



**MINUTES  
FARRAGUT MUNICIPAL PLANNING COMMISSION**

**June 15, 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  
Ron Pinchok  
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Staff recommended approval of the agenda subject to Agenda Items 9 and 10 being removed because the applicant has withdrawn their requests.

*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.*

**2. Approval of minutes – May 18, 2023**

Staff recommended approval of the minutes as submitted.

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

**3. Appointment of Youth Representative for the upcoming fiscal year**

Staff thanked Hayley Sims for being the youth representative for the past fiscal year. Staff noted that Leo Davis is the nominee for youth representative for the upcoming fiscal year. Staff recommended approval.

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

**4. Discussion and public hearing on a proposed façade design 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 (Daniel Smith, Esq., Applicant)**

Staff reviewed this item. The remaining staff comments were the following:

1. On Sheet SD-32, the storm sewer's close proximity to buildings should require pipes JB-Z1 to CB-Z4 to be RCP, not HDPE.
2. On Sheet SD-32, CB-Z4 collects approximately 4.7 cfs. Can this be an "open throat" catch basin with beehive?
3. Please provide a detail for the fencing to be used above the soil nail wall.
4. Finalized comments from the Town's third-party structural engineer hired to review this have not been completed and any recommendations will need to be coordinated with the applicant and incorporated into the design.

Staff asked the commission about their thoughts on the height of the brick portion of the wall. Staff also mentioned that an inspection and maintenance plan needed to be developed and recorded to run with the land. This plan would require periodic inspections of the soil nail wall and façade for maintenance purposes. Staff also noted that a report has not yet been provided by the third-party structural engineer that the Town has asked to look at the drainage and façade design presented at this time. Staff noted that, unless the report identified serious concerns that necessitated a re-design, the staff could work with the applicant to incorporate recommended changes or address identified clarifications.

*Planning commissioners were okay with the brick portion of the façade varying in height and with the staff working with the applicant regarding the third-party structural engineer's report. Some additional comments were made by different commissioners concerning drainage, and the need for wheel stop protection devices along the parking spaces that abut the façade that will be constructed to conceal the soil nail wall. A motion was made by Vice Mayor Povlin to approve the proposed façade design for the soil nail wall subject to the remaining staff comments and comment number four including the words "and approved by the Town staff" at the end of the sentence. Also, to be added to the minutes were the following:*

5. *The applicant developing and then obtaining Town approval of a maintenance and inspection plan that would be recorded and run with the land regarding the soil nail wall and façade.*
6. *The applicant working with their engineering team to create a plan for ensuring the façade will be protected from being bumped into by vehicles parked in the parking spaces that abut the façade.*

*The motion was seconded by Mayor Williams and was approved unanimously.*

**5. 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)**

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

1. A new Landscape Plan will be needed for this development. The previous plan was approved for the project when it was still Moses Watersports and a much smaller development (MGO project 2021-175-LA). Please submit a new plan under a new project for Tommy's. The application will need to be reviewed and approved by the Visual Resources Review Board.
2. Please provide a concept for potentially having a vehicular connection to the Tsao property.
3. Please include the updated external lighting sheets in the final site plan set.

*A short discussion ensued. Commissioners did not see the benefit of providing a vehicular connection to the Tsao property and, as a result, a motion was made by Commissioner Myers to follow the staff's recommendation but removing comment number two. The motion was seconded by Vice Mayor Povlin and was approved unanimously.*

**6. Discussion and public hearing on a land disturbance and grading plan for the property located at 11344 Sonja Drive, 11.45 Acres, Zoned R-1/OSMR (Hatfield and Allen Associates, Applicant)**

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

1. Where the limits of disturbance abut tree covered portions of the open space, please include tree protection fencing along with a detail for the fencing.
2. Please more clearly identify the proposed limits of disturbance.
3. Please provide a copy of the NOC.
4. Please provide drainage permit fee payment.
5. Please provide an erosion control letter of credit in an amount determined by the Town Engineer.
6. Please provide the required information for the grading permit and coordinate a pre-construction meeting with the Town's engineering department.

*A short discussion ensued. Matt Hatfield spoke on behalf of the applicant. A motion was made by Vice Mayor Povlin to follow the staff's recommendation. The motion was seconded by Commissioner Russ and was approved unanimously.*

**7. 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 (DaVinci Design and Contracting, Applicant)**

Staff reviewed this item and the applicant's proposed modifications. Staff noted that the proposed color change to the brick will need to be evaluated by the Planning Commission. Staff also recommended that the façade renovation provide for the ability for tenants to more easily and inexpensively meet the sign materials and lighting requirements specific to the MUTC area. The plan, as submitted, could force future tenants to purchase more expensive signs. Staff also indicated that additional detail is needed on the proposed LED light fixtures. This would include a cut sheet with Kelvin temperature and lumens noted.

Brad Burns spoke on behalf of the applicant and provided a color and materials board for commissioners to review. Commissioners were appreciative of the proposed upgrades and encouraged the applicant to look into ways to provide for a façade that could accommodate the type of signage that is required in the MUTC area. Mr. Burns indicated that he would get with some sign companies to determine how best to address this.

*A motion was made by Vice Mayor Povlin to approve the modifications proposed by the applicant. The motion was seconded by Commissioner Russ and was approved unanimously.*

**8. 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)**

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 Dixon Road frontages of Lots 1 and 2R given the length of the frontage and the minor nature of the subdivision being requested at this time. The recommendation was subject to the following condition:

1. A 20-foot-wide pedestrian facility easement being platted at this time along the Dixon Road frontage in the event that a pedestrian facility was constructed in the future along this section of Dixon Road.

*A short discussion ensued. Kaity Patterson spoke on behalf of the applicant. Staff clarified the recommended easement for Ms. Patterson and a representative for the property owner. A motion was made by Commissioner Myers to follow the staff's recommendation. The motion was seconded by Mayor Williams and was approved unanimously.*

Staff recommended approval of the plat subject to the following:

1. Including in a numbered note the action taken on the variance request.
2. Including the platted pedestrian facility easement.
3. Obtaining required signatures.

*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.*

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

Withdrawn by the applicant.

- 10. Discussion and public hearing on a request to amend the Farragut Zoning Map for 11500 Kingston Pike, from C-1, O-1, B-1, R-1, and R-2 to PCD and R-4, 64.34 Acres (Hy-Vee, Inc., Applicant)**

Withdrawn by the applicant.

- 11. Discussion on a site plan for a grocery store and shops for a portion of Parcel 32 and Parcels 33, 72-74, and 76, Tax Map 151, northwest intersection of N. Watt Road and Kingston Pike, Zoned C-1, 10.3 Acres (Schaad Companies, Applicant)**

For discussion purposes only.

- 12. Discussion on adding the requirement for a concept plan in association with a rezoning to the S-1, Community Service Zoning District**

For discussion purposes only.


- 13. Approval of utilities**

None.

- 14. Citizen forum**

None.

The meeting was adjourned at 9:07 p.m.

  
\_\_\_\_\_  
Shannon Preston, Secretary