



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

June 16, 2016

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ed Whiting, Secretary
Ralph McGill, Mayor
Louise Povlin, Alderman
Noah Myers
Rose Ann Kile

MEMBERS ABSENT

Betty Dick
Annette Brun

Staff Representatives: Mark Shipley, Community Development Director
Gary Palmer, Assistant Town Administrator

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

CITIZEN FORUM

None

APPROVAL OF AGENDA

Agenda items #4, #5 and #18 have been postponed by the applicants. Commissioner Myers moved to approve the June 16, 2016 agenda with the postponements. Motion was seconded by Commissioner St. Clair and the motion passed unanimously.

APPROVAL OF MINUTES

Alderman Povlin moved to approve the May 19, 2016 minutes. Motion was seconded by Commissioner Whiting and motion passed 7-0-2 with Chairman Holladay and Commissioner St. Clair abstaining because they were absent.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR CHANTILLY ACRES AT MCFEE SUBDIVISION, LOCATED AT 932 AND 1006 MCFEE ROAD, PARCELS 18 AND 18.01, MAP 162, ZONED R-2, 5 LOTS, 5.46 ACRES (Southern Beach Holdings, LLC, Applicant)

Postponed by request of the applicant.

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR SHEFFIELD SUBDIVISION - UNIT III, LOCATED OFF OF TURKEY CREEK ROAD, PARCEL 52.04, TAX MAP 152, ZONED R-1/OSR, 21 LOTS, 8.905 ACRES (Lynch Surveys, LLC, Applicant)

Postponed by request of the applicant.

DISCUSSION AND PUBLIC HEARING ON A RESUBDIVISION OF LOTS 1-3 OF FARRAGUT VIEW HOME SITES, LOCATED AT THE WEST INTERSECTION OF KINGSTON PIKE AND ADMIRAL ROAD, PARCELS 22-24, TAX MAP 143A, GROUP A, ZONED C-1 AND FPD, 3 LOTS, 2.22 ACRES (Urban Engineering, Inc., Applicant)

The staff noted that, in addition to approval of the plat, this item requires separate action on a variance from the Subdivision Regulations as it relates to the provision of pedestrian facilities.

The Subdivision Regulations require a pedestrian facility to be constructed on all collector streets which a subdivision fronts. Admiral Road is a collector street and the applicant is requesting a variance to omit approximately 80 linear feet of sidewalk due to topography and the narrowness of the existing crossing of Turkey Creek.

Staff recommended approval of the variance request to omit approximately 80 linear feet of sidewalk along the northernmost frontage of Admiral Road subject to the condition that a covenant or deed restriction that runs with the land be prepared by the applicant's attorney and then approved by the Town Attorney and recorded which would stipulate that, should the bridge be widened in the future, the property owner would be responsible for extending the sidewalk to the northern property line.

A motion was made by Commissioner Myers to approve the requested variance for topographic reasons subject to a plat note or other measure approved by the Town Attorney that would require the property owner to construct the remaining 80 linear feet of sidewalk should improvements occur to Admiral Road that would widen the culvert over Turkey Creek. Motion was seconded by Alderman Povlin and motion passed unanimously.

Staff recommended approval of the plat and that it be recorded prior to the issuance of a building permit and reference the covenant or plat note stipulated in the variance approval associated with the previous action.

A motion was made by Commissioner Myers to approve the plat and that it be recorded prior to the issuance of a building permit. Motion was seconded by Alderman Povlin and motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR PREMIER EYECARE, LOCATED AT 11111 KINGSTON PIKE, PARCELS 22-24, TAX MAP 143A, GROUP A, ZONED C-1 AND FPD, 3 LOTS, 2.22 ACRES (Urban Engineering, Inc., Applicant)

The staff noted that, in addition to approval of the site plan, this item will first require separate action on a variance from the distance between driveways requirement in the Driveways and Other Access Ways Ordinance for both the access to Kingston Pike and to Admiral Road. A major arterial street, such as Kingston Pike, requires a minimum of 400 feet between access points. The proposed Kingston Pike access for this project is about 220 feet from Admiral Road but does generally line up with the easternmost access onto Kingston Pike for the Aspen Square Shopping

Center on the north side of Kingston Pike. Since the requested access is only a right in/ right out, the staff recommended approval of the requested variance.

A motion was made by Commissioner St. Clair to approve the Kingston Pike right in/right out access and the associated variance from the Driveways and Other Access Ways Ordinance since the access was not a full access and would line up with access on the south side of Kingston Pike and be spaced roughly equal distance between Admiral Road and the Farragut Corporate Center access to the west. Motion was seconded by Alderman Povlin and motion passed unanimously.

The staff noted that the access proposed along Admiral Road will also require a variance from the same requirement. Admiral Road is a collector street and is required a minimum of 200 between access points. The proposed Admiral Road access is roughly 140 feet from Kingston Pike. The access is proposed in this location due to topography resulting from proximity to Turkey Creek. The staff recommended approval of the requested variance due to topography.

A motion was made by Commissioner St. Clair to approve the Admiral Road access and the associated variance from the Driveways and Other Access Ways Ordinance due to topographic reasons. Motion was seconded by Commissioner Myers and motion passed unanimously.

The staff reviewed the site plan and questioned whether the building addressed the following aspects of the architectural design standards (ADS):

1. A defined cap for the building;
2. An iconic element; and
3. Avoiding a windowless façade area.

The staff noted that in addition to addressing any remaining ADS requirements, the approval of the site plan would be subject to the following conditions being completed as verified in writing by the Town staff:

1. Please include more variation of line thickness for the different elements associated with the floodplain (e.g. aquatic buffer, floodway, flood fringe, no fill line, etc.);
2. Please provide color renderings of the proposed building from all elevations;
3. Please submit the calculations for the percentage of masonry on the net façade area, note that CMU does not count as masonry;
4. Please verify that the building will be at least 60% brick or stone on the net façade area;
5. A variance from the requirement to construct a pedestrian facility along a collector street, such as Admiral Road, will be required for the section that is proposed to be omitted due to the stream crossing. This variance will be considered by the Board of Zoning Appeals;
6. Why is a temporary sediment trap shown in the erosion control plan? The staff had understood this area to be undisturbed. Also, on the grading and erosion control plan, please make the floodplain, floodway, no-fill and aquatic buffers lines more legible by utilizing a different line weight for each;
7. Prior to the issuance of a grading permit the water and sewer plan must be signed off by FUD;
8. Please correct the quantities shown in the site lighting fixture schedule and include the "SF" light fixture;
9. Please include specification sheets for all of the proposed light fixtures and on the site plan 24x36 sheets;

10. A cross section of the pole lighting is needed to verify compliance with the maximum height permitted;
11. As shown on the latest renderings, the HVAC units are still not concealed from adjacent properties or rights of ways. The parapet will need to be raised to screen these;
12. The landscape plan will be reviewed by the VRRB and requires a separate application. A grading permit cannot be issued until the landscape plan is approved;
13. Prior to the issuance of a Certificate of Occupancy a digital as-built will be required in a JPEG format;
14. Please provide an irrevocable letter of credit for erosion control for \$10,000;
15. Please provide a copy of TDOT access permit.

After a long discussion, a motion was made by Commissioner Myers to approve the site plan with the staffs' subject to's and the additional requirement that some modifications be made to the building's architecture based on the discussion at the planning commission meeting and such modifications be provided to the Town staff. The staff would then forward these to the commissioners for assessment which could involve a review at a subsequent planning commission meeting. Motion was seconded by Alderman Povlin and motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR THE REMODELING OF SAAH SALON (FORMERLY AUBREY'S), PARCEL 137.11, MAP 142, ZONED C-1/MUTC, LOCATED AT 102 S. CAMPBELL STATION ROAD, 0.938 ACRES (Stuart Anderson, George Ewart Architect, Applicant)

Staff recommended approval subject to the new or modified lighting being field approved by Town staff. Any building and fire code issues would be addressed as part of the building plans review process.

A motion was made by Commissioner Myers to approve the site plan subject to the staff recommendations. Motion was seconded by Alderman Povlin and motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO AMEND THE 2012 COMPREHENSIVE LAND USE PLAN FOR A PORTION OF PARCEL 69, TAX MAP 142, NORTH OF THE FARRAGUT CHURCH OF CHRIST, 23.06 ACRES, FROM MEDIUM DENSITY RESIDENTIAL TO CIVIC/INSTITUTIONAL (Goodworks Unlimited, LLC, Applicant)

Staff recommended approval of the requested amendment to the future land use map subject to final approval of the rezoning of a portion of Parcel 69, Tax Map 142 from R-2 to S-1.

A motion was made by Alderman Povlin to approve the requested amendment to the future land use map subject to the rezoning approval associated with this portion of Parcel 69, Tax Map 142. Motion was seconded by Myers and motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE A PORTION OF PARCEL 69, TAX MAP 142, NORTH OF THE FARRAGUT CHURCH OF CHRIST, 23.06 ACRES, FROM R-2 TO S-1, A PORTION OF PARCEL 69 AND 69.01, TAX MAP 142, EAST OF THE FARRAGUT CHURCH OF CHRIST, FROM R-2, B-1, AND C-1 TO O-1, 3.44 ACRES, AND A PORTION OF PARCEL 69.01, TAX MAP 142, FROM O-1 TO C-1, 4.76 ACRES (Goodworks Unlimited, LLC, Applicant)

Staff recommended approval of Resolution PC-16-08 which recommends approval of Ordinance 16-12.

A motion was made by Commissioner St. Clair to approve Resolution PC-16-08. Motion was seconded by Commissioner Whiting and motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO AMEND CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION XII., GENERAL COMMERCIAL DISTRICT (C-1), SUBSECTION C.1., FRONT YARDS, TO ALLOW FOR ADDITIONAL FRONT YARD SETBACK PROVISIONS, TO AMEND SUBSECTION E., PARKING, TO ALLOW FOR ADDITIONAL PROVISIONS, AND TO CREATE SUBSECTION F., STREETScape AND OUTDOOR OPEN SPACE, SUBSECTION G., CONNECTIVITY, AND SUBSECTION H., LOW IMPACT DEVELOPMENT (MBH, Inc., Applicant)

Staff recommended approval of Resolution PC-16-09 which recommends approval of Ordinance 16-13.

A motion was made by Commissioner St. Clair to approve Resolution PC-16-09 subject to additional clarification being added to the phrase "context appropriate." Motion was seconded by Alderman Povlin and motion passed 6-0-1 with Commissioner Myers abstaining.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO AMEND CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION XV., REGIONAL COMMERCIAL DISTRICT (C-2), SUBSECTION C.1., FRONT YARDS, TO ALLOW FOR ADDITIONAL FRONT YARD SETBACK PROVISIONS, TO AMEND SUBSECTION E., PARKING, TO ALLOW FOR ADDITIONAL PROVISIONS, AND TO CREATE SUBSECTION F., STREETScape AND OUTDOOR OPEN SPACE, SUBSECTION G., CONNECTIVITY, AND SUBSECTION H., LOW IMPACT DEVELOPMENT (MBH, Inc., Applicant)

Staff recommended approval of Resolution PC-16-10 which recommends approval of Ordinance 16-14.

A motion was made by Alderman Povlin to approve Resolution PC-16-10 subject to additional clarification being added to the phrase "context appropriate." Motion was seconded by Commissioner St. Clair and motion passed 6-0-1 with Commissioner Myers abstaining.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO AMEND CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION XVII., OFFICE DISTRICT (O-1), SUBSECTION C.1., FRONT YARDS, TO ALLOW FOR ADDITIONAL FRONT YARD SETBACK PROVISIONS, TO AMEND SUBSECTION E., PARKING, TO ALLOW FOR ADDITIONAL PROVISIONS, AND TO CREATE SUBSECTION F., STREETScape AND OUTDOOR OPEN SPACE, SUBSECTION G., CONNECTIVITY, AND SUBSECTION H., LOW IMPACT DEVELOPMENT (MBH, Inc., Applicant)

Staff recommended approval of Resolution PC-16-11 which recommends approval of Ordinance 16-15.

A motion was made by Alderman Povlin to approve Resolution PC-16-11 subject to additional clarification being added to the phrase "context appropriate." Motion was seconded by Commissioner St. Clair and motion passed 6-0-1 with Commissioner Myers abstaining.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO AMEND CHAPTER 4., GENERAL PROVISIONS AND EXCEPTIONS, SECTION XX., PARKING AND LOADING., SUBSECTION A.5.I., INTERIOR (PARKING) ISLANDS, TO INCREASE THE INTERIOR ISLAND WIDTH AND PROVIDE FOR AN OPPORTUNITY FOR

STORMWATER TO DRAIN INTO PARKING LOT ISLANDS (Town of Farragut, Applicant)

Staff recommended approval of Resolution PC-16-12 which recommends approval of Ordinance 16-16.

A motion was made by Commissioner Myers to approve Resolution PC-16-12. Motion was seconded by Commissioner St. Clair and motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR AN AMENDMENT TO CHAPTER 3, SPECIFIC DISTRICT REGULATIONS, SECTION XII, GENERAL COMMERCIAL DISTRICT (C-1), F., MIXED USE TOWN CENTER, SUBSECTION 2. B., OF THE FARRAGUT ZONING ORDINANCE, AND SECTION 9-406(8)(A) OF THE FARRAGUT SIGN ORDINANCE RELATED TO MENU BOARDS AND DRIVE-THRU CANOPIES (Paul Schaffer/Mike Channell, First Farragut Development, LLC, Applicant)

Staff recommended denial of Resolution PC-16-13 which recommends approval of Ordinance 16-17.

A motion was made by Commissioner Myers to approve Resolution PC-16-13 with Section 1 of Ordinance 16-17 being reworded as follows and deleting Section 2 in its entirety:

- a) The menu board and any associated apparatus shall be architecturally compatible with the principal building;*
- b) The menu board and any associated apparatus shall be screened with opaque materials (which may include evergreen plant material) so that, throughout the year, it is not visible from adjacent properties and/or rights of ways;*
- c) The screening plan for such menu board and associated apparatus shall be reviewed as part of the site and landscape plan review with the applicable standards in the Architectural Design Standards (ADS) also being applied; and*
- d) The menu board shall not exceed 36 square feet in size and 6 feet in overall height.*

Motion was seconded by Alderman Povlin and motion passed unanimously.

Staff recommended approval of Resolution PC-16-14 which recommends approval of Ordinance 16-18 with it being noted that this is a short term modification to the sign ordinance and will likely be changed when the sign ordinance is re-written to be content neutral.

A motion was made by Commissioner Myers to approve Resolution PC-16-14. Motion was seconded by Alderman Povlin and motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR AN AMENDMENT TO CHAPTER 4, GENERAL PROVISIONS AND EXCEPTIONS, SECTION I, ACCESSORY STRUCTURES AND USES, SUBSECTION B., OF THE FARRAGUT ZONING ORDINANCE, TO PROVIDE FOR PROVISIONS FOR SCREENING OF MENU BOARDS AND DRIVE THRU CANOPIES (Paul Schaffer/Mike Channell, First Farragut Development, LLC, Applicant)

Addressed in previous agenda item.

DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR AN AMENDMENT TO CHAPTER 3, SPECIFIC DISTRICT REGULATIONS, SECTION XII., GENERAL COMMERCIAL DISTRICT (C-1), F., MIXED USE TOWN CENTER, SUBSECTION 13., SIGNAGE, OF THE FARRAGUT ZONING ORDINANCE, TO ALLOW FOR SECONDARY WALL SIGNAGE IN THE C-1/MUTC (Paul Schaffer/Mike Channell, First Farragut Development, LLC, Applicant)

Staff recommended approval of Resolution PC-16-15 which recommends approval of Ordinance 16-19.

A motion was made by Commissioner Myers to approve Resolution PC-16-15. Motion was seconded by Commissioner St. Clair and motion passed unanimously.

DISCUSSION ON A REQUEST TO REZONE PARCELS 115.01 AND 116.01, TAX MAP 130 AND PARCELS 96 AND 96.01, TAX MAP 142, LOCATED ON GRIGSBY CHAPEL ROAD, 32.5 ACRES FROM R-2, R-4, C-2 AND FPD TO S-1 AND FPD (Diversified Holdings, Inc., Applicant)

Postponed by request of the applicant

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 9:57 p.m.


Edwin K. Whiting, Secretary