



MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION

August 20, 2020

MEMBERS PRESENT

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

MEMBERS ABSENT

Rita Holladay, Chairman

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.

Vice-Chairman St. Clair 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 Russ and motion passed 8-0 through a roll call vote.

2. Approval of minutes – July 16, 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.

3. Discussion and public hearing on a site plan for a Dog Park at the Overlook at Campbell Station Road, 820 N. Campbell Station Road, Zoned R-6/OSMFR (PDI Architecture, Applicant)

Staff reviewed this item and recommended approval subject to as-built verifications of compliance with stormwater runoff controls and handicap accessibility requirements.

After a short discussion, a motion was made by Mayor Williams to approve the site plan subject to the staffs' recommendations. Motion was seconded by Commissioner Povlin and motion passed 8-0 through a roll call vote.

- 4. Discussion and public hearing on a request to rezone the property at 11824 Kingston Pike, Parcel 025, Tax Map 152C, Group J., 1.81 Acres from Office (O-1) to General Single-Family Residential (R-2) (Troy and Evangella Stavros, Applicant)**
Staff reviewed this item and recommended approval of Resolution PC-20-07 which recommends approval of Ordinance 20-12.

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.

- 5. Discussion and public hearing on a request to rezone Parcel 021.03 and a portion of Parcel 021.01, Tax Map 153, from Rural Residential (R-1) to General Single-Family Residential (R-2), 7.35 Acres (Rackley Engineering, Applicant)**
Staff reviewed this item and recommended approval of Resolution PC-20-08 which recommends approval of Ordinance 20-13.

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

- 6. Discussion and public hearing on an amendment to the Farragut Municipal Code, Chapter 22., Article 5. – Driveways and Other Access Ways, Section 22-150, Specifications; permanent access, (2) Access to and from property being developed, as it relates to circular drives on corner lots with more than 350 feet of total street frontage (Town of Farragut, Applicant)**
Staff reviewed this item and recommended approval of Resolution PC-20-09 which recommends approval of Ordinance 20-14.

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

- 7. Discussion and public hearing on an amendment to the Farragut Municipal Code, Chapter 113 – Tree Protection, Section 113-4. – Applicability, as it relates to provisions for utilities (Town of Farragut, Applicant)**
Staff reviewed this item and recommended approval of Resolution PC-20-10 which recommends approval of Ordinance 20-15.

Commissioners were in general agreement with the proposed language. One modification, however, that was recommended was to exempt the construction of individual single-family detached and two-family dwelling units on individual lots and activities conducted by an owner on his/her lot of residence from coordinating with the Town in terms of tree related matters. Commissioners also asked staff to require coordination on the other listed activities that would be exempt from the general provisions of the Tree Protection Ordinance.

A motion was made by Commissioner Povlin to recommend approval of Ordinance 20-15 subject to the recommended modifications being made. Motion was seconded by Mayor Williams and motion passed 8-0 through a roll call vote.

8. Discussion and public hearing on a request to amend the Farragut Zoning Ordinance to permit a microbrewery and brewpub (Carlos Cortez, Applicant)

Staff reviewed this item and recommended approval of Resolution PC-20-11 which recommends approval of Ordinance 20-16.

A discussion ensued regarding the definitions of “Microbrewery” and “Brewpub.” A modified definition for each was suggested by Commissioner Greene. Commissioners discussed different options.

A motion was made by Commissioner Povlin to modify the definition of a “Brewpub” to define it as “An establishment licensed by The State of Tennessee, and meeting all regulatory and permitting requirements of The Town of Farragut, which includes a microbrewery, operating in conjunction with an eating establishment involving the preparation and serving of food to seated patrons in addition to on-premise consumption of beer or malt beverages, including beer produced at the micro-brewery on the same premises.” Motion was seconded by Commissioner Myers and motion passed 8-0 through a roll call vote.

9. Discussion on using the Planned Commercial Development (PCD) Zoning District for the redevelopment of the old Kroger property – Farragut Town Center at Biddle Farms, Parcels 3.02, 3.03, a portion of 3.18, and a portion of 3.19, Tax Map 143, 45 Acres (SITE Incorporated, Applicant)

For discussion purposes only.

10. Discussion on an amendment to the Farragut Municipal Code, Appendix A., Zoning, Chapter 4., Section XXIV. – Special Events Permit, to allow for food trucks for special events sponsored by a homeowner’s association

For discussion purposes only.

11. Discussion on an amendment to the Farragut Municipal Code, Appendix A., Zoning, Chapter 4., Section XXIX, - Grand Opening Special Events Permit, to provide for different sign related provisions (Town of Farragut, Applicant)

For discussion purposes only.

12. Approval of utilities

13. Citizen Forum

Staff read into the record citizen comments that were submitted for items that were not on the agenda.

The meeting was adjourned at 10:18 p.m.



Scott Russ, Secretary