



MINUTES  
FARRAGUT MUNICIPAL PLANNING COMMISSION

March 18, 2021

**MEMBERS PRESENT**

Rita Holladay, Chairman  
Ed St. Clair, Vice-Chairman  
Ron Williams, Mayor  
Scott Russ  
Jon Greene  
Noah Myers  
Austin Strobel, Youth Representative

**MEMBERS ABSENT**

Louise Povlin  
Betty Dick  
Michael Bellamy

**Staff Representatives:** Mark Shipley, Community Development Director  
Trevor Hobbs, Assistant to the 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 that Agenda Item 5 be removed. Staff has not received direction from the applicant regarding how they wish to proceed with the plat.

*A motion was made by Mayor Williams to follow staffs' recommendation. Motion was seconded by Commissioner Russ and motion passed 5-0 through a roll call vote (Commissioner Myers had not yet joined the meeting).*

**2. Approval of minutes – February 18, 2021**

Staff recommended approval of the minutes as submitted.

*A motion was made by Mayor Williams to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and motion passed 5-0 through a roll call vote (Commissioner Myers had not yet joined the meeting).*

**3. Discussion and public hearing on a request to install +/- 1,500 linear feet of 4 inch medium-density polyethylene (MDPE) gas main and 600 linear feet of 2 inch MDPE gas main along a portion of Everett Road, a portion of Long Ridge Road in the Saddle Ridge Subdivision, and a portion of Brochart Boulevard and Comblain Road in the Fox Run Subdivision (KUB, Applicant)**

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

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- 1) Please obtain a grading and right of way permit from the Town and use directional boring to the greatest extent possible. Silt and tree fencing (where needed) must be installed and then inspected and approved by the Town staff.
- 2) Trail, sidewalk, and roadway crossings must be directionally bored. Any damage to existing infrastructure shall be repaired by the contractor. Any affected areas must be restored to their pre-construction condition and completely stabilized.
- 3) Please alert residents via doorhangers or other means prior to starting work.
- 4) Please ensure that proper traffic control measures are in place.
- 5) Please provide an as-built of the gas line placement and easements to the Town once the project is complete. New easements must be platted and recorded.

*Robert Callori was present on behalf of KUB and expressed no issues with the subject to's. A motion was made by Mayor Williams to follow staffs' recommendation. Motion was seconded by Commissioner Greene and motion passed 6-0 through a roll call vote (Commissioner Myers had joined the meeting).*

#### **4. Discussion and public hearing on a re-subdivision plat for Lot 1 of the Edward Johnson subdivision, 354 Boring Road, 2.61 Acres, 2 Lots, Zoned R-2 (Roane Land Surveying, Applicant)**

Staff reviewed this item and noted that the applicant has requested a variance to the Subdivision Regulations to not construct a pedestrian facility along Boring Road. Staff noted the variance would need to be acted on prior to the plat.

Staff recommended that a pedestrian facility (likely a walking trail) not be required to be constructed *at this time* since there are no pedestrian facilities that currently abut the property and the western frontage of the property has topographic challenges that would best be approached as part of a larger pedestrian facility construction project along this portion of Boring Road. To provide for pedestrian facilities in the future, staff recommended that a pedestrian completion covenant approved by the Town Attorney be prepared and recorded and referenced on this re-subdivision plat. This covenant would require the property owner(s) of Lots 1R-1 and 1R-2 to construct a pedestrian facility with a compliant grass strip along their Boring Road frontages should the 15.02-acre property to the east be re-subdivided to the extent that a pedestrian facility would be required to be constructed along that portion of Boring Road. The plat being considered at this time would also need to provide a pedestrian facility easement along the frontage of Lots 1R-1 and 1R-2 that would establish the space for a walking trail and grass strip to be provided as stipulated in the completion covenant. This may include an easement along the top of the bank on the frontage west of the existing driveway so that re-grading of the bank would not be required.

*A motion was made by Mayor Williams to follow staffs' recommendation. Motion was seconded by Commissioner Myers. The property owners then spoke regarding their variance request and that they would not be able or willing to construct a pedestrian facility along their frontages. Some discussion with commissioners ensued. Staff noted the plat would need to accommodate a pedestrian easement that would provide for the space needed for a walking trail and grass strip since this type of facility has already been constructed further east along Boring Road in association with the Country Way Subdivision. Staff noted that this would need to be coordinated with First Utility District (FUD) since there is a 20-foot water line easement already in existence along the Boring Road frontage of both properties.*

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*Commissioners asked the applicant if action on this matter could be postponed until next month so that the staff could get with FUD and the property owner to establish more direction on a pedestrian easement. The applicant was fine with postponement and Mayor Williams amended the original motion to reflect postponement. The amended motion was seconded by Commissioner Myers and motion passed 6-0 through a roll call vote.*

**5. Discussion and public hearing on a re-subdivision plat for the Gary Shelby property at the west intersection of S. Hobbs Road and Old Stage Road, .96 Acres, 2 Lots, Zoned R-1 (SITE Incorporated, Applicant)**

Removed from the agenda under Item 1.

**6. Discussion and public hearing on a preliminary plat for the Meadows on McFee, 933 and 1013 McFee Road, Parcels 019 and 01404, Tax Map 162, 32 Acres, 68 Lots, Zoned R-1/OSR (Rackley Engineering, Applicant)**

Staff reviewed this item and noted that the applicant has requested two variances related to the preliminary plat that will need to be voted on separately before the plat. The variances were as follows:

- 1) A variance from the Driveways and Other Accessways Ordinance from the requirement that driveways be at least 400 feet apart along an arterial street.
- 2) A variance from the Subdivision Regulations to permit a design speed of 30 mph rather than 35 mph in association with vertical curves for Red Poppy Drive and Scarlet Sage Drive which are considered residential streets.

In terms of the first variance, staff recommended approval. The nearest existing accesses onto McFee Road serve single-family dwelling units with limited trip generation. Consistent with the Town's connectivity objectives and compliance with the Fire Code, having more than one access onto McFee Road for this subdivision is encouraged. The applicant's proposed access points for this subdivision are more than 400 feet apart. With two access points there is no access along McFee Road that would comply with the 400-foot spacing between driveways. The applicant's access points appear to be reasonable based on the locations shown.

*A motion was made by Mayor Williams to approve the variance from the Driveways and Other Accessways Ordinance for the reasons noted by staff. Motion was seconded by Commissioner St. Clair and motion passed 6-0 through a roll call vote.*

In terms of the second variance, staff recommended approval since the Town encourages slower design speeds with less land disturbance.

*A motion was made by Commissioner St. Clair to follow staffs' recommendation. Motion was seconded by Mayor Williams and motion passed 6-0 through a roll call vote.*

In terms of the preliminary plat, staff recommended that the following comments be satisfactorily addressed as a condition of plat approval:

- 1) Please coordinate street name signs with the Public Works Director and ensure that the preliminary plat reflects the Town's requirements.
- 2) The plan appears to show drainage to a sinkhole. Please ensure that this complies with the Town's Sinkhole Ordinance.

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- 3) Please extend the trail to stub out to the property to the west and, along the stormwater detention basin, to the property to the south. This would also correct an existing severe angle at which the proposed walking trail intersects a proposed sidewalk.
- 4) Please ensure that the road sections that stub to adjacent properties terminate in a manner that will make connecting to them in the future easy.
- 5) Some of the landscaped islands have utilities running through them. Please coordinate with the landscape architect to ensure that this will not create a conflict or re-locate the proposed utility lines so that they do not bisect the islands.
- 6) The walking trail easements should be shown on Sheet 2.
- 7) The entrance sign and landscaping will need to be reviewed and approved by the VRRB.
- 8) Please provide an irrevocable letter of credit for \$156,000 for erosion control and site stabilization.
- 9) Please pay a drainage permit fee for \$2,720.
- 10) Radius returns at entrances should be 6-30 curb and gutter to tie to 6-30 curb along McFee Road. Existing gutter at McFee Road should be removed.
- 11) The portion of walking trail within the transmission line easement should include at least two inches of binder in addition to the standard trail composition.

*A motion was made by Commissioner St. Clair to follow staffs' recommendations. Motion was seconded by Mayor Williams. Russ Rackley spoke on behalf of the applicant and a general discussion ensued. Commissioner St. Clair moved to amend the original motion and recommend that on staff comment #3 the applicant work with staff to establish a trail stub to the west but not to the south due to topographical conditions. Also, as part of the motion, Commissioner St. Clair asked that staff comments #10 and 11 be worked out with the Town Engineer. The amended motion was seconded by Mayor Williams and the motion passed 6-0 through a roll call vote.*

7. **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.

8. **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.

9. **Discussion on a request to amend the Farragut Municipal Code, Appendix A- Zoning, Chapter 4, Section XXIII., Site Plan Regulations, Paragraph C (6)(r), to address the screening requirements for below grade refuse collection and recycling systems (Binova, LLC, Applicant)**

For discussion purposes only.

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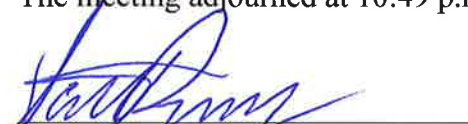
**10. Discussion on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3, Section IV., Open Space Mixed Residential (OSMR), to require a concept plan in association with a rezoning request to establish the distribution of attached vs. detached dwelling units (Town of Farragut, Applicant)**

For discussion purposes only.

**11. Approval of utilities**

**12. Citizen Forum**

The meeting adjourned at 10:49 p.m.

  
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Scott Russ, Secretary