



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

October 20, 2022

MEMBERS PRESENT

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

MEMBERS ABSENT

Scott Russ, Secretary

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

1. Approval of agenda

Staff recommended approval of the agenda as submitted.

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

2. Approval of minutes – September 15, 2022

Staff recommended approval of the minutes as submitted.

A motion was made by Commissioner Myers to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and was approved unanimously except for Commissioner Pinchok who abstained due to being absent.

3. Review a request for a recommendation of approval to the Board of Mayor and Aldermen for a variance of 122 feet from the distance between driveways and 65 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 single-family residence at 221 S. Hobbs Road (Red Door Homes, Applicant)

Staff reviewed this item and recommended approval of the access and associated variances since the access lines up with the access across the street, satisfies sight distance, and serves only one dwelling unit.

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

4. 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 reviewed this item and a long discussion ensued involving commissioners, the applicant, and citizens.

Due to having more than one option in terms of access and concerns over safety related considerations for the proposed access onto Champions Point, a motion was made by Vice Mayor Povlin to deny the preliminary plat that was submitted with the access onto Champions Point. Motion was seconded by Commissioner Myers and motion passed 7-1 with Mayor Williams voting in opposition.

5. Discussion and public hearing on Resolution PC-22-10, a resolution to approve amendments to the Future Land Use Map in the Comprehensive Land Use Plan Update December 2012 for portions of the Kingston Pike/Smith Road/Boring Road Study Area

Staff reviewed this item and noted that it was discussed as a workshop item in August and staff was asked to include the recommendations based on predominant citizen input in Resolution PC-22-10. Staff reviewed the proposed amendments to the study area and a long discussion ensued involving commissioners and citizens.

Some property owners expressed concerns about proposed changes to their future land use designations and some citizens spoke in support of the proposed amendments. Staff and Vice Mayor Povlin noted that some of concerns expressed by property owners were mentioned at the August workshop and that areas I and J on Exhibit A may need further evaluation. Some additional comments made at the October meeting involved re-evaluating the proposed future land use designations for Areas F and G on Exhibit A to provide for an internal transition of density within these general areas.

A motion was made by Vice Mayor Povlin to approve Resolution PC-22-10 subject to the areas shown as I and J on Exhibit A associated with Resolution PC-22-10 being changed from the proposed Rural Residential land use to the Very Low-Density Residential land use. The areas shown as F and G on Exhibit A would remain in their current future land use classification (Medium Density Residential) until these areas could be further evaluated for proper transitioning. Motion was seconded by Commissioner Pinchok and motion passed 7-1 with Commissioner Myers voting in opposition.

6. Discussion on a request to amend the Future Land Use Map in the Comprehensive Land Use Plan Update 2012 for 11500 Kingston Pike, 68.31 Acres, from Mixed Use Town Center, Medium Density Residential, Low Density Residential, and Open Space to Commercial, Parks and Recreation, Low Density Residential, and Very Low Density Residential (John Brehm, Hy-Vee, Applicant)

For discussion purposes only.

7. Discussion on a request to amend the Farragut Zoning Map for 11500 Kingston Pike, 68.31 Acres, from C-1, O-1, B-1, and R-1 to C-1, O-S, R-4, and R-3 (John Brehm, Hy-Vee, Applicant)

For discussion purposes only.

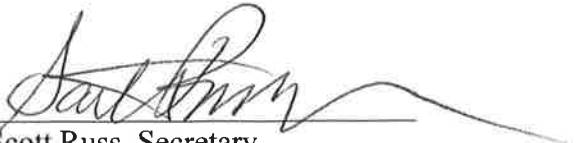
8. Approval of utilities

None.

9. Citizen forum

None.

The meeting adjourned at 12:01 a.m.



Scott Russ, Secretary