



MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION

January 20, 2022

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Louise Povlin, Vice Mayor
Scott Russ, Secretary
Noah Myers
Shannon Preston
Hank Standaert, Youth Representative

MEMBERS ABSENT

Ron Williams, Mayor
Jon Greene
Michael Bellamy

Staff Representative: Mark Shipley, Community Development Director

1. Approval of agenda

Staff recommended that Agenda Items 3 and 4 be removed from the agenda at the request of the applicants.

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

2. Approval of minutes – December 16, 2021

Staff recommended approval.

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

3. Discussion on approval of preliminary design for the Evans Road Greenway Connection (Town of Farragut, Applicant)

Removed from the agenda.

4. Discussion and public hearing on a final plat for the Meadows on McFee Subdivision, Phase 1, 5.25 Acres, 19 Lots, Zoned R-1/OSR (Lynch Surveys, LLC, Applicant)

Removed from the agenda.

5. Discussion and public hearing on a zoning map amendment to rezone Parcel 6, Tax Map 151, 421 N. Watt Road, from General Commercial (C-1) to Neighborhood/Convenience Commercial (NCC), 9.22 Acres (Robert Campbell & Associates, Applicant)

Staff reviewed this item and recommended approval of Resolution PC-22-01 which recommends approval of Ordinance 22-01.

A short discussion with citizen comments ensued. Robert Campbell spoke on behalf of the applicant. A motion was made by Commissioner Myers to approve Resolution PC-22-01. Motion was seconded by Vice Mayor Povlin and approved unanimously.

6. Discussion and public hearing on a site plan for façade updates to the existing Clarion Inn in association with a conversion to a Sleep Inn at 11341 Campbell Lakes Drive, 2.39 Acres, Zoned C-2 (Campbell Station Lodging, LLC., Applicant)

Staff reviewed this item and recommended approval subject to the following comments being addressed:

- 1) The renovation includes a purple-colored entrance element that does not match any colors in the Town's color palette for building trims and accent colors. The Architectural Design Standards provide that the "use of bright or contrasting colors for building accents and entry areas will be considered on a case-by-case basis." Staff has reviewed other Sleep Inns and would recommend that the purple area, if used, be limited to the building and ground mounted signs and the building wall itself be earth tone and consistent with the remainder of the building's proposed façade colors.
- 2) Please provide the height of the porte-cochere.
- 3) Please provide the construction type and size for the building.
- 4) Please confirm if any existing fire apparatus access points change.
- 5) This review is only for the appearance of the exterior renovation. A separate building permit will be required for code related modifications.

Ken Taylor was present as the applicant. A motion was made by Commissioner Myers to follow staffs' recommendation. Motion was seconded by Vice Mayor Povlin and approved unanimously.

7. Discussion and public hearing on a site plan for the SKORE Hotel at 11320 Outlet Drive, 4.34 Acres, Zoned OD-RE/E (Land Development Solutions, Applicant)

Staff reviewed this item and noted that the remaining comments were as follows with most being clerical in nature:

- 1) Note to FMPC: staff originally questioned whether this development, combined with Topgolf (under construction) would trigger the need for improvements to Outlet/Snyder at Lovell Road and Campbell Station Road. John Gould, PE (who wrote the original traffic impact study for full Topgolf buildout) responded that those intersection improvements are not yet warranted with this buildout.
- 2) Please provide information on building and construction type and height and area calculations.
- 3) Please provide 6-30 curb and gutter through radius return on Outlet Drive taper and add a detail for this with a minimum six-inch depth of gutter on the detail sheet and please show on the layout sheets the width of the deceleration lane and that the existing curb and gutter is to be removed.
- 4) Please submit detention calculations, along with revisions to the detention basin.
- 5) Please align curb ramps and provide crosswalk (thermoplastic) at Outlet Drive and continue the sidewalk along the east side of the access to be extended when the area to the east is developed.
- 6) Please provide for a pedestrian connection to the east toward the middle of the site. This would provide hotel patrons with a more convenient access to whatever develops to the east without having to walk down to Outlet Drive.
- 7) Please address how streetscaping and outdoor gathering spaces are being addressed with this project.
- 8) To break up long rows of parking into smaller pods, as provided for in the Architectural Design Standards (ADS), please add an interior island to the row of parking on the south end of the site where there are 18 spaces proposed without an island. Please also

- ensure that islands extend to the full depth of parking spaces. The large island at the west end of the 18 parking spaces needs to be extended to the depth of the parking space to the west.
- 9) Please label the face of the retaining wall near the interstate and include a dimension to show it at least 10 feet from the right of way.
 - 10) Please include the retaining wall design, materials, and general appearance with the site plan set.
 - 11) The revised Topgolf site plan shows the master sign for the corridor on the Topgolf property. Please determine where this sign is to be installed though it shouldn't be included on either site plan as long as you know you have physical space to meet the setback requirements. The proposed location of the sign shown on this plan does not appear to meet the 20-foot setback from the interstate right of way.
 - 12) Please revise Note #1 on Sheet C202 to reflect that the maximum grade permitted is 2.5:1 rather than 2:1.
 - 13) Please submit irrevocable LOC for Erosion Control for \$15,000.
 - 14) Drainage Fee is based upon \$0.03 per square foot of impervious surface. Please show area of impervious surface.
 - 15) On Sheet C401, please provide fire flow calculations in accordance with IFC appendix B&C and calculations verifying fire hydrant flow. Hydrant must meet a minimum 100 GPM at 20 PSI.
 - 16) Please provide fire lane pavement markings.
 - 17) Please provide a lighting plan that addresses the Town's requirements for outdoor site lighting and include this in the site plan set.
 - 18) On the architectural sheets, please ensure that the minimum 25% masonry requirement is satisfied with a qualifying masonry product, as defined in the ADS, and that all other requirements in the ADS, including providing for a defined cap to the building, are addressed.

The applicant's architect and engineer both spoke regarding staff comments and the architect reviewed the colors and materials proposed for the building. Given the context, commissioners were generally supportive of the building but indicated that the 25% masonry requirement would have to be met. The architect reviewed how they would propose to meet the requirement and commissioners were satisfied with the proposed plan. This would be the only change needed to the building's architecture.

With this understanding, a motion was made by Commissioner Myers to approve the site plan subject to the remaining staff comments with the only change to the building being compliance with the 25% masonry requirement. Motion was seconded by Vice Mayor Povlin and passed unanimously.

- 8. Discussion on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3., Section XII., General Commercial (C-1), Subsection F., 9. Height Regulations, to provide for a concept plan review when a building more than two stories in height is proposed (Town of Farragut, Applicant)**
For discussion purposes only.
- 9. Discussion on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3., Section XIII., Neighborhood/Convenience Commercial (NCC), to remove**

apartment buildings as a residential use and require a concept plan in association with a rezoning request to NCC (Town of Farragut, Applicant)

For discussion purposes only.

10. Discussion on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3., Section XXVI., Planned Commercial Development (PCD), to clarify that uses permitted in the General Commercial or Office zoning districts “may” rather than “shall” be permitted as part of a development plan submitted for a rezoning request to PCD (Town of Farragut, Applicant)

For discussion purposes only.

11. Discussion on a draft Public Tree Care Ordinance that will be required to help meet one of the standards for an application for Tree City USA recognition (Town of Farragut, Applicant)

For discussion purposes only.

12. Approval of utilities

None.

13. Citizen forum

None.

The meeting adjourned at 9:05 p.m.



Scott Russ, Secretary