

**MINUTES  
FARRAGUT BOARD OF ZONING APPEALS**

**June 22, 2016**

Present: Keith Alley, Jesse Boling, Louis LaMarche, and Ron Williams  
Absent: Corky Ives  
Staff: Ashley Miller, Assistant Community Development Director

**Item 1. Approval of Minutes for the March 23, 2016 meeting**

A motion was made by LaMarche to approve the minutes. The motion was seconded by Williams. Motion passed 4-0.

Ayes: Alley, LaMarche, Boling, and Williams  
Nays: None  
Absent: Ives  
Abstaining: None

**Item 2. Public hearing on a request for a variance to Chapter 4, Section XXII. – Pedestrian Facilities, of the Farragut Zoning Ordinance to omit approximately 80 feet of sidewalk along Admiral Road in association with the Premier Eyecare site plan for the property at 11111 Kingston Pike, west intersection of Admiral Road and Kingston Pike, Zoned C-1, 2.22 Acres (Urban Engineering, Inc., Applicant).**

The staff reviewed this item and noted that it involved a request for a variance from Chapter 4, of the Farragut Zoning Ordinance, Section XXII. Pedestrian Facilities. Staff explained that the applicant is developing a multiple tenant office building at the west intersection of Admiral Road and Kingston Pike and as part of the site plan review by the planning commission, pedestrian facilities are required along both abutting streets. Admiral Road is a collector street and Kingston Pike is an arterial street. The applicant is proposing a sidewalk along both streets with the exception of an 80 foot section of the northernmost frontage along Admiral Road.

Staff explained that the variance request is specifically for the omission, at this time, of this 80 foot section. Turkey Creek crosses Admiral Road in a culvert on the northernmost portion of the property and in order to construct a sidewalk to the northern property line, a significant amount of grade work and fill would be needed within the Turkey Creek floodplain. Staff noted that the culvert under Admiral Road would also have to be widened, all of which would require FEMA approval. The sidewalk would also terminate at that point since no sidewalk is currently provided along Admiral Road.

Staff stated that due to these topographic and context issues resulting from the current condition of Admiral Road and the crossing of Turkey Creek along Admiral Road, the applicant is requesting a variance. After reviewing the site, the staff was in agreement with the applicant's request and the justification for omitting, at this time, approximately 80 linear feet of sidewalk along the northernmost frontage of Admiral Road. Staff noted that at their meeting on June 16th, the FMPC granted a variance from the subdivision regulations for the same 80 foot section of sidewalk due to topographic reasons. The Commission did stipulate that their variance approval would be subject to a plat note or other measure approved by the Town Attorney that would require the owner at 11111 Kingston Pike to construct the remaining 80 foot section of sidewalk in the event that improvements occur to Admiral Road that would involve a widening of the culvert across Turkey Creek.

Chris Sharp, the site engineer, was present as the applicant. Some discussion occurred between the board and the applicant related to the property owner being aware of the plat note or covenant condition(s). The board wanted to be clear that the owner will be responsible for extending the sidewalk to the northern property line, approximately 80-feet, when Admiral Road and the bridge are improved. Mr. Sharp agreed as a representative of the owner.

A motion was made by LaMarche to approve the variance as stated by staff in the application agenda with the stipulation noted in the packet. Alley amended the motion to also state that if the bridge is ever widened in the future, the property owner at 11111 Kingston Pike would be responsible for extending the sidewalk to the northern property line. The terms on how this condition is required and recorded should be in agreement with the Town Attorney. The motion was seconded by Williams and motion passed unanimously.

Ayes: Alley, LaMarche, Boling, and Williams  
Nays: None  
Absent: Ives  
Abstaining: None

**Item 3.**

Meeting adjourned at 7:12 p.m. to a training session on the flood damage prevention ordinance.

Louis LaMarche, Secretary

