



MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION

June 18, 2020

MEMBERS PRESENT

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

MEMBERS ABSENT

Staff Representatives: Mark Shipley, Community Development Director
David Smoak, Town Administrator
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 approval of the agenda with Agenda Item #8 being postponed at the request of the applicant.

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

2. Approval of minutes – May 21, 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 8-0-1 through a roll call vote with Commissioner Myers abstaining due to being absent.

3. Appointment of a youth representative for the next fiscal year

Staff and commissioners commended Melanie Coinfolo for her service during the past fiscal year as the youth representative. Mayor Williams noted that this would also be the last meeting

for Rose Ann Kile and commended her for her service on the Commission. Staff and commissioners also thanked Commissioner Kile for her service.

With regards to the youth representative, staff noted that there were four applicants with three of the four selecting the Planning Commission as their first choice. Commissioners discussed the applicants and expressed appreciation for each candidate.

A motion was made by Commissioner Povlin to nominate Austin Strobel, given his interest in Civil Engineering, as the Planning Commission Youth Representative for the upcoming fiscal year. Motion was seconded by Commissioner Dick and motion passed 9-0 through a roll call vote.

4. Discussion and public hearing on a request for a variance from the distance between driveways requirement for arterial streets as provided for in the Driveways and Other Accessways Ordinance in relation to a conceptual site plan for 13036 and 13038 Kingston Pike, two Acres, Zoned C-1 (MBH, Inc., Applicant)

Staff reviewed this item and noted that the modified access was seen by the Town Engineer as a significant improvement from the original full access that was shown on the concept drawing presented to the Planning Commission in May. Staff indicated that the requested variance would be approximately 214 feet from the typical 400-foot separation requirement for driveways along arterial streets. Staff noted that this only involves a variance request associated with the access. This is not a review of the overall site development. Staff indicated that they had discussed with the applicant the implications of the access being requested at this time with a future access point on the north side of Kingston Pike. The applicant is aware and in agreement that the goal is to have a cross access easement on the flag lot when the properties on the north side of Kingston Pike develop that would provide for a common access point to Kingston Pike for the flag lot and the two abutting lots. The applicant has already had a conversation with one of the property owners about such common access point. This would benefit all three properties and line up with the access being requested at this time.

After a short discussion, a motion was made by Mayor Williams to recommend approval of the requested variance and the modified access which reflected a right in and right out with a left in for west bound traffic. Motion was seconded by Commissioner St. Clair and motion passed 8-0-1 through a roll call vote with Commissioner Myers abstaining and not participating in the discussion.

5. Discussion and public hearing on a request to rezone Parcel 019, Tax Map 162, 1013 McFee Road, 24.85 Acres, from Agricultural (A) to Open Space Mixed Residential Overlay (R-1/OSMR) (Rackley Engineering, Applicant)

Staff reviewed this item and noted that R-1/OSR or R-1/OSMR are consistent with the future land use map. The difference is in form and bulk. The density is the same for both. Resolution PC-20-06 recommends approval of Ordinance 20-10 which would rezone Parcel 019, Tax Map 162 from Agricultural to Open Space Mixed Residential Overlay.

After a general discussion, staff read into the record citizen comments that had been provided with regards to the rezoning. A motion was made by Commissioner Greene to approve

Resolution PC-20-06 which recommends approval of the rezoning request. The rationale for the motion was due to the presence of a 100-foot wide transmission line easement that runs through the property and makes it more appropriate for a mix of single family detached and attached housing. Motion was seconded by Commissioner St. Clair and motion passed 8-1 through a roll call vote with Mayor Williams voting in opposition.

6. Discussion and public hearing on an ordinance to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 2., Definitions, and Chapter 3., Specific District Regulations, to define and establish development criteria associated with drug treatment clinics or facilities and pain management clinics or facilities (Town of Farragut, Applicant)

Staff reviewed this item and recommended approval of Resolution PC-20-05 which recommends approval of Ordinance 20-08.

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

7. Discussion and public hearing on an ordinance to amend the Farragut Municipal Code, Chapter 109 – Signs, by replacing it in its entirety (Town of Farragut, Applicant)

Staff reviewed this item and noted that, at the request of Commissioner Greene, for clarification purposes, Sections 109-11 (a) (1) e. and 109-12 (a) (3) would be changed from “Signs governing campaigns, as provided for in TCA, Title 2, Chapter 7, Section 143. Tennessee Freedom of Speech Act.” to “Political or campaign signs, as provided for in TCA, Title 2, Chapter 7, Section 143. Tennessee Freedom of Speech Act.” With these minor clarifications, staff recommended approval of Resolution PC-20-02 which recommends approval of Ordinance 20-04.

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

8. Discussion on a request to amend Appendix A – Zoning, Chapter 3., Specific District Regulations, Section XII., General Commercial District (C-1), B., 3., as it relates to the outdoor display and or storage of general farm implements and lawn care equipment, riding lawn mowers, and related accessories (Farragut Lawn and Tractor, Applicant)

For discussion purposes only.

9. Discussion on the development of an aesthetic plan for new vertical utility infrastructure within public rights of ways (Town of Farragut, Applicant)

For discussion purposes only.

10. Approval of utilities

None.

11. Citizen Forum

Staff read into the record citizen comments that had been provided for items that were not on the agenda.

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The meeting was adjourned at 10:11 p.m.


Rose Ann Kile, Secretary