



**MINUTES  
FARRAGUT MUNICIPAL PLANNING COMMISSION**

**July 21, 2022**

**MEMBERS PRESENT**

Rita Holladay, Chairman  
Ed St. Clair, Vice-Chairman  
Scott Russ, Secretary  
Ron Williams, Mayor (arrived at Agenda Item #5)  
Louise Povlin, Vice Mayor  
Jon Greene  
Michael Bellamy  
Hayley Sims, Youth Representative

**MEMBERS ABSENT**

Noah Myers  
Shannon Preston

**Staff Representative:** Mark Shipley, Community Development Director  
David Smoak, Town Administrator  
Brannon Tupper, Assistant Town Engineer

**1. Election of officers**

Staff introduced Hayley Sims as the new youth representative. Staff then noted that, related to this agenda item, the current officers were:

Rita Holladay – Chairman  
Ed St. Clair – Vice Chairman  
Scott Russ – Secretary

*A motion was made by Vice Mayor Povlin to re-appoint the current officers. Motion was seconded by Commissioner Bellamy and was unanimously approved.*

**2. Approval of agenda**

Staff recommended approval of the agenda except for Item #13 being removed at the request of the applicant.

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

**3. Approval of minutes – June 16, 2022**

*A motion was made by Vice Mayor Povlin to approve the minutes as submitted. Motion was seconded by Commissioner St. Clair and was unanimously approved except for Commissioner Bellamy abstaining due to being absent at the June 16 meeting.*

**4. Discussion and public hearing on proposed improvements to the Fretz Road and N. Campbell Station Road intersection (Knox County Engineering and Public Works, Applicant)**

Staff reviewed this item and recommended approval subject to coordinating work (e.g., erosion control and traffic control) with the Town's Engineering Department. Jim Snowden, Director of Knox County Engineering and Public Works, spoke on behalf of the project.

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

**5. Discussion and public hearing on a site utility plan involving a rebuild, upgrade, and partial relocation associated with the LCUB overhead transmission line along Turkey Creek Road from Virtue Road to a future substation along Concord Road (LCUB, Applicant)**

Staff reviewed this item and recommended approval subject to obtaining a right of way permit through the Town's Engineering Department and coordinating with the Town on how best to abandon the easements where the overhead utility line system is being removed. Staff noted that LCUB has requested feedback from the Planning Commission on the pole material and color. Staff reviewed the different options and mentioned that the brown weathered poles would match the existing poles along this section of the transmission line easement that are not being removed. Jeremy Walden spoke on behalf of LCUB and provided additional information on the project.

*After a short discussion, a motion was made by Commissioner St. Clair to follow staffs' recommendation, including a preference for the brown weathered poles. Commissioner St. Clair also requested to add as an approval condition that LCUB notify all affected property owners/residents prior to survey crews initiating work related to the project. Motion was seconded by Commissioner Greene and was unanimously approved.*

**6. Review a request for a recommendation of approval to the Board of Mayor and Aldermen for a variance of 163 feet from the distance between driveways and 96 feet from the distance between driveways and intersections requirements for collector streets, as provided for in the Driveways and Other Access Ways Ordinance, for a proposed boat launch ramp access onto the south side of Turkey Creek Road at 11409 Turkey Creek Road (William Schweitzer, Applicant)**

Staff reviewed this item and recommended approval of the proposed curb cut and associated variances due to favorable sight distance, limited use, and enhanced safety for the owner and their use of the lake front portion of their property. Staff noted that the Board of Mayor and Aldermen will also have to review the request and grant approval and the applicant will be required to obtain a right of way permit through the Town's Engineering Department prior to initiating any work related to this access.

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

**7. Discussion and public hearing on approval of a final plat for Phase 2 of the Meadows on McFee Subdivision, Parcels 019 and 014.04, Tax Map 162, 26.44 Acres, 48 Lots, Zoned R-1/OSR (Homestead Land Holdings, Applicant)**

Staff reviewed this and recommended approval subject to the following items being satisfactorily addressed:

1. On Lot 119, please ensure that the final plat includes the greenway easements shown for future trail locations.
2. Please complete any remaining field punchlist items.

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3. Please finalize letters of credit for this phase.
4. Please obtain signatures.

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

### **8. Discussion and public hearing on approval of a final plat for Phase 1 of the Grove at Boyd Station Subdivision, Parcel 50, Tax Map 162, 6.87 Acres, 25 Lots, Zoned R-1/OSMR (Ryan Lynch, Applicant)**

Staff reviewed this and recommended approval subject to the following items being satisfactorily addressed:

1. Please remove extra Certificate of Approval of Sewer System certification.
2. Please show all drainage easements on the plat. For example, between Lots 20 and 21 and along the western portion of the phase there are drainage areas that may need to be platted in easements.
3. Please remove Note #'s 7-9 and 12.
4. Please complete any remaining field punchlist items.
5. Please provide letters of credit for this phase. Staff has provided dollar amounts and has noted what they would need to cover.
6. Please obtain signatures.

*Commissioner St. Clair noted that the title block on the plat listed this as Unit 1, Phase 1 and questioned whether it should be approved as such. Thomas Krajewski spoke on behalf of the applicant and indicated that the Unit 1 reference was an internal phasing used by the developer. Staff asked how the covenants referred to different portions of this subdivision. Mr. Krajewski answered that it was just phases and not units. A motion was made by Vice Mayor Povlin to follow staffs' recommendation and also remove reference to Unit 1 on the plat. Motion was seconded by Mayor Williams and was unanimously approved.*

### **9. Discussion and public hearing on approval of an updated concept master plan for an amendment to the Town Center at Biddle Farms PCD to include 47 townhome units in an area identified on the original concept master plan as "future development." (Budd Cullom, Applicant)**

Staff reviewed this and recommended to the Board of Mayor and Aldermen approval of the change to the concept master plan to include townhome units subject to the following items being satisfactorily addressed:

1. Please include a title sheet with all sheets that are part of this submittal numbered in sequence.
2. Staff would note that this is a concept plan only and more detailed preliminary plat sheets will be needed when the townhome portion of the project is initiated. An example is the need for two additional fire hydrants in the townhome portion of the development. All buildings and mechanical equipment will also have to meet the Town's freeboard requirement based on the CLOMR that was recently finalized.
3. Please contact staff regarding Sheet CP-1. There are numerous clarification related updates needed on this sheet.

Budd Cullom spoke as the applicant. Commissioner Greene asked about traffic mitigation efforts in this portion of Town. Brannon Tupper, Assistant Town Engineer, reviewed projects specific to this area that would help with traffic mitigation. Vice Mayor Povlin then reviewed

some information related to traffic impact studies, including information specific to the Town Center at Biddle Farms.

*A motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Mayor Williams and was approved 6-1, with Commissioner Bellamy voting in opposition.*

**10. Discussion and public hearing on a final plat of Lot 2 of Biddle Farms Commercial and Part of Lot 9R1 of Campbell Station Exchange, 5.3 Acres, Zoned PCD (Budd Cullom, Applicant)**

Staff reviewed this and recommended approval subject to the following items being satisfactorily addressed:

1. Staff would note that this is a plat based on the existing FIRM map and subsequent plats will need to reflect any flood map modifications based on the CLOMR.
2. Please get with the Town Engineer on any infrastructure related letters of credit needed for the area being platted at this time.
3. Please obtain signatures.

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

**11. Discussion on a request to amend the Town's Outdoor Site Lighting provisions to restrict ballfield lights to public facilities on public property (Farragut Neighborhood Preservation Partnership, Applicant)**

For discussion purposes only.

**12. Discussion 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)**

For discussion purposes only.

**13. Discussion on a concept plan for a preliminary exterior design review for a Panera Bread Restaurant, Parcel 129, Tax Map 142, west of Campbell Station Inn, Zoned C-1 (R2R Studio, LLC, Applicant) **POSTPONED AT THE REQUEST OF THE APPLICANT****

**14. Approval of utilities**

None.

**15. Citizen forum**

None.

The meeting adjourned at 9:47 p.m.



Scott Russ, Secretary