



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

May 18, 2023

MEMBERS PRESENT

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

MEMBERS ABSENT

Ron Pinchok

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

1. Approval of agenda

Staff recommended approval of the agenda subject to Agenda Items 3 and 4 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 St. Clair and was approved unanimously.

2. Approval of minutes – April 20, 2023

Staff recommended approval of the minutes as submitted.

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

3. Discussion and public hearing on a variance from the requirement to construct a pedestrian facility along Dixon Road in association with a resubdivision of Lot 2R and Lot 1, Parcels 104.06 and 104.07, Tax Map 151 of the Tucker Montgomery Subdivision, 516 Dixon Road, Zoned R-1, 7.99 Acres (Batson, Himes, Norvell & Poe, Applicant)

Removed from agenda.

4. Discussion and public hearing on a site plan for a façade modification and lighting update associated with the Farragut Center at 11414 Kingston Pike, Zoned C-1 (Da Vinci Design and Contracting, Applicant)

Removed from agenda.

5. Discussion and public hearing on a site plan for the Knoxville Tennessee Temple, 13001 Kingston Pike, Zoned C-1, 5.26 Acres (Moody Nolan, Applicant)

Staff reviewed this item and noted that separate action would 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 noted that the Town Engineer has reviewed this and is in agreement that, while a right in/right out access is always a better safety option (at any location), the full access proposed for this development and associated variance of 93 feet is reasonable. When the property on the opposite side of Kingston Pike is developed, the Planning Commission and Board of Mayor and Aldermen can consider access options that would mitigate conflicts in the center turn lane of Kingston Pike. Staff noted that the requested access will also have to be approved by the Board of Mayor and Alderman and TDOT. The Planning Commission is only making a recommendation.

After a short discussion and one citizen comment regarding the access variance, a motion was made by Commissioner St. Clair to recommend approval of the requested variance. The property is less than 400 feet in width and the applicant is connecting to the cross access from the Fast Pace Urgent Care facility. The parcel to the east of the applicant's property is also only 1.3 acres with limited developable area and thus will not likely create significant traffic counts. The motion was seconded by Mayor Williams and was approved unanimously.

In terms of the site plan, staff noted that the remaining comments were mostly minor and administrative in nature. Staff recommended approval subject to the applicant satisfactorily addressing the following comments:

1. Please provide construction type, building height, and area calculations in a plan note.
2. Please ensure that the seals are signed and dated per State of Tennessee requirements.
3. Please submit a copy of the NOC.
4. Please submit a copy of the TDOT permit for entrance and working on state ROW.
5. The area of disturbance appears to be approximately 5.0 acres. Please submit an erosion control letter of credit for \$46,000.
6. The drainage fee amount is based upon area of impervious surface, at \$0.03 per square foot. What is this area?
7. Per the Town's Zoning Ordinance, development shall provide for context appropriate (i.e., appropriate in relation to the proposed development and its physical surroundings) pedestrian and vehicular connectivity. This shall include providing connections within the property and to abutting properties, pedestrian connections into the development from the public street(s), and the construction of pedestrian facilities along the public street(s) frontages. Vehicular access to the property to the east will have to be assessed by the Planning Commission in relation to the context and the specifics of the site, topography, etc. The Town Engineer has reviewed this and would note that having a cross access to the property to the east would likely hinder development of that property due to the grade change between the two properties. The property to the east has most of its developable land in its western portion where a cross access would consume a sizable amount of this developable space.
8. Has this mailbox location been discussed with the post office? Also, where will the mail truck or any other delivery vehicles turn around if the gate is closed?
9. The site/property will need to be re-platted prior to the completion of the project to reflect trail and access easements and any ROW dedications. Actual trail locations will need to be established in the field as noted, and the replat will need to reflect those locations.
10. KnoxBox 3200, Standard Capacity Model:3261 should be used for keybox.

11. The trail along Fleenor will need to be extended to the property line or an agreed to location in the ROW to facilitate future connection to the east. This would require extending some culverts and will need to be coordinated with the Town and Christ Covenant Presbyterian Church. Measures should be taken to save the large oak trees in this general area.
12. The front setback is 80 feet but needs to be shown as 130 feet from the centerline of Kingston Pike. The building would appear to meet the setbacks, but it needs to be clearly shown.
13. The opened gate is in the drive lane at the eastern access. How does this function and not interfere with vehicles?
14. All ground signage will need to be reviewed and approved by the Visual Resources Review Board. Please make separate application(s).
15. Please ensure that all external lighting conceals the light source so that no glare occurs.
16. FUD will need to sign off on the final utility plan sheets.
17. There appears to be a remote FDC. Where is the sprinkler riser and water line going to be?
18. The landscape plan will need to be reviewed and approved by the Visual Resources Review Board. Please make a separate application.

Commissioner Myers noted that there were some very large oak trees near the area where the walking trail would be extended to the Christ Covenant Church property and that efforts should be made to save these trees. Staff and commissioners agreed and language referencing this was added to comment #11. A motion was made by Vice Mayor Povlin to follow staff's recommendation with the amended language recommended by Commissioner Myers. The motion was seconded by Commissioner Myers and was approved unanimously.

6. **Discussion and public hearing on amendments 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, to change this to Very Low Density Residential and Low Density Residential, and Parcels 070 and 072, Tax Map 142, currently designated as Medium Density Residential, to change this to Open Space Cluster Residential**

Staff reviewed this item and recommended approval of Resolution PC-23-07.

Some citizens spoke regarding the amendments to the Future Land Use Map. A discussion ensued and a motion was made by Vice Mayor Povlin to approve Resolution PC-23-07. The motion was seconded by Mayor Williams. Staff conducted a roll call vote with Commissioners Preston, Russ, Mayor Williams, Chairman Holladay, and Vice Mayor Povlin voting in support of the motion. Commissioners Myers, St. Clair, and Greene voted in opposition to the motion.

7. **Discussion on a request to amend the Farragut Future Land Use Map for 11500 Kingston Pike, from Mixed Use Town Center and Medium Density Residential to Commercial and Low Density Residential, 64.34 Acres (Hy-Vee, Inc., Applicant)**

For discussion purposes only.

8. **Discussion on a request to amend the Farragut Zoning Map for 11500 Kingston Pike, from C-1, O-1, B-1, R-1 to PCD and R-4, 64.34 Acres (Hy-Vee, Inc., Applicant)**

For discussion purposes only.

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- 9. Discussion on request for approval of a proposed 160-foot-tall macro cellular tower to be situated in the northeast corner of the West End Center at 156 West End Avenue, Zoned C-1 (Vogue Towers Partners VII., LLC., Applicant)**

For discussion purposes only.

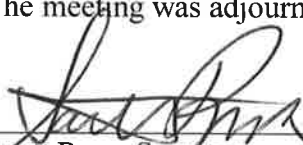
- 10. Approval of utilities**

None.

- 11. Citizen forum**

None.

The meeting was adjourned at 8:43 p.m.



Scott Russ, Secretary