



**MINUTES  
FARRAGUT MUNICIPAL PLANNING COMMISSION**

**June 17, 2021**

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

**Staff Representatives:** Mark Shipley, Community Development Director  
Bart Hose, Assistant Community Development Director

**1. Approval of agenda**

Staff noted that agenda item #6 was being postponed until July. Staff recommended that the agenda be amended accordingly.

*A motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Mayor Williams and motion passed 9-0.*

**2. Approval of minutes – May 20, 2021**

Staff recommended approval of the May 20, 2021, minutes as submitted.

*A motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Mayor Williams and motion passed 8-0 with Commissioner Dick abstaining due to being absent at the May 20 meeting.*

**3. Appointment of youth representative**

Staff noted that this is a Planning Commission decision. Staff did not have a recommendation but did commend Austin Strobel on his service as the youth representative during the past fiscal year.

*After a short discussion, a motion was made by Commissioner Myers to nominate Henry Standaert as the youth representative for the next fiscal year. Motion was seconded by Vice Mayor Povlin and motion passed 9-0.*

**4. Discussion and public hearing on a site plan for a floodway encroachment and no-rise analysis application associated with a personal use pedestrian bridge proposed to cross Little Turkey Creek on the property referenced as 12715 Union Road (Wil Glafenheim, Applicant)**

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

- 1) Verification from the State NFIP Coordinator that the submitted no-rise analysis is adequate and acceptable for NFIP permitting purposes.
- 2) That an ARAP permit is obtained from TDEC.

*A motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Mayor Williams and motion passed 9-0.*

**5. Discussion and public hearing on a request for a recommendation to the Board of Mayor and Alderman concerning entrance signs proposed as part of a streetscape improvement project within the public rights of ways near the Olympic Drive access off Smith Road and the Saint Andrews Drive access off Everett Road for the Fox Den Subdivision (Fox Den HOA, Applicant)**

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

- 1) Approval from the VRRB.
- 2) Using an arborist to ensure that work performed in relation to the signs will not adversely affect the large trees that are nearby.
- 3) Providing a written and recorded agreement between the Town and the Fox Den HOA regarding liability and ongoing maintenance of the proposed improvements.

*A motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner Myers and motion passed 9-0.*

**6. Discussion and public hearing on a preliminary plat for the Keeney Property Subdivision, Parcels 142.036, 142.03602, 142.03603, 142.03604, Tax Map 142, 12422 Union Road, 25.74 Acres, 4 Lots, Zoned R-2 (Urban Engineering, Applicant)**

Removed from the agenda.

**7. Discussion and public hearing on a final plat for the Old Stage Farms Subdivision, 12630 Old Stage Road, 5.65 Acres, 9 Lots, Zoned R-2 (Ryan Lynch, Applicant)**

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

- 1) On plat note #8, referencing the FUD instrument is not adequate for the Planning Commission's platting purposes. The plat must show the location of any such easement that extends beyond the standard front/side/rear property line utility easements and/or the right of way. Future property owners need to be able to more easily determine where these easements are impacting their property so they can avoid conflicts.
- 2) Please note for the 25-foot aquatic buffer and water quality/drainage easement what this is being measured from (e.g., centerline of drainage, top of bank, etc.).
- 3) The revised plat still includes construction phase TDEC buffers. This may create confusion for a future owner and, if remaining on the plat, needs to be clarified.
- 4) Satisfactory completion of all field related items from staff checklist.
- 5) Obtaining all signatures on the plat.

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*A motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner Myers and motion passed 9-0.*

**8. Discussion on a proposed modification to a portion of the concept plan associated with the northwest portion of the Bridgemore Subdivision off McFee Road, Zoned R-1/OSR (Fulghum, MacIndoe & Associates, Applicant)**

For discussion purposes only.

**9. Discussion 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 (GBS Engineering, Applicant)**

For discussion purposes only.

**10. Discussion and public hearing on updates to the Major Road Plan (Town of Farragut, Applicant)**

Staff reviewed this item and recommended approval of Resolution PC-21-08.

*A motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner Myers and motion passed 9-0.*

**11. Approval of utilities**

None.

**12. Citizen Forum**

*Vice Mayor Povlin thanked Betty Dick for her service on the Planning Commission and the Town of Farragut. This was the last Planning Commission meeting for Betty Dick.*

The meeting adjourned at 8:28 p.m.

  
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Scott Russ, Secretary