



**MINUTES  
FARRAGUT MUNICIPAL PLANNING COMMISSION**

**February 16, 2023**

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

**Staff Representatives:** Mark Shipley, Community Development Director  
David Smoak, Town Administrator

**1. Approval of agenda**

Staff recommended approval of the agenda as submitted.

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

**2. Approval of minutes – January 19, 2023**

Staff recommended approval of the minutes as submitted.

*A motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner Greene and was approved unanimously, with Mayor Williams and Commissioner St. Clair abstaining due to being absent.*

**3. Discussion and public hearing on a driveway access revision and related variance from the distance between driveways requirement, as provided for in the Driveways and Other Access Ways Ordinance, associated with a site plan for the Concord Road Substation on a portion of Parcel 03701, Tax Map 153, 3.66 Acres, 1053 Concord Road, Zoned A (LCUB, Applicant)**

Staff reviewed this item and noted that separate action will be needed on the variance for the access and on the revised site plan. In terms of the variance from the distance between driveways requirement, as provided for in the Driveways and Other Access Ways Ordinance, staff recommended approval since the access would only serve the substation and would have very limited traffic generation. The proposed access is also along a section of Concord Road where there is a raised median. This effectively results in the access being a right in right out.

*A motion was made by Vice Mayor Povlin to approve the variance based on the justification noted by staff. Motion was seconded by Commissioner Myers and was approved unanimously.*

In terms of the site plan, staff recommended approval subject to the following conditions:

1. Please address on the site plan set if there will be any outdoor site lighting for this project. If so, all lighting must comply with the Town's Outdoor Site Lighting provisions in Chapter 4 of the Zoning Ordinance.
2. A revised landscape plan is needed for the site related modifications. The replacement tree counts will change and will need to be reflected on the revised landscape plan.
3. Access and work within the TDOT right of way will require a permit from TDOT. This will also cover coordination associated with the existing walking trail along Concord Road.
4. Please submit an Operation and Maintenance Plan for the proposed bioretention area. A template is provided at [townoffarragut.org/stormwater](http://townoffarragut.org/stormwater) (Click "For Developers and Builders", then scroll to bottom).
5. Please coordinate with the Town Engineer on whether an erosion control letter of credit will be needed.

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

**4. 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)**

Staff reviewed this item and noted that the applicant is proposing a large lot subdivision with a rural character and has requested variances from the Subdivision Regulations that have been reviewed with the Planning Commission at previous meetings. Staff noted that separate action will be needed on each requested variance and on the concept plan itself.

Variances:

The first variance was to have no detention basin given the proximity of the property to the lake, scale of the proposed subdivision, and size of the proposed lots.

*A motion was made by Vice Mayor Povlin to approve the variance for the reasons noted. Motion was seconded by Commissioner Myers and was approved unanimously.*

The second variance was to permit a street pavement width reduction from 26 feet to 20 feet with shoulders and grassed swales rather than curbing and storm sewers given the size of the lots, number of lots, topography, and enhanced water quality benefits. Staff noted that the request for the street to be private and gated was not supported so the concept plan is now showing a public street that will not be gated.

*A motion was made by Commissioner Pinchok to approve the variance for the reasons noted. Motion was seconded by Vice Mayor Povlin and was approved unanimously.*

The third variance was to allow the cul-de-sac to exceed 500 feet given the number of lots, topography, and desire to design the street along contours to the greatest extent possible.

*A motion was made by Commissioner St. Clair to approve the variance for the reasons noted. Motion was seconded by Vice Mayor Povlin and was approved unanimously.*

The fourth variance was the omission of the 10% open space requirement given the number of lots, size of lots, and rural (open space) character of the development.

*A motion was made by Commissioner Pinchok to approve the variance for the reasons noted. Motion was seconded by Commissioner Myers and was approved unanimously.*

The fifth variance was to permit Lots 3-6, 8-9, and 11-13 to exceed the lot width to depth ratio given topography, the size and number of lots, and the desire to avoid extending the street into the steeper portions of the property.

*A motion was made by Commissioner St. Clair to approve the variance for the reasons noted. Motion was seconded by Vice Mayor Povlin and was approved unanimously.*

The sixth variance was to not require road or pedestrian improvements along Virtue Road or Evans Road given the number of lots proposed and limited vehicular and pedestrian traffic generated by the development. Staff noted that the original request to have no pedestrian facilities for the development was not supported so the concept plan is now showing a 5-foot sidewalk along one side of the public street that will be constructed for this subdivision. This sidewalk will terminate at Evans Road.

*A motion was made by Commissioner St. Clair to approve the variance for the reasons noted. Motion was seconded by Vice Mayor Povlin and was approved unanimously.*

#### Concept Plan

Staff reviewed the concept plan and recommended approval subject to the following conditions and with the understanding that this is a concept plan only and some minor modifications may occur when the more detailed preliminary plat is submitted:

1. Please include a numbered note that, other than the requested variances, all other requirements of the Subdivision Regulations shall be met.
2. Please clearly label the property lines and the centerline of Virtue Road and Evans Road. The minimum required right of way throughout these frontages is 30 feet from the centerline of both Virtue Road and Evans Road. This must be shown as compliant on the concept plan.

Steve Williams spoke as the applicant and noted that the final concept plan will have the sidewalk on the west side of the subdivision's street due to topography. The image shown at the meeting had the sidewalk on the east side and had apparently not been corrected with the latest revision. This correction was added as a third approval condition.

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

- 5. 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)**

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

1. Some of the modified grading shows finished slopes up to 2.5:1 in steepness. Please make sure these are addressed on the erosion control plan sheets.
2. Please provide design plans for the new or modified retaining wall sections.
3. Please provide design plans for the guardrail proposed along the retaining wall.

Annette Hommel spoke on behalf of the applicant and answered questions regarding the proposed changes and shared parking with the commercial portion of the project to the north.

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

**6. Discussion and public hearing on a zoning map amendment request for a portion of Parcel 069, Tax Map 142, north of the Ingles, from Office (O-1), General Single-Family Residential (R-2), and Rural Single-Family Residential (R-1) to Community Service (S-1), 10 acres (Joe Conver – Farragut IL – AL Investors, LLC)**

Staff provided an overview of this item and noted some considerations that were originally mentioned at the workshop session at the December Planning Commission meeting. Staff indicated that Resolution PC-23-05 recommends approval of Ordinance 23-03 which would rezone the affected property as requested by the applicant.

*A long discussion ensued. The applicant and several citizens spoke. Planning Commissioners then individually discussed their positions on this request. A motion was made by Commissioner Myers to approve Resolution PC-23-05. Motion was seconded by Commissioner Greene. Staff then conducted a roll call vote with Commissioners Myers, Greene, Holladay, Russ, St. Clair, and Pinchok in support of the motion. Mayor Williams, Vice Mayor Povlin, and Commissioner Preston voted in opposition. Staff noted that the recommendation would now move to the Board of Mayor and Aldermen for their consideration.*

**7. Discussion and public hearing on a future land use map amendment request for a portion of Parcel 069, Tax Map 142, north of the Ingles, from Office/Light Industrial and Medium Density Residential to Civic/Institutional (Joe Conver – Farragut IL – AL Investors, LLC)**

Staff noted that this item was related to Agenda Item 6 and, through Resolution PC-23-03, would change the Future Land Use Map to Civic/Institutional so that the designation would be consistent with the S-1 Zoning District recommended in Agenda Item 6. Unlike amendments to the Zoning Map, amendments to the Future Land Use Map outside the Mixed-Use Town Center are solely handled by the Planning Commission.

*Consequently, Vice Mayor Povlin noted that if the FLUM were changed to be consistent with the Zoning Map amendment in Agenda Item 6, but the Board of Mayor and Aldermen did not support the Planning Commission's recommendation through Resolution PC-23-05, this item would be sent back to the Planning Commission for reconsideration. There would be no point*

*in amending the FLUM if the Zoning Map were not amended accordingly. Some discussion ensued and a motion was made by Commissioner Myers to approve Resolution PC-23-03 with the condition that if the rezoning in Ordinance 23-03 did not pass at the Board of Mayor and Alderman, the FLUM amendment would need to be brought back to the Planning Commission for reconsideration. Motion was seconded by Commissioner St. Clair. Staff then conducted a roll call vote with Commissioners Myers, Greene, Holladay, Russ, St. Clair, Preston, and Pinchok in support of the motion. Mayor Williams and Vice Mayor Povlin voted in opposition.*

**8. Discussion and public hearing on a resolution to approve amendments to the Future Land Use Map in the Comprehensive Land Use Plan Update, December 2012, to update future land use map designations so they correspond to the developed density of existing properties (Town of Farragut, Applicant)**

Staff reviewed this item and noted that Resolution PC-23-02 is clerical in nature and would update a number of Future Land Use Map designations so they correspond to the developed density of existing properties. Staff indicated that the first sentence in amendment Item h) in Resolution PC-23-02 be removed since the area referenced will not be a school and thus should retain its current FLUM designation as Open Space and Open Space Cluster Residential. With this amendment, staff recommended approval of Resolution PC-23-02.

*Some discussion ensued and a motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and was approved unanimously.*

**9. Approval of a fiber installation project involving directional bore installation in the Hanover Court Subdivision for Charter Communication (Global Communication, 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.

*Lisa Hall spoke as a resident of the Hanover Court Subdivision and a short discussion ensued. A motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner Russ and was approved unanimously.*

**10. Approval of a fiber installation project involving directional bore installation in the Split Rail Subdivision for Charter Communication (Global Communication, 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.

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

**11. Approval of utilities**

None.

**12. Citizen forum**

Michael Wilson spoke under citizen forum.

The meeting adjourned at 9:50 p.m.



Scott Russ, Secretary