



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

January 21, 2016

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ed Whiting, Secretary
Ralph McGill, Mayor
Annette Brun
Betty Dick
Noah Myers
Louise Povlin

MEMBERS ABSENT

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

Chairman Holladay called the meeting to order at 7 p.m.

CITIZEN FORUM

Chairman Holladay noted that the planning commission members will be receiving letters from the state and that paperwork is due by the end of the month.

APPROVAL OF AGENDA

Commissioner St. Clair moved to approve the January 21, 2016 agenda. Commissioner Povlin seconded the motion and the motion passed 8-0.

APPROVAL OF MINUTES

Commissioner St. Clair moved to approve the December 17, 2015 minutes. Commissioner Povlin seconded the motion and the motion passed 8-0. Commissioner Myers asked that the April 2015 minutes be modified to reflect that the vote on the amendment to the future land use map in the CLUP for the property at 12639 Kingston Pike be amended to note that Commissioner Myers had abstained.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN CLARIFICATION RELATED TO THE MONO-PINE STEALTH APPLICATION PROPOSED FOR A TELECOMMUNICATIONS TOWER TO BE SITUATED ON A PORTION OF PARCEL 37.03, TAX MAP 153, LOCATED OFF OF CONCORD ROAD ADJOINING CLARITY POINTE AND FIRST UTILITY DISTRICT, ZONED C-1

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AND TELECOMMUNICATIONS TOWER OVERLAY, 5.24 ACRES (Branch Towers, Applicant)

Staff recommended that the applicant pursue a mono-pine stealth application that would be similar to the drawing that was handed out at the November 19, 2015 planning commission meeting.

The applicant indicated that the wider stealth application that was shown on the handout distributed at the November meeting was not structurally feasible and a dimension of roughly 24 feet in width would be the widest mono-pine stealth application possible for a tower of this height. Commissioner Myers moved to accept the mono-pine stealth application with the 24 foot wide span at the base with the recommendation that measures be employed to lessen the "bottle brush" appearance of the stealth application proposed. Such measures could be forwarded to the Town staff for review. The staff may then forward to the planning commissioners via e-mail if there is any uncertainty as to whether the measures were properly addressed. Motion was seconded by Commissioner Povlin and motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR THE OVERLOOK AT CAMPBELL STATION, PARCELS 108 AND 109, TAX MAP 130, ZONED R-6/OSMFR, 820 N. CAMPBELL STATION ROAD, 31.94ACRES (GBS Engineering, Applicant)

Staff recommended postponement due to the number of remaining items. The staff noted that if the commission wished to vote on the site plan the staff would recommend that any approval be subject to the following comments being satisfactorily addressed as verified in writing by the Town staff:

- a. Please update the fire flow data on sheet C 7.0 to reflect the new construction type and building size;
- b. Please provide a remote emergency access road, in accordance with IFC D106, to provide a secondary access for emergency purposes. The note referenced on the drawings does not provide any specific data on the grass paver design or confirm that it will support the required 30,000 pound loading. Additionally, as submitted, the secondary access does not provide adequate turning radius to negotiate a right turn, immediately followed by a left turn, at the gate into the aisle way. Additional gate specifications and locking arrangements should be provided;
- c. Please provide current fire hydrant flow data for the closest fire hydrants used to satisfy Appendix B and C. Data shall be less than 1 year old and include name of agency performing test, static pressure, residual pressure and flow in GPM (data is from 2013);

- d. Please provide written approval from First Utility District of Knox County. The data provided is from 2013;
- e. Please provide hydraulic data to prove that adequate water, for fire suppression, can be provided given the new theoretical connections to the utility water system. No engineered flow data design was provided to prove that the fire flow requirements could be met at all fire hydrants within the complex;
- f. Please address specifically how the areas shown as permanent open space will be memorialized as such in a manner that runs with the land. A plat will be needed which will likely reference a covenant or permanent open space easement or lot that is recorded and that describes the open space land areas and that they are to be left undisturbed in perpetuity. The exact approach to address this will need to be reviewed in consultation with the Town staff and Town attorney;
- g. The additional disturbance along the drainageway is inconsistent with the intent of the OSMFR Zoning District Overlay. This additional disturbance will cause the removal of specimen trees that could otherwise be saved with the prior submittal that was discussed with the planning commission where the bridge would completely span the drainageway. The staff does not support this increased disturbance since alternate measures are available and have already been proposed by the applicant;
- h. As was noted when this last came before the planning commission, this new site plan must adhere to all aspects of the adopted Architectural Design Standards (ADS). The plan that has been submitted is in conflict with the following standards:
 - 1. Standard 1.1 b. Standard 1.9 c. Align internal drive aisles to allow for future connections to adjoining properties (*the staff would recommend the site grading be re-visited to provide for an opportunity for a future connection to the south*);
 - 2. Standard 1.15 b. Avoid site development patterns that leave small patches of uncoordinated open spaces (*the open space created by building two buildings on the north side of the drainage area creates an odd shaped open space that will be more difficult to identify and protect*);
 - 3. Standard 2.6 a. Incorporate iconic design features such as well-defined entries or tower elements into the design of a new development that is large scale or located in a highly visible location (*this would be reflected in a building design feature(s), visible from N. Campbell Station Road, that creates a unique and inviting visual element for this development*);
- i. Please show the latest parking lot island modifications on all sheets;
- j. Please ensure that the acreage is consistent on all sheets and includes the annexed tract;
- k. Staff is concerned about the proposed units on the other side of the stream being situated within a huge drainage (depositional) area and what this could mean for building foundations and earth moving work to properly amend the soil for its intended purpose;

- l. A new landscape plan is required and must be approved prior to the issuance of a grading permit;
- m. Building C is within 100 feet of property zoned residential and cannot exceed 3 stories or 45 feet;
- n. The depth and slope of some of the storm sewers is of great concern;
- o. Please place ALL silt fence on contour;
- p. Please remove the extra line that is in conflict with the tree protection fencing shown on the tree protection plan;
- q. The lighting plan must be completely revised. Some lights have been added which create significant violations of the Outdoor Site Lighting requirements in the zoning ordinance. The maximum footcandles permitted at the property line where the abutting property is zoned non-commercial or non-office is .5. The plan shows footcandles of up to 50.1 footcandles at an adjoining property line. Also, the footcandles at a street right of way or adjoining property zoned commercial or office cannot exceed 3.0. The plan shows footcandles exceeding 40 in a number of areas along the property line of the adjoining commercial and office zoning districts. Also, the lighting plan does not include the entire site. These are very significant lighting issues that must be corrected;
- r. Please ensure that ALL external lighting fixtures and their locations are shown on the lighting plans;
- s. All HVAC units must be screened by the building they are serving. Consequently, the screening measures must be connected to and part of the building. They cannot be detached from the building. Please correct;
- t. There are two (2) sheet number 55's. Also, Sheets 77 and 78 are out of place in the set;
- u. Please submit irrevocable letter of credit for erosion control for \$95,000;
- v. Please submit Drainage Fee of \$8,130; and
- w. Please submit NOC.

After a very long discussion, Commissioner Myers moved to approve the site plan subject to the remaining staff comments with the exception of removing Comments g, h (1 and 2), k, and n. Motion was seconded by Commissioner Povlin and motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE PARCELS 18 AND 18.01, TAX MAP 162, LOCATED AT 1006 MCFEE ROAD, APPROXIMATELY 6 ACRES, FROM R-1 TO R-2 (John and Teresa Kirkland, Applicants)

Staff recommended that this request be considered in relation to the vision of the CLUP for this general area. Resolution PC-16-02 recommended approval of Ordinance 16-03.

Motion was made by Commissioner St. Clair to approve Resolution PC-16-02 which recommended approval of Ordinance 16-03. Motion was seconded by Commissioner Povlin and motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO AMEND THE 2012 COMPREHENSIVE LAND USE PLAN (CLUP) FOR A PORTION OF THE PROPERTY LOCATED AT 12639 KINGSTON PIKE, 30.13 ACRES, FROM CIVIC INSTITUTIONAL TO COMMERCIAL (Paul R. Swan, Applicant)

The staff indicated that they would not support the request to amend the future land use map for the portion of the property at 12639 Kingston Pike that is currently designated as Civic Institutional to Commercial. The request to change this to Commercial would be inconsistent with the action recently taken by the planning commission in relation to the same request and would be inconsistent with the transitional provisions and future land uses specified for the general area in the CLUP.

After a long discussion, a motion was made by Commissioner St. Clair to amend the future land use map in the CLUP for the portion of the property with the Civic Institutional classification to a new classification of Open Space. Motion was seconded by Commissioner Brun and motion passed 7-0-1 with Commissioner Myers abstaining.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE PARCEL 58, TAX MAP 151, 12639 KINGSTON PIKE, 30.13 ACRES, FROM R-2 AND FLOODPLAIN TO C-1, FLOODPLAIN, AND OPEN SPACE/PARK (Paul R. Swan, Applicant)

Staff does not support Resolution PC-16-01 which recommends approval of Ordinance 16-02. Staff would support a rezoning to C-1 for the portion of the property that is designated as Commercial on the future land use map.

Motion was made by Commissioner St. Clair to approve Resolution PC-16-01 with the OS-P portion of the request being extended to include the entire Union Road frontage from the south edge of the required right of way of Union Road, per its classification on the Major Road Plan, to a depth of 150 feet into the property. Motion was seconded by Commissioner Dick and motion passed 7-0-1 with Commissioner Myers abstaining.

DISCUSSION ON AMENDMENTS TO CHAPTER 2 OF THE FARRAGUT ZONING ORDINANCE TO PROVIDE FOR NEW DEFINITIONS RELATED TO ELDERLY HOUSING

For discussion purposes only.

DISCUSSION ON AMENDMENTS TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, CHAPTER 3. SECTION XX., COMMUNITY SERVICE DISTRICT (S-1), TO REPLACE IT WITH A CIVIC/INSTITUTIONAL ZONING DISTRICT

For discussion purposes only.

DISCUSSION ON THE CREATION OF SENIOR LIVING COMMUNITY PROVISIONS IN CHAPTER 4 OF THE FARRAGUT ZONING ORDINANCE

For discussion purposes only.

DISCUSSION ON AMENDMENTS TO THE COMPREHENSIVE LAND USE PLAN

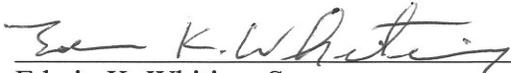
For discussion purposes only.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 11:45 p.m.


Edwin K. Whiting, Secretary