



**MINUTES  
FARRAGUT MUNICIPAL PLANNING COMMISSION**

**April 20, 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  
Shannon Preston  
Hayley Sims, Youth Representative

**MEMBERS ABSENT**

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

**1. Approval of agenda**

Staff recommended approval of the agenda subject to Agenda Item #6 being removed due to the lack of revised plans.

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

**2. Approval of minutes – March 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. Approval of FY 2024-2029 Capital Investment Plan (CIP)**

Town Administrator, David Smoak, presented the CIP and recommended approval.

*After a short discussion, a motion was made by Commissioner St. Clair to recommend approval of the CIP to the Board of Mayor and Aldermen. The motion was seconded by Vice Mayor Povlin and was approved unanimously.*

**4. Discussion and public hearing on a site plan for building elevations associated with a gym platform addition at First Baptist Church, 11704 Kingston Pike, Zoned R-3 and R-1-S-A (Forrest Daniell & Associates, PC, Applicant)**

Staff reviewed this item and, given the small nature of the project, recommended approval subject to the following conditions:

1. Please provide a minimum 5 foot wide (inside of curb to inside of curb landscaped island between the parking space and sidewalk adjacent to the proposed addition.
2. Please provide details for the parapet to show how it will screen the new HVAC units.

The project architect, Jeff Jordan, answered some questions and reviewed the specifics of the project. A lengthy discussion ensued. Some citizens spoke regarding their concerns over the existing access to Kingston Pike that was the original Belleaire Drive. It was noted that this access was to have been a temporary condition when the current Belleaire Drive was reconstructed to the east and platted almost 15 years ago. The Commission was asked to postpone action on this and any future site plans until the church prepared a plan and timeline for getting rid of the old Belleaire Drive access. Tom Hale spoke on this matter as well as Taylor Forrester, the attorney representing the church.

*Motions were made and rescinded by both Mayor Williams and Commissioner Pinchok. After additional discussion, a motion was made by Commissioner Greene to follow the staff's recommendation given the minor nature of the project. The motion was seconded by Commissioner Russ and passed by a vote of 5 to 4, with Mayor Williams, Chairman Holladay, Vice Mayor Povlin, and Commissioner Pinchok voting against the motion.*

**5. Discussion and public hearing on a site plan for a third retail building for the Little Turkey Creek Commons, Phase III, 12500 Kingston Pike, 11.84 Acres, Zoned C-1 (Smees Busby Architects, Applicant)**

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

1. Please submit an erosion control letter of credit for \$4,000.
2. Please submit a drainage permit fee payment for \$313.
3. A cleaner scan of Sheet L1 should be added. There are some elements that are not clear.
4. Please ensure that the HVAC units will be screened so they are not visible from adjacent properties or rights of ways. This needs to be shown more clearly on the plans.
5. Please include a detail for handicap parking signage that is compliant with existing State of Tennessee law.

*Robert Marlino spoke as the project architect. 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.*

**6. Discussion and public hearing on a site plan modification for Tommy's Boat Storage and Retail, 11470 Outlet Drive, 10.86 Acres, Zoned OD-RE/E (Urban Engineering, Applicant)**

Removed from the agenda as part of Agenda Item 1.

**7. Discussion and public hearing on a request to amend the Farragut Zoning Map for 630 Everett Road, 2.3 Acres, from R-2, General Single-Family Residential, to R-1, Rural Single-Family Residential (Michael Reina, Applicant)**

Staff reviewed this item and recommended approval of Resolution PC-23-06 which recommends approval of Ordinance 23-05.

*Michael Reina spoke as the applicant. A motion was made by Commissioner Myers to follow the staff's recommendation. Motion was seconded by Commissioner St. Clair and was approved unanimously.*

- 8. Discussion and public hearing on amendment options to the Future Land Use Map in the Comprehensive Land Use Plan Update, December 2012, related to a portion of Parcel 069, Tax Map 142, currently designated as Medium Density Residential, and Parcels 070 and 072, Tax Map 142, currently designated as Medium Density Residential**  
For discussion purposes only.

- 9. Approval of utilities**  
None.

- 10. Citizen forum**  
None.

The meeting adjourned at 9:49 p.m.

  
Scott Russ, Secretary