



**MINUTES  
FARRAGUT MUNICIPAL PLANNING COMMISSION**

**March 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  
Noah Myers

**MEMBERS ABSENT**

Shannon Preston

**Staff Representatives:** Mark Shipley, Community Development Director

**1. Approval of agenda**

Staff recommended approval of the agenda as submitted.

*A motion was made by Vice Mayor Povlin to follow the staff's recommendation. The motion was seconded by Commissioner St. Clair and was approved unanimously.*

**2. Approval of minutes – February 16, 2023**

Staff recommended approval of the minutes as submitted.

*A motion was made by Vice Mayor Povlin to follow the staff's recommendation. The motion was seconded by Mayor Williams and was approved unanimously.*

**3. Discussion and public hearing on a request for a variance from the Subdivision Regulations from the requirement to construct a pedestrian facility along the frontage of a collector street associated with a final plat of resubdivision of Lot 2R of the final plat of resubdivision of Lots 1 and 2 of the Ben A. and Patricia Boring Estate Property and the Alga B. Sapps Boring Property, Parcel 074.01, Tax Map 142, 152 Boring Road, 2 Lots, 4.73 Acres, Zoned R-1 (Benchmark Associates, Applicant)**

Staff reviewed this item and noted that action will be needed separately on the variance and the plat. Staff recommended approval of the variance from constructing a pedestrian facility at this time across the Boring Road frontages of Lots 2R-1 and 2R-2 for the resubdivision being proposed at this time subject to the following conditions:

1. A covenant is prepared that will run with the land to require the owners of Lots 2R-1 and 2R-2 to pay for the installation of pedestrian facilities across their frontages when a pedestrian facility is constructed to the immediate north or south side of Boring Road abutting either property. The wording of the covenant shall be approved by the Town Attorney and a recorded copy returned to the Town for future reference.
2. The plat being recorded with a reference to the recorded covenant being added.

*A motion was made by Commissioner Myers to follow the staff's recommendation. The motion was seconded by Vice Mayor Povlin and was approved unanimously.*

Staff recommended approval of the plat subject to obtaining all required signatures.

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

**4. Discussion and public hearing on a request for approval of a final plat of resubdivision for Lots 23, 24, 204, and 205 in Phase 2 of the Brookmere Subdivision, 4 Lots, 2.53 Acres, Zoned R-1/OSR (Lynch Surveys, LLC., Applicant)**

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

1. Correcting the Release of Easements Certification to reflect Town of Farragut rather than "County."
2. Please include the old acreages in parentheses.
3. Please revise plat note #9 to reflect the Town's standard utility note.
4. If needed, please update the covenants and restrictions to acknowledge this resubdivision.
5. Obtaining all required signatures.

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

**5. Discussion and public hearing on a request for approval of a final plat of resubdivision to modify the drainage easement on Lots 97-113 in Phase 3 of the Brookmere Subdivision, 17 Lots, Zoned R-1/OSR (Lynch Surveys, LLC., Applicant)**

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

1. Correcting the Release of Easements Certification to reflect Town of Farragut rather than "County." The Town Engineer will have to sign off on the release of easements since it involves a drainage easement modification.
2. Please ensure that the centerline of the ditch is "as constructed" since most of these lots are now occupied.
3. Please add a plat note which states that the ditch within the drainage easement being reduced by this plat shall be maintained by each individual homeowner and ensure that the water flows within the easement as designed.
4. If needed, please update the covenants and restrictions to acknowledge this resubdivision.
5. Obtaining all required signatures.

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

**6. Discussion and public hearing on a site plan for the Gordon Farragut Medical Office building east of Kiddie Cottage and west of the Chesney Dentist Office, Parcel 1.14, Tax Map 143H, Group A, 1.69 Acres, Zoned C-1 (Randolph Architecture, Applicant)**

Staff reviewed this item and noted that most of the remaining staff comments were very minor in nature. Consequently, staff recommended approval of the site plan subject to the following items being addressed:

1. Please include the square footage and height of the building and please remove non applicable codes (e.g., swimming pool and property maintenance code) listed on the cover page.
2. Please include parking spaces required and what that ratio is based on.
3. Please add a note that the ground sign is a separate review and approval. The site plan does not constitute approval of the sign.
4. Please correct the access width on the eastern access to not exceed 24 feet, excluding radius.
5. Please verify that First Utility District is okay with the dumpster and enclosure being situated over their sanitary sewer easement.
6. The diagonal striped van accessible parking area must be at least eight feet in width.
7. Please submit for review a maintenance and repair plan for the permeable pavers. A template will be provided by staff.
8. Does this property drain to the large detention basin to the west (behind shopping center)? Please confirm in the calculations that the basin is sized to accommodate this development and show how water quality considerations are to be addressed.
9. Please address how relocating the fire hydrant helps other buildings in the area.
10. Where are gas, electric and telecommunications to be installed?
11. Please provide the narrative portion of SWPPP for review.
12. Please submit a copy of NOC.
13. Please submit an irrevocable letter of credit for erosion control for \$10,000.
14. Please submit a drainage fee of \$530.
15. No grading is permitted within the 35-foot buffer strip since this buffer is tree covered. Please revise all applicable sheets.
16. Though a separate review and approval, the landscape plan must be updated to reflect changes made to the site plan.
17. A tree survey, in accordance with the Tree Protection Ordinance, is required. Most of the tree cover (outside of the buffer strip) is a young stand of Bradford Pears which are not an issue to remove. This just needs to be documented in the plans.
18. Please include in the final lighting plan set what are the differences between light fixtures S1, S2, and S3.
19. Please incorporate the corrected lighting plan sheet into the final site plan set.

*Mark Randolph spoke on behalf of the applicant and agreed with the staffs' recommendation. A motion was made by Commissioner St. Clair to follow the staffs' recommendation. The motion was seconded by Vice Mayor Povlin and was approved unanimously.*

**7. Discussion and public hearing on a land disturbance and grading plan for the West Mill Subdivision, Parcels 8.01, 9, and 10.02, Tax Map 152, north of the intersection of Kingston Pike and Old Stage Road, 14.5 Acres, Zoned C-1, R-1, and R-2 (BHN-P, Applicant)**

Staff reviewed this item and noted that the remaining staff comments were as follows:

1. Please include tree preservation/removal plan in final grading plan set. It was included in the initial set but omitted in revision one.
2. Please provide a tree replacement letter of credit for \$40,000.

3. Please include a note on the tree preservation/removal plan that, given the number of replacement trees, some of these may have to be provided off site on public properties.
4. Please clarify that where grading is shown within the 35-foot buffer strip the building footprints referenced in the comment response letter are referring to abandoned buildings that are currently on the property and that will be demolished as part of this project.
5. Please submit an irrevocable letter of credit for erosion control for \$122,000.
6. Has TDOT approved temporary access and traffic control plan, grading within ROW?

*Rodney Phillips spoke on behalf of the applicant and agreed with the staffs' recommendation. A motion was made by Commissioner Myers to follow the staffs' recommendation. Motion was seconded by Commissioner St. Clair and was approved unanimously.*

**8. Discussion on proposed façade modification concepts to the soil nail wall associated with Phase I of the Kingston Pike Village, 13120 Royal Palm Way, southwest intersection of S. Watt Road and Kingston Pike, Zoned PCD (SITE Inc., Applicant)**

Staff noted that this was for discussion purposes only with the intent of obtaining feedback from the Planning Commission on veneer options for the soil nail wall and to determine if they were okay removing the steps from the parking lot to the top of the soil nail wall from the approved development plan.

Dave Gardner spoke on behalf of the applicant. After a discussion, commissioners preferred the veneer option with brick for the first ten feet and then a composite material over the remainder of the wall face. Commissioners reiterated that whatever approach was pursued, safety would be the most important objective. Commissioners also indicated that they were good with removing the steps from the development plan since, based on Mr. Gardner's statement, those were no longer desired by the property owner to the south.

The applicant will now proceed with a design for the preferred veneer option and present this to the Commission at a future meeting for formal approval.

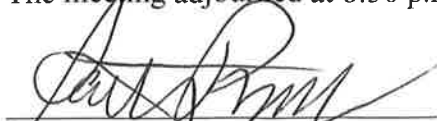
**9. Approval of utilities**

None.

**10. Citizen forum**

None.

The meeting adjourned at 8:36 p.m.



Scott Russ, Secretary