 115 S. Watt Road, Zoned PCD, 8 Acres (SITE Incorporated, Applicant)**

Staff reviewed this item and recommended approval subject to the following:

- 1) Please correct contour line labels around detention basin on Sheets C1.1. and C1.2.
- 2) Please ensure that all plan sheets reflect the overlapping changes to the Little Joe's property, including property line modifications, resulting from the land swap.
- 3) Please explore connecting the sidewalk on the south side of the eastern Shops building to the parking lot of Little Joe's.
- 4) Consistent with the PCD zoning, please further break up the parking south of the Shops buildings into smaller pods by inserting some interior landscape islands and ensure that the landscape plan reflects this change.
- 5) Please note that all signage will have to be presented to and approved by the VRRB. What is shown on the site plan does not constitute approval of any signage.
- 6) Please include a dimension from the right of way to the nearest portion of the Shops buildings to verify setback compliance.
- 7) Please include FUD approved water and sewer plan sheets in final stamped approved set.
- 8) On the gooseneck lights shown on Sheet E0.2, please ensure that the bulb is recessed into the fixture head.
- 9) Please show how the HVAC units on the Shops and grocery buildings are being screened by the building they serve so they are not visible from adjacent properties or rights of ways.
- 10) It may be useful to note that the front elevation faces Kingston Pike.
- 11) In the final stamped approved site plan set please provide color elevations for the grocery building, like what is provided for the other buildings in this phase.
- 12) Please correct Sheet E-6 to note that the lighting under the gas canopy will be recessed so that the light source does not create any glare.
- 13) Please provide an erosion control letter of credit and drainage permit fee, as determined by the Town Engineer.

*Tim Kirkendall and Annette Hommel were present on behalf of the applicant. A motion was made by Commissioner Myers to follow staffs' recommendation. Motion was seconded by Mayor Williams and motion passed unanimously.*

**7. Discussion and public hearing on a line-of-sight evaluation associated with the screening requirements for outdoor storage and sales related to a site plan for Moses Watersports, Parcel 176.02, Tax Map 130, 11470 Outlet Drive, Zoned OD-RE/E, 6.8 Acres (Urban Engineering, Inc., Applicant)**

Staff reviewed this item and recommended approval with the plans clearly indicating that the screening fence shall be properly maintained so that it will perpetually fulfill the screening requirement. Staff noted that the Zoning Ordinance specifies that outdoor storage and sales areas shall be screened from public rights-of-ways with opaque materials that are architecturally compatible with the primary materials used on the building they are serving. Based on line-of-sight diagrams, the applicant is proposing an eight-foot-tall fence constructed

of wood colored to match the dark bronze storefront. Wood posts will be provided every eight feet. Main support posts will be provided every 50 feet and will be 16 inches in width and covered in a brick veneer to match brick used on the building.

*Chris Sharp was present as the applicant. A motion was made by Commissioner St. Clair to follow staffs' recommendation. Motion was seconded by Vice-Mayor Povlin and motion passed unanimously.*

**8. Discussion on a concept for outdoor storage and display of farm implements and lawn care equipment on the property at 13127 Kingston Pike in association with the Ag-Pro (formerly Farragut Lawn and Tractor) at 13131 Kingston Pike, Zoned C-1 (Stewart Ritchie, Applicant)**

This item was for discussion purposes only.

**9. Discussion on a request to consider the concept of a single-family subdivision and commercial development on Parcels 8.01, 9, and 10.02, Tax Map 152, (north and west of the Dollar General Store at 12403 Kingston Pike), Zoned R-1, R-2, and C-1, 14.5 Acres (Kaity Patterson – BHN-P, Applicant)**

This item was for discussion purposes only.

**10. Discussion on text amendments to the CLUP to evaluate text associated with the Medium Density Residential land use designation and provide for text associated with the High-Density Residential land use designation (Town of Farragut, Applicant)**

This item was for discussion purposes only.

**11. Discussion on amendments to the Penalties section of Chapter 113 – Tree Protection, of the Farragut Municipal Code, to increase penalties for removal of protected trees without permission**

This item was for discussion purposes only.

**12. Approval of utilities**

None.

**13. Citizen Forum**

None.

The meeting adjourned at 9:12 p.m.

  
Scott Russ, Secretary