



MINUTES  
FARRAGUT MUNICIPAL PLANNING COMMISSION

September 17, 2020

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

**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.

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 as submitted.

*A motion was made by Mayor Williams to approve the agenda as presented. Motion was seconded by Commissioner Povlin and motion passed 9-0 through a roll call vote.*

**2. Approval of minutes – August 20, 2020**

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 St. Clair and motion passed 8-0-1 through a roll call vote with Chairman Holladay abstaining due to being absent at the August 20 meeting.*

**3. Discussion and public hearing on a re-subdivision plat for Lots 17-19 in Unit 2 of the Split Rail Subdivision, Zoned R-1/OSR (Adam Schmeing Land Surveying, Applicant)**

Staff reviewed this item and recommended approval subject to obtaining required signatures.

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

**4. Discussion and public hearing on a rezoning of the property at 1013 McFee Road from Agricultural (A) to Open Space Residential Overlay (R-1/OSR), 24.85 Acres (Rackley Engineering, Applicant)**

Staff reviewed this item and recommended approval of Resolution PC-20-12 which recommends approval of Ordinance 20-18.

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

**5. Discussion and public hearing on a preliminary plat for the Brookmere Subdivision, Phase 2, 52 Lots, Zoned R-1/OSR, 87.34 Acres (Lose Design, Applicant)**

Staff reviewed this item and noted that the applicant had requested a variance to lower the design speed at the intersections to 25 MPH and to lower the design speed of Reverence Run Lane to 25 MPH. Separate action would be needed on each variance.

*In terms of the variance to lower the design speed at the intersections to 25 MPH, a motion was made by Mayor Williams to approve the variance. Motion was seconded by Commissioner Povlin and motion passed 9-0 through a roll call vote.*

*In terms of the variance to lower the design speed of Reverence Run Lane to 25 MPH, a motion was made by Commissioner St. Clair to approve the variance. Motion was seconded by Commissioner Povlin and motion passed 9-0 through a roll call vote.*

In terms of the preliminary plat for Phase 2, staff recommended approval subject to the following:

- 1) Please revise the title to note that this is Phase 2 not Phase 3;
- 2) FUD will need to sign off on the water and sewer plans;
- 3) No disturbance shall be permitted within tree covered areas of the 25-foot buffer strip around the periphery. The placement of tree protection fencing shall be coordinated in the field with the Town staff prior to the issuance of a grading permit to ensure that this requirement is satisfied;
- 4) Please submit drainage permit fee payment of \$1,600;
- 5) Please provide an erosion control letter of credit for this phase based on a dollar amount to be determined by the Town Engineer;
- 6) Some trees are shown to be removed that are outside the limits of disturbance. Please clarify. Are these dead, hazardous, or invasive exotic trees or is this an error on the plans?
- 7) Please label the 25-foot buffer on the tree preservation sheets to demonstrate that no trees are being removed from the buffer area(s); and
- 8) Please provide 12x18 no parking on pavement fire lane signs on both sides of streets less than 26 feet in width, as described in the 2018 IFC, Section D103.6. This includes Boyd Chase Boulevard, the public connector street and cul-de-sac access. Please confirm exact wording with the Town Engineer.

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

**6. Discussion and public hearing on a preliminary plat for Goin Property Subdivision, 11 Lots, Zoned R-1 (current) with R-2 (pending), 7.09 Acres (Rackley Engineering, Applicant)**

Staff reviewed this item and noted that the applicant had requested a variance from the maximum permitted length of a cul-de-sac and from the requirement for more than one public street vehicular access into and out of the development. Separate action would be needed on each request prior to taking action on the plat itself.

In terms of the variance from the maximum permitted length of the cul-de-sac, the applicant is proposing a cul-de-sac that is 743 feet in length – the maximum permitted is 500 feet. Staff recommended approval of this variance due to the size of the subdivision, the width of the property, and the fact that the abutting properties have been developed or are undevelopable.

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

In terms of the variance from the requirement for more than one public street vehicular access into and out of the development, staff recommended approval since the abutting properties have been developed or are undevelopable and the subdivision is small and contains only ten house lots.

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

In terms of the preliminary plat, staff recommended approval subject to the following:

- 1) Rezoning must be approved by the Board of Mayor and Aldermen;
- 2) Please show the additional acreage needed to access Turkey Creek Road on the location map;
- 3) Please provide an erosion control letter of credit for \$46,000;
- 4) Please submit a drainage permit fee payment of \$400;
- 5) FUD will need to sign off on the water and sewer plans;
- 6) Please outline the extent of the tree covered areas on the entire development and identify the predominant size and species within each tree covered area;
- 7) Please label the streetlight locations;
- 8) Please include the landscape entrance and accent landscaping and street trees in the revised streetscape plan. This plan should also address where the replacement trees will be planted. This plan sheet is to be prepared by a landscape professional or landscape architect; and
- 9) Per the Subdivision Regulations, a streetscape plan shall specifically address how the subdivision will provide visual enhancements along and/or within the street corridors throughout the development. The plan shall include at least one visual enhancement element that is prominent and that creates an identifiable character for the subdivision. This may include, but not necessarily be limited to, a street tree planting plan, bioswales, rain gardens, landscaped boulevards and landscaped islands, village greens, etc.

*A motion was made by Commissioner Povlin to follow staffs' recommendation. Motion was seconded by Mayor Williams and motion passed 9-0 though a roll call vote.*

**7. Discussion and public hearing 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 (Town of Farragut, Applicant)**

Staff reviewed this item and recommended approval of Resolution PC-20-13 which recommends approval of Ordinance 20-19.

*Commissioner Dick asked about the language dealing with the duration of a special event and staff indicated that they would look at the language to see if some clarification was needed. With this recommendation noted, a motion was made by Commissioner Myers to approve Resolution PC-20-13 which recommends approval of Ordinance 20-19. Motion was seconded by Commissioner Povlin and motion passed 9-0 through a roll call vote.*

**8. Discussion and public hearing on amendments to the text of Comprehensive Land Use Plan Update as it relates to the Mixed-Use Town Center land use descriptions (Town of Farragut, Applicant)**

Staff reviewed this item and recommended approval of Resolution PC-20-14 which recommends approval of Ordinance 20-20.

*A short discussion ensued. Commissioner Povlin suggested some amendments to the language proposed by staff. The amended language is included as an exhibit to the minutes. After some additional discussion, a motion was made by Commissioner Povlin to approve Resolution PC-20-14 subject to the suggested amendments. Motion was seconded by Commissioner St. Clair and motion passed 9-0 through a roll call vote.*

**9. 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.

**10. Discussion and public hearing on Public Comment Protocol for Planning Commission meetings**

Staff reviewed this item and recommended approval of the updated Public Comment Protocol for the Planning Commission.

Commissioners recommended that the first part of guideline item 2. be amended to state that "any Farragut resident, *property owner*, or *business owner* interested in speaking....."

*With this amendment noted, a motion was made by Mayor Williams to approve the updated Public Comment Protocol for the Planning Commission. Motion was seconded by Commissioner Povlin and motion passed 9-0 through a roll call vote.*

**11. Approval of utilities**

**12. 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 10:05 p.m.

A handwritten signature in black ink, appearing to read "Scott Russ", written over a horizontal line.

Scott Russ, Secretary

## **CLUP Text Amendment Minutes Exhibit**

### **Intent**

- Provide for the creation of a unique town center for Farragut with a variety of shops, restaurants, businesses, offices, and residences, in a pedestrian-oriented setting
- Create a sense of community identity with a mixture of well-connected public gathering spaces and entertainment venues framed by an iconic architecture and streetscape
- Provide for a built environment that prioritizes walkability and pedestrian activity but still acknowledges, though to a lesser degree, the role of the automobile in a suburban community

### **Uses**

- Though ultimately driven by form, provide for a mix of uses that complement each other, including employment, commercial, retail, services, offices, civic, and residential
- Retail-oriented uses with smaller, more pedestrian scale, footprints with a high degree of ground floor transparency
- A mix of residential types appropriate to the context and surrounding plan of development
- Residential uses with densities that are consistent with the transition and flex density concepts described in the Comprehensive Land Use Plan Update. Residential density in the Town Center land use area should transition internally so that the density along a common boundary is compatible with the density of the existing abutting residential community
- High density residential should only be permitted as part of a town center development plan
- A town center development plan which includes high density residential is intended to be located only in the area bound by S. Campbell Station Road, Concord Road, and Kingston Pike

### **Character**

- Well-connected internally and externally for bicyclists and pedestrians
- Lively outdoor spaces and storefronts with a high degree of transparency
- Places to gather for a variety of different type of events
- Buildings that engage the street and that are inviting to pedestrians with wide sidewalks, outdoor dining, street trees, benches, planters, and other streetscaping enhancements
- On-street parking and a gridded or semi-gridded street layout system
- Appropriately scaled buildings that reflect an emphasis on form and arrangement that promotes uses consistent with the surrounding context