



MINUTES  
FARRAGUT MUNICIPAL PLANNING COMMISSION

February 18, 2021

**MEMBERS PRESENT**

Rita Holladay, Chairman  
Ed St. Clair, Vice-Chairman  
Louise Povlin  
Scott Russ  
Jon Greene  
Betty Dick  
Michael Bellamy  
Noah Myers

**MEMBERS ABSENT**

Ron Williams, Mayor

**Staff Representatives:** Mark Shipley, Community Development Director  
David Smoak, Town Administrator  
Bart Hose, Assistant Community Development Director  
Trevor Hobbs, Assistant to the Town Administrator  
Sue Stuhl, Parks and Recreation Director

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 noted that agenda items 6 and 7 were requested for postponement by the applicant. Consequently, staff recommended that the agenda be amended to remove these items from the agenda.

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

**2. Approval of minutes – January 21, 2021**

Staff recommended approval of the minutes as submitted.

*A motion was made by Commissioner Povlin to approve the minutes as submitted. Motion was seconded by Commissioner Dick and motion passed 8-0 through a roll call vote.*

**3. Discussion and public hearing on a final plat for the Mary E. Smith property, Parcel 79, Tax Map 142, 17.82 Acres, 3 Lots, Zoned R-2 (LeMay and Associates, Applicant)**

Staff reviewed this item and noted that the applicant has requested the following variances from the Subdivision Regulations that would need to be acted on separately:

1. Not construct a pedestrian facility along Boring Road across the frontage of the proposed Lot 1 (the 15.02-acre tract).
2. Waive the 10% open space requirement.

In terms of these variances, staff recommended the following:

Pedestrian facility variance.

1. Staff recommended approval of the variance to not require a pedestrian facility at this time along the 965 feet of frontage associated with the proposed Lot 1 (the 15.02-acre tract). If this tract is further divided, the pedestrian facility requirement would be re-assessed by the Planning Commission as part of the plat review process. The variance is recommended due to the size of Lot 1 and the amount of sidewalk needed. The sidewalk requirement is not proportional to the scale of subdivision associated with Lot 1.

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

Open space variance.

1. Staff recommended approval of the variance from the 10% open space requirement for the re-subdivision proposed at this time with the understanding that any further division of Lot 1 would require a re-assessment from the Planning Commission as part of the plat review process. The 10% requirement is not proportional to the scale of the subdivision proposed at this time.

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

Staff noted that in terms of the plat, staff recommends approval subject to the following:

1. Plat notes, easements, etc., being added to reflect the action taken by the Planning Commission.
2. The correct setback and buffer strip information being provided for the property's zoning (R-2). This zoning district does not have a required buffer and the setbacks are different from what is listed on the plat.
3. Including in parentheses the old lot number and original acreage of the parent tract.

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

- 4. Discussion and public hearing on a site plan approval for the BlueCross Healthy Place Playground, 11408 Municipal Center Drive, Zoned O-1 (Town of Farragut, Applicant)**  
Parks and Recreation Director, Sue Stuhl, reviewed this item and recommended approval.

*A motion was made by Commissioner Povlin to approve the site plan. Motion was seconded by Commissioner St. Clair and motion passed 8-0 through a roll call vote.*

**5. Discussion and public hearing on a site plan for Horizon Plaza, 11011 Kingston Pike (east intersection of Kingston Pike and Admiral Road), Zoned C-1, and FPD, 6.08 Acres (Urban Engineering, Applicant)**

Staff reviewed this item and noted that the applicant has requested a variance from the requirement in the Driveways and Other Accessways Ordinance that driveways be at least 400 feet apart and 400 feet from an intersection along an arterial street (Kingston Pike) and 200 feet apart and 200 feet from an intersection along a collector street (Admiral Road). These variances will need to be acted on separately from the site plan.

In terms of the variances, staff recommended the following:

*Kingston Pike variance:*

1. The variance along Kingston Pike is for 135 feet for the right in right out access proposed onto Kingston Pike. Staff supported this variance because it is a right in right out only with a deceleration lane and, in this section of Kingston Pike, there are no locations where the 400 feet of separation could be accomplished in relation to existing accesses on each side of Kingston Pike.

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

*Admiral Road variance:*

1. The variance along Admiral Road is for 57 feet. Staff also supported this variance request due to topographic considerations north of the proposed access and the fact that the access lines up with the access into the Premier Eyecare facility that was completed a couple of years ago. Having more than one way into and out of the property is also encouraged to enhance overall connectivity consistent with the CLUP.

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

In terms of the site plan, staff reviewed some considerations associated with this project including the dumpster placement near Admiral Road (the Architectural Design Standards recommend that these be situated in discrete locations or hidden – the applicant is proposing a substantial amount of landscaping to help address this ADS consideration) and a proposed landscaped retaining wall on the north side of the building.

In terms of other site plan elements, staff recommended approval subject to the following:

1. Please modify the fire flow calculation on Page 12 to reflect a fire sprinkler protected structure and a reduction in the required flow.
2. Please relocate the FDC away from the gas meter, as shown on Sheet 12.
3. Please ensure that the plans are clear that wire backed silt fence will be used given that the north portion of the property is within a floodplain.
4. Please include dimensions on all landscaped islands from inside of curb to inside of curb.
5. A letter of credit for \$29,500 for tree replacement will be required prior to the issuance of a grading permit.

6. An erosion control letter of credit and drainage permit fee will be required prior to the issuance of a grading permit. The amount for each will be provided by the Town Engineer.
7. If the developer intends to have a ground sign please note and ensure that its location is coordinated with all improvements and landscaping to support visibility.
8. Landscaping and signage plans will need to be submitted separately for review and approval by the appropriate local authorities. Please also note that where parking is located between the building and street it must be screened. The specific requirement provided in the Zoning Ordinance is as follows: "In order to minimize the visual impact of surface parking, where parking is situated between a building and a street or is parallel with a building along a street, a berm shall be constructed or landscaping shall be planted so as to limit the viewability of the parking lot from the street. A minimum of 60 percent of the total parking lot length adjacent to the front property line shall be screened from view with a berm or landscaping." This will need to be planned for and reflected on the landscape plan.

*After discussing the landscaped retaining wall Commissioner Povlin moved to approve the site plan with the staffs' remaining comments and an additional comment that if a landscaped retaining wall is used, the plant material must be coordinated with a native plant specialist and a planting plan submitted to staff to ensure that no invasive exotic material will be used. Motion was seconded by Commissioner Myers and motion passed 8-0 through a roll call vote.*

6. **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)**

Removed from the agenda.

7. **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)**

Removed from the agenda.

8. **Discussion on Form Based Codes – Part Two**

*A motion was made by Commissioner St. Clair to move this item to the end of the agenda.*

*Motion was seconded by Commission Povlin and motion passed 8-0 through a roll call vote.*

9. **Approval of utilities**

None.

10. **Citizen Forum**

The meeting was adjourned at 8:05 p.m. to begin Part Two on Form Based Codes.

  
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Scott Russ, Secretary