



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

August 18, 2022

MEMBERS PRESENT

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

MEMBERS ABSENT

Noah Myers
Michael Bellamy

Staff Representative: Mark Shipley, Community Development Director
David Smoak, Town Administrator
Darryl Smith, Town Engineer

1. Approval of agenda

Staff recommended approval of the agenda as listed.

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

2. Approval of minutes – July 21, 2022

Staff recommended approval of the minutes as submitted.

A motion was made by Mayor Williams to follow staffs' recommendation. Motion was seconded by Commissioner Greene and motion passed unanimously.

3. Discussion and public hearing on approval of preliminary plans for the Little Turkey Creek Greenway Extension from the Brookmere Subdivision to the Sheffield Subdivision (Town of Farragut, Applicant)

Town Engineer, Darryl Smith, and project engineer, Jason Elliott, reviewed the project and recommended approval.

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

4. Discussion and public hearing on approval of a final plat for the former Huntley Property off Union Road, Parcels 036, 03602, 03603, 03404, Tax Map 142, 25.74 Acres, 6 Lots, Zoned R-1 and R-2 (Ryan Lynch, Applicant)

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

1. Obtaining all signatures.
2. Completing any remaining field items identified by Town staff.
3. Correcting setback references to defer to the requirements provided for in the R-1 and R-2 Zoning Districts.
4. Please remove reference to "inner buffer" for each stream as it is not necessary and may be confusing.
5. Please provide a 2-year letter of credit for street and drainage maintenance for \$10,000.
6. Please add a plat note to state that there can be no further subdivision of this property since several variances were granted with this understanding. Such a condition must also be reflected in the recorded covenants and restrictions.

A motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner Greene and motion passed unanimously.

5. Discussion and public hearing on approval of a preliminary plat for the Westerly Subdivision, Parcels 8.01, 9, and 10.02, Tax Map 152, 8.74 Acres, 12 Lots, Zoned R-1 and R-2 (BHN-P, Applicant)

Staff introduced this item and noted that since it was postponed last month, should the Commission proceed with acting on the preliminary plat, the Commission would first need to act on three requested variances from the Subdivision Regulations. The variances are as follows:

1. Reduction in street width from 26 to 24 feet due to the small size of the subdivision and to enhance tree preservation. *Staff supports this variance for the reasons noted.*
2. The length of the cul-de-sac from 500 to 902 feet. *Staff supports this variance due to the small size of the subdivision and narrowness of the residential zoned areas.*
3. The requirement for more than one access into and out of the property due to the size of the subdivision and the potential second access being through a commercial zoned area that with a connecting street would create more tree removal due to topography and needed grades for commercial development. *Staff supports this variance for the reasons noted.*

Staff briefly discussed the variances and explained that the primary issue that needed to be discussed first and that was related to the variances was the proposed access onto Champions Point. Staff noted that the applicant had performed additional analyses and is proposing to move the proposed access further south roughly 25 feet from the property corner and raise the grade of the new street by six inches. This would provide for improved sight distance and, along with the previous recommendations from the Traffic Impact Study, would help alleviate the concerns regarding the access onto Champions Point. Staff noted that the Town Engineer agreed with the applicant regarding the measures proposed given the number of lots involved and the low traffic counts on Champions Point.

A long discussion followed; the applicant spoke about their proposed access. Then, several citizens spoke against the proposed access citing safety concerns and the substandard condition of Champions Point in terms of accommodating additional traffic. Questions from citizens and commissioners were raised about further evaluation of a potential access to Kingston Pike rather than off Champions Point. Commissioners were not satisfied that enough evaluation had been conducted to assess this alternative.

A motion was made by Vice Mayor Povlin to postpone action on the preliminary plat until additional and more detailed information was provided concerning the feasibility of an access to Kingston Pike. Motion was seconded by Commissioner Greene and motion passed unanimously.

6. Discussion and public hearing on a site plan for the Concord Road Substation, a portion of Parcel 03701, Tax Map 153, 3.66 Acres, 1053 Concord Road, Zoned A (LCUB, Applicant)

Staff reviewed this item and noted that a couple of initial discussion topics were whether some of the existing pine trees along Concord Road could be saved to help buffer the substation and the type of materials to be used for the screen wall that is to surround the substation. Staff recommended approval subject to the following items being completed:

1. Is it possible to better align the eastern driveway access with the access into Avenir? This would also move the access further away from the intersection with Concord Road.
2. Please submit an Operation and Maintenance Plan for the proposed bioretention area. A template is provided at townoffarragut.org/stormwater (Click "For Developers and Builders", then scroll to bottom).
3. Please adjust silt fencing placement to be on contour using j-hooks if necessary. Current placement of some silt fencing is likely to lead to undesirable erosion along the fence line.
4. Please provide typical width dimension for the landscape strip abutting Concord Road for clarity. Please also note that a compliant landscape plan will need to be submitted before issuance of a grading permit.
5. The Planning Commission can review different options for the screen wall. Staff would recommend a face brick wall (minimum of 8 feet in height) like the Westland Drive location at 9461 Westland Drive, at least on the elevations visible to the public.
6. A grading permit would be applied for separately once the site plan and landscape plans have been approved.

A representative from LCUB spoke regarding initial staff comments and the remaining items that need to be completed. It was noted that the type of screen wall used at the 9461 Westland Drive location would also be proposed at the Concord Road substation and would be applied on all elevations. Commissioners agreed with this approach and were okay with re-landscaping the site so that a more diverse planting could be applied in lieu of only a stand of pine trees. Commissioners also asked the applicant about the access comment noted as Item 1 in the staff recommendations. The applicant explained that the offset was due to avoiding an existing storm sewer. It was also noted that there would be very limited traffic entering and exiting the substation area.

A motion was made by Vice Mayor Povlin to follow staffs' recommendation but remove Item #1 concerning the access alignment for the reasons noted by the applicant. Motion was seconded by Mayor Williams and motion passed unanimously.

7. Discussion and public hearing on a site plan for the Grove at Boyd Station Amenities Package, Parcel 050, Tax Map 162, 3.94 Acres, Zoned R-1/OSMR (Homestead Land Holdings, LLC., Applicant)

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

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1. Please provide fire hydrant locations used to satisfy needed fire flow as stated in the 2018 International Fire Code.
2. Please provide needed fire flow as stated in the 2018 International Fire Code Appendix B & C.
3. On Sheet 2, please finish the sentence on #8 for the Clearing and Grubbing section.
4. A landscape plan must be approved prior to the issuance of a grading permit.
5. Prior to the issuance of any Certificate of Occupancy or Certificate of Completion, the public street providing access to the amenities site must be finished and platted.
6. A minimum 5-foot-wide landscaped island is required to terminate the two parking spaces at the southernmost portion of the parking lot.
7. On the site layout plan sheets, please provide the required and provided amount of parking. Parking in excess of 10% over the required amount of parking must be constructed with permeable pavers or a comparable product.
8. Please include a location for required bicycle parking. A detail for the bicycle parking area is also needed.
9. Please ensure the mailbox kiosk and location are approved by the USPS.
10. Please coordinate with the Town Engineer on any letters of credit that may be needed for this project.

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

8. Discussion on a request to amend the Town's Outdoor Site Lighting provisions to provide for outdoor ballfield and court lighting only where it currently exists at Bob Leonard Park, McFee Park, and the Knox County School property (Farragut Neighborhood Preservation Partnership, Applicant)

For discussion only.

9. Discussion on Future Land Use Map amendment considerations associated with the Kingston Pike/Smith Road/Boring Road Study Area

For discussion only.

10. Approval of utilities

None.

11. Citizen forum

The meeting adjourned at 10:25 p.m.


Scott Russ, Secretary