



MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION

January 21, 2021

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ron Williams, Mayor
Louise Povlin
Scott Russ
Jon Greene
Betty Dick
Michael Bellamy
Noah Myers
Austin Strobel, Youth Representative

MEMBERS ABSENT

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

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 Mayor Williams to approve the agenda as presented. Motion was seconded by Commissioner Povlin and motion passed 8-0 through a roll call vote (Commissioner Myers had not yet joined the meeting).

2. Approval of minutes – December 17, 2020

Staff recommended approval of the minutes as submitted.

A motion was made by Mayor Williams to approve the minutes as submitted. Motion was seconded by Commissioner Povlin and motion passed 8-0 through a roll call vote (Commissioner Myers had not yet joined the meeting).

3. Discussion and public hearing on a re-subdivision plat for the property at 11824 Kingston Pike, 1.79 Acres, Zoned R-2, 3 Lots (Troy Stavros, Applicant)

Staff reviewed this item and recommended approval subject to the following comments being satisfactorily addressed as verified in writing by the Town staff:

- 1) Please obtain required signatures once the plat comments have been addressed;
- 2) Please pay a drainage permit fee of \$90; and
- 3) Please address if the existing joint access easement will be affected by this re-subdivision.

A motion was made by Commissioner Dick to follow staffs' recommendation. Motion was seconded by Mayor Williams and motion passed 9-0 through a roll call vote.

4. Discussion and public hearing on a final plat for the Ivey Farms Subdivision, Phase 1, Unit 2, Zoned R-1/OSR, 22 Lots, 10.87 Acres (SITE, Incorporated, Applicant)

Staff reviewed this item and recommended approval subject to the following comments being satisfactorily addressed as verified in writing by the Town staff:

- 1) Proposed lots in part of the area abutting Union Road will need to provide dedication of slope and construction easements for future Union Road improvements project. Staff has contacted TDOT to see if dedication can be made simply by plat note. If this is acceptable with TDOT, a plat note will be needed;
- 2) Please pay a drainage permit fee of \$630;
- 3) Please provide an erosion control letter of credit based on an amount provided by the Town Engineer;
- 4) Please obtain signatures once the plat comments have been addressed; and
- 5) Please complete all items on Staff's field related punchlist, including stabilization.

A motion was made by Commissioner Povlin to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and motion passed 9-0 through a roll call vote.

5. Discussion and public hearing on a site plan for enclosing the existing covered outdoor seating area at the First Watch Restaurant, 111 Lovell Road, Zoned C-1 (Design Innovation Architects – DIA, Applicant)

Staff reviewed this item and recommended approval with a preference for Option 01, which matches the north elevation of the other tenants in the building.

A motion was made by Commissioner St. Clair to follow staffs' recommendation. Motion was seconded by Mayor Williams and motion passed 9-0 through a roll call vote.

6. Discussion and public hearing on a site plan for the Kingston Pike Village – Phase 2 (Grocery Store and Retails Shops), 115 S. Watt Road, Zoned PCD, 8 Acres (GBS Engineering, Applicant)

Staff reviewed this item and recommended approval subject to the following comments being satisfactorily addressed as verified in writing by the Town staff:

- 1) A landscape plan must be presented to and approved by the Visual Resources Review Board;

- 2) All signage must comply with the Town's sign ordinance. Some of the signs shown in the site plan set would not comply and are not part of any site plan approval;
- 3) Please provide a letter of credit for erosion control for \$140,000;
- 4) Please pay a drainage permit fee for \$7,550;
- 5) Please submit the TDOT permit for access and working within the TDOT right of way;
- 6) Please note that all curb & gutter must have a minimum 6" depth of concrete gutter;
- 7) Please check all dimensions and elevations shown on outlet structures in relation to those shown in drainage calculations;
- 8) All exterior lighting must be concealed so that the light source cannot be seen and glare is avoided;
- 9) Regarding the Tufftrack paver system, please ensure that the concrete border is clearly marked with reflectors or reflective paint, as approved by Town staff;
- 10) Why aren't all of the easement areas hatched? Please clearly delineate easements on all sheets;
- 11) Please forward a copy of the signed easement agreement with the Arico property owners;
- 12) Please note that the Town will require filter inserts, to remove fuel/oil/grease, for inlets collecting runoff from the gas station area. These must be installed once the site has been stabilized and prior to operation of the fuel center; and
- 13) A plat will be required prior to the issuance of any Certificates of Occupancy to establish cross lot access easements and other new or modified easements associated with this PCD development.

Staff also asked commissioners about the red colors shown on the Food City gas station and building and whether it needed to be clear that the colors must match one of the colors on the adopted color palette in the Town's Architectural Design Standards. A motion was made Commissioner Myers to follow staffs' recommendation and add as a 14th comment that the revised and final approved plans include building elevations for the Food City and gas station area that demonstrate compliance with the colors adopted in association with the Town's Architectural Design Standards. The motion was seconded by Commissioner Dick and the motion passed 9-0 through a roll call vote.

7. Discussion and public hearing on a rezoning of property situated around the eastern intersection of McFee Road and Boyd Station Road, Parcels 50, 50.01, 54.01, and 9.01, Tax Map 162, 12611 Boyd Station Road, from General Single-Family Residential (R-2) to Open Space Mixed Residential Overlay (R-1/OSMR), 131.25 Acres (OBO Homestead Land Holdings, Applicant)

Staff reviewed this item and recommended that should Resolution PC-21-01 be recommended for approval, the four affected lots would have to be combined with a plat approved by the Planning Commission prior to second reading of Ordinance 21-04.

A discussion ensued and, after providing an amended motion, Commissioner Povlin moved to recommend approval of Resolution PC-21-01 subject to the following conditions:

- 1) *That, to encourage a variety of housing consistent with the Comprehensive Land Use Plan, up to 100 of the total number of permitted dwelling units could be attached with*

locations to be determined as part of the concept plan review process required in the Subdivision Regulations, and

- 2) *That, prior to second reading of Ordinance 21-04, the four lots associated with the rezoning must be combined through a plat to be approved by the Planning Commission.*

Motion was seconded by Commissioner Dick and the motion passed 9-0 through a roll call vote.

8. **Discussion on a zoning map amendment request for the property referenced as Parcel 069, Tax Map 142 (north of old Ingles building), 20 Acres, to change the zoning from R-1 (Rural Single-Family Residential) to R-6 (Multi-Family Residential) (Horne Properties, Inc., Applicant)**

For discussion purposes only.

9. **Discussion on a zoning map amendment request for the property referenced as 11500 Kingston Pike (west of Farragut Town Hall), Parcel 148, Tax Map 142, 68.31 Acres, to rezone a portion of the area currently zoned O-1 (Office) to C-1 (General Commercial), to rezone a portion of the area currently zoned O-1, B-1 (Buffer), R-1 (Rural Single-Family Residential), and R-2 (General Single-Family Residential) to R-6 (Multi-Family Residential), and to rezone a portion of the property currently zoned R-2 to R-4 (Attached Single-Family Residential)(Horne Properties, Inc., Applicant)**

For discussion purposes only.

10. **Discussion and public hearing on an Aesthetic Plan for Vertical Utility Infrastructure in Public Rights of Ways (Town of Farragut, Applicant)**

Staff reviewed this item and recommended approval of Resolution 21-02.

A motion was made by Commissioner Myers to follow staffs' recommendation. The motion was seconded by Commissioner St. Clair and the motion passed 9-0 through a roll call vote.

11. **Approval of utilities**

None.

12. **Citizen Forum**

Staff read citizen comments that were provided.

The meeting was adjourned at 11:40 p.m.



Scott Russ, Secretary