



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

June 20, 2019

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ed Whiting, Secretary
Ron Williams, Mayor
Noah Myers
Betty Dick
Rose Ann Kile
Jon Greene
Nick LiMandri

MEMBERS ABSENT

Louise Povlin

Staff Representatives: Mark Shipley, Community Development Director
Bart Hose, Assistant Community Development Director
David Smoak, Town Administrator

Chairman Holladay called the meeting to order at 7 p.m.

1. Citizen Forum

Mayor Williams announced that Commissioner Ed Whiting was retiring from the Planning Commission and Youth Representative, Nick LiMandri, was completing his last meeting. Mayor Williams commended both individuals for their service on the Planning Commission. Mayor Williams also reminded the public to please refer to the meeting protocol on the printed agendas if they wished to make a comment at the meeting.

2. Approval of agenda

Staff noted that Agenda Item #'s 7 and 8 were postponed at the request of the applicant. *Motion was made by Mayor Williams to approve the amended agenda. Motion was seconded by Commissioner St. Clair and motion passed unanimously.*

3. Approval of minutes – May 16, 2019

Motion was made by Commissioner Myers to approve the minutes as submitted. Motion was seconded by Mayor Williams and motion passed unanimously.

4. Discussion and public hearing on right of way permits for fiber optic cable to be installed along portions of N. and S. Watt Road, Old Stage Road, McFee Road, Boyd Station Road, Virtue Road, Parkside Drive, Grigsby Chapel Road, Fretz Road, and Smith Road (MCImetro Access Transmission Services, Inc., Applicant)

Staff reviewed this item and recommended approval of the fiber installation project subject to the following conditions being satisfactorily addressed:

- 1) All underground installation shall be completed using directional boring. No open trenches are permitted;
- 2) Please provide a letter of credit for the full installation and any restoration needed in relation to the project. Given the scope of the project, the dollar amount is \$20,000;
- 3) Please ensure that no pedestrian facilities, other utilities, irrigation, or landscaping will be affected;
- 4) Please verify that all new installations will be within existing rights of ways or platted utility easements;
- 5) Please ensure that notification is provided to any affected entities prior to initiating work;
- 6) A pre-construction meeting will be required prior to initiating work in each permitted section. This will need to be coordinated with the Town's engineering staff;
- 7) Related to the previous comment, please provide traffic control plans for the different stages of the project and coordinate right of way permits through the Town's engineering department; and
- 8) Is the fiber extension on the Town's Public Works property within the existing easements of record for such service? If not, an easement and use agreement will be required from the Town.

After the project was reviewed by the applicant, a motion was made by Commissioner Myers to follow staffs' recommendation. Motion was seconded by Mayor Williams and motion passed unanimously.

5. Discussion and public hearing on a site plan for small cell support structures at 633 Herron Road and 11473 Parkside Drive (MasTec/AT&T Mobility, Applicant)

No representative was present on behalf of the applicant. Staff reviewed the project and the remaining comments. Staff noted that the application was incomplete. Requested information had not been provided to fully assess all of the staffs' remaining comments. As a result, staff recommended denial until supplemental information could be submitted at which time staff would bring this back to the Commission.

After a lengthy discussion and a couple of amended motions, motion was made by Commissioner St. Clair to deny the application for the two small cell support structures due to the application being incomplete. Motion was seconded by Mayor Williams and motion passed unanimously.

6. Discussion and public hearing on a final plat for Easton Park, Unit 2, Turkey Creek Road west of Briarstone Lane, 23 Lots, 8.4 Acres, Zoned R-3 (HFTC, GP, Applicant)

Staff recommended approval subject to the following conditions:

- 1) Please verify the stormwater system as necessary for the Town's Engineering Department;
- 2) An as-built, in a JPEG format, is required for all required improvements once finalized;

- 3) The required buffer strip and detention basin plantings must be installed (a completion letter of credit could cover this for now until later in the Fall when it is more appropriate to plant trees);
- 4) Please include a copy of the recorded covenants and restrictions;
- 5) Please complete all items on staff's punchlist. All disturbed areas must be stabilized;
- 6) Please submit an irrevocable letter of credit for completion of sidewalks. Staff will calculate a dollar amount; and
- 7) Please submit an irrevocable letter of credit for \$15,000 for maintenance of roadways (Sunrise View and Spectacular View) and greenway.

Motion was made by Commissioner Myers to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and motion passed unanimously.

7. Discussion and public hearing on amendments to Chapters 2, 3, and 4 of the Farragut Zoning Ordinance related to regional recreational entertainment venues consistent with recent amendments to the Farragut Future Land Use Map for the Outlet Drive corridor

Postponed at the request of the applicant.

8. Discussion and public hearing on amendments to the Farragut Zoning Map in relation to portions of the Outlet Drive corridor being rezoned from C-2, Regional Commercial, to C-2-R/W, Regional Commercial, Retail/Warehousing consistent with recent amendments to the Farragut Future Land Use Map for the Outlet Drive corridor

Postponed at the request of the applicant.

9. Discussion on amendments to the C-1 Mixed-Use Town Center portion of the Farragut Zoning Ordinance as applied to drive-throughs and menu boards on existing developments with drive-throughs that pre-date the Mixed-Use Town Center land use designation (McDonald's USA, LLC, Applicant)

For discussion purposes only.

10. Appointment of Stormwater Advisory Committee (SAC) representative

Motion was by Mayor Williams to nominate Commissioner Povlin as the Planning Commission representative on the Stormwater Advisory Committee. Motion was seconded by Commission Dick and motion passed unanimously.

11. Discussion on Planning Commission procedures as applied to the number of significant comments that remain on plans intended to come before the Commission and how to address approval subject to's that are not taken care of in a timely manner

For discussion purposes only.

12. Approval of utilities

None.

The meeting adjourned at 9:34 p.m.



Ed Whiting, Secretary