



**MINUTES  
FARRAGUT MUNICIPAL PLANNING COMMISSION**

**January 19, 2023**

**MEMBERS PRESENT**

Rita Holladay, Chairman  
Scott Russ, Secretary  
Louise Povlin, Vice Mayor  
Ron Pinchok  
Jon Greene  
Shannon Preston  
Noah Myers  
Hayley Sims, Youth Representative

**MEMBERS ABSENT**

Ron Williams, Mayor  
Ed St. Clair, Vice Chairman

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

**1. Approval of agenda**

Staff noted that Agenda Items 8 and 9 were requested for postponement by the applicants. With this modification, staff recommended approval of the agenda.

*A motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner Myers and was approved unanimously.*

**2. Proclamation to honor Betty Dick and her service on the Planning Commission**

Vice Mayor Povlin read a proclamation honoring Betty Dick and her service to the Town.

**3. Approval of minutes – December 15, 2022**

Staff recommended approval of the minutes as submitted.

*A motion was made by Commissioner Myers to follow staffs' recommendation. Motion was seconded by Commissioner Pinchok and was approved unanimously.*

**4. Discussion and public hearing on the installation of underground fiber optic cable for Comcast from Kingston Pike along the east side of Concord Road and under Concord Road to the Town Center at Biddle Farms access along Concord Road to service 170 Brooklawn Street (Comcast, Applicant)**

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

1. Please obtain a right of way permit from and coordinate work with the Town's engineering department.
2. A letter of credit will be required in an amount to be provided by the Town Engineer as part of the right of way permit.
3. All work must be performed using directional boring rather than open trenching and the plans must reflect this.

*Michael Bailey spoke on behalf of the applicant and agreed with staffs' recommendation. A motion was then made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner Pinchok and was approved unanimously.*

**5. Discussion and public hearing on the installation of underground fiber optic cable for Zayo along the south side of Outlet Drive from the western Town limits across the frontage of 11220 Outlet Drive with termination to the east in Knox County (Apex Advanced Technology, Applicant)**

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

1. Please obtain a right of way permit from and coordinate work with the Town's engineering department.
2. A letter of credit will be required in an amount to be provided by the Town Engineer as part of the right of way permit.
3. All work must be performed using directional boring rather than open trenching.

Leanne Cole spoke on behalf of the applicant and agreed with staffs' recommendation. Ms. Cole indicated that they have discussed and will coordinate the project with representatives from Cotton Eyed Joes and the former Outlet Mall building.

*A motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner Myers and was approved unanimously.*

**6. Discussion and public hearing on the installation of underground fiber optic cable for TDS Telecom along the south side of Outlet Drive from the western Town limits across the frontage of 11220 Outlet Drive with termination to the east in Knox County (TDS Telecom, Applicant)**

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

1. Please obtain a right of way permit from and coordinate work with the Town's engineering department.
2. A letter of credit will be required in an amount to be provided by the Town Engineer as part of the right of way permit.
3. All work must be performed using directional boring rather than open trenching.

*No one was present for the applicant. Given that the engineering staff has been working with the applicant concerning the approval conditions, a motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner Greene and was approved unanimously.*

**7. Discussion and public hearing on the installation of 8-inch HDPE sanitary sewer force main in the center of the southbound lane of Virtue Road from Virtue Cumberland Presbyterian Church to the intersection of Turkey Creek Road to service current and future developments in the southwest quadrant of the Town (Russell Rackley, Applicant)**

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

1. For reference purposes please label all streets.
2. Please provide a copy of recorded 20-foot sewer easement referenced on the plans.
3. Please include a sheet which shows how the proposed section of sewer line is tied into the overall sanitary sewer system in this general area.
4. A letter of credit will be required in an amount determined by the Town Engineer.

5. Please obtain a right of way permit and coordinate work, including traffic control and temporary street closures, with the Town's engineering department.

*Russ Rackley spoke on behalf of the applicant and agreed with staffs' recommendation. A motion was then made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner Myers and was approved unanimously.*

8. **Discussion and public hearing on a concept plan for the Virtue View Farm Subdivision, Parcels 33.03 and 33.04, Tax Map 152 033.03 and 152 033.04, 44.09 Acres, 13 Lots, Zoned R-1 (Steve Williams, Applicant)**

Removed from agenda at the request of the applicant.

9. **Discussion and public hearing on a site plan to remove selected retaining walls, regrade the common area, relocate the trash compactor and accessible parking on the west side of Building 2, and add a fenced dog park area for Phase I of the Kingston Pike Village, 13120 Royal Palm Way Update (SITE Inc., Applicant)**

Removed from agenda at the request of the applicant.

10. **Discussion and public hearing on updates to the Farragut Sign Ordinance (Town of Farragut, Applicant)**

Staff reviewed this agenda item and recommended approval of Resolution PC-23-01 which recommends approval of Ordinance 23-01.

*A motion was made by Commissioner Greene to follow staffs' recommendation. Motion was seconded by Vice Mayor Povlin and was approved unanimously.*

11. **Discussion and public hearing on an amendment to the Farragut Municipal Code, Chapter 22., Article 5. – Driveways and Other Access Ways, Section 22-149. – Permit approval. (a) to permit access for a single-family residential lot proposed onto a non-local street to be reviewed by engineering staff, unless a concern is identified regarding the requested access in which case such request shall be presented to the Planning Commission and Board of Mayor and Alderman for approval (Town of Farragut, Applicant)**

Staff reviewed this agenda item and recommended approval of Resolution PC-23-04 which recommends approval of Ordinance 23-02.

*A motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner Myers and was approved unanimously.*

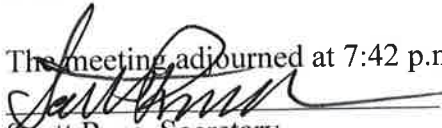
12. **Approval of utilities**

None

13. **Citizen forum**

Chairman Holladay noted that Sue Stuhl was retiring and commended her on her service to the Town.

The meeting adjourned at 7:42 p.m.

  
Scott Russ, Secretary