



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

January 19, 2017

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ed Whiting, Secretary
Ralph McGill, Mayor
Louise Povlin, Alderman
Noah Myers
Betty Dick
Rose Ann Kile
Drew Carson
Jack Coker, Youth Representative

MEMBERS ABSENT

Staff Representatives: Mark Shipley, Community Development Director
Ashley Miller, Assistant Community Development Director

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

1. CITIZEN FORUM

None

2. APPROVAL OF AGENDA

A motion was made by Commissioner Povlin to approve the agenda as presented. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

3. APPROVAL OF MINUTES

A motion was made by Commissioner Povlin to approve the December 15, 2016 minutes as submitted. The motion was seconded by Commissioner Dick and the motion passed unanimously with Commissioner St. Clair and Mayor McGill abstaining because they were absent.

4. DISCUSSION AND PUBLIC HEARING ON A PRELIMINARY PLAT FOR EASTON PARK SUBDIVISION, PHASE I, PARCEL 59.07, TAX MAP 152, LOCATED AT 11739 TURKEY CREEK ROAD, 38 LOTS, 15.15 ACRES (Site Incorporated, Applicant)

The remaining staff comments were as follows:

- 1) Please confirm that a firetruck can easily navigate the grade transition at Briarstone. Per the Subdivision Regulations, all intersections for this type street shall have a grade 50 feet from the intersection that does not exceed 4%;
- 2) There appears to be a severe grade break at the tie-in point (sta. 5+02.50). Staff suggests utilizing AASHTO Equivalent Design Vehicle Bus-45 template;
- 3) Staff recommends confirming that the fire hydrants provided can achieve the required 1000gpm at 20 psi flow rate, based on the current design. Please provide documentation of your hydraulic modeling;
- 4) Please provide a walking trail stub-out to the Scarbrough property so that when that property develops a path can be extended into the development;
- 5) Please note on the cover sheet that this preliminary plat is for construction purposes and is to be the guide for the development of the Easton Park Subdivision;
- 6) Please show the distances between the proposed access and those that are existing on both sides of Turkey Creek Road. The proposed access must be at least 200 feet from any existing accesses on either side of Turkey Creek Road – if it is not a variance request will have to be considered by the Planning Commission and the Board of Mayor and Aldermen;
- 7) The plat that was recorded by deed (by another surveyor) for the Smith property will be corrected ultimately with the final plat for Easton Park. Recording a plat by deed only is not permitted under State of Tennessee law;
- 8) At this stage of the project, a notarized letter from the owner of Lot 3R2 is needed as a formal acknowledgment that the fire safety vehicle easement to be used for secondary emergency access is acceptable. A recorded easement will also be needed when the final plat is approved;
- 9) Please ensure that good visibility is provided in relation to the pedestrian crosswalk that will connect the sidewalk to the walking trail between Lots 35 and 36;
- 10) Please remove the chain link fence and gate detail from Sheet C8.1. This type of fencing is not permitted;
- 11) Response letter indicated that drainage map and calculations will be revised. Please submit;
- 12) Storm sewer tabulation now indicates possibility of HDPE pipe. Please note that the Town requires RCP;
- 13) “Concrete Roundabout with Mountable Curb” note is still shown on sheet C3.0;
- 14) Swales are now shown along some portions of the greenway, though the northern side remains without swale. Have flow rates/normal depth been determined at various points along swale?
- 15) Greenway Typical Section should not show cut slope tying to edge of trail. Fill sections should be shown at 3:1 downward from trail edge, and cut slopes should be shown at 3:1 upward from bottom of swale;

- 16) Please check invert at headwall B0. Assuming this elevation is actually 844.75 (not 854.75), depth of pipe at top of slope is approximately 14 feet, which is too deep for 20' drainage easement. Please check other pipe depths at similar locations, as a similar issue presents at C0-C1. Also, please note that storm drainage structures located off the public right of way will be maintained by the development's homeowners' association;
- 17) Please check invert shown in tabulation for C0. Tabulation indicates 866.75, while grading plan shows 871.08;
- 18) Please submit NOC;
- 19) Please submit erosion control LOC in the amount of \$101,000.
- 20) Please submit Drainage Fee of \$1080.

A motion was made by Commissioner Povlin to approve the preliminary plat subject to Items 1-20. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

5. DISCUSSION AND PUBLIC HEARING ON A PRELIMINARY PLAT FOR N. PETERSON ROAD EXTENSION, PARCELS 69 AND 69.01, TAX MAP 142, LOCATED OFF OF KINGSTON PIKE, 2.75 ACRES (Goodworks Unlimited, LLC, Applicant)

The staff noted that a variance to the Subdivision Regulations requirement for pedestrian facilities along each side of a collector street is needed as a separate action. Provided the pedestrian facilities are constructed as part of site development along the west side of Peterson Road extension, the staff indicated that they would recommend approval of the variance. A plat note, however, would be needed to reflect this action.

A motion was made by Myers to approve the variance subject to the pedestrian facilities being constructed as part of site development along the west side of Peterson Road extension. The motion was seconded by St. Clair and the motion passed unanimously.

Staff recommended approval of the plat subject to a verification that the existing accessory building on the north end of the Farragut Press property will meet required setbacks from any new property line and the following items being satisfactorily addressed as verified in writing by the Town staff:

- 1) Since the setback requirements have changed recently for C-1, O-1, and S-1, please note that setbacks shall be per the Farragut Zoning Ordinance;
- 2) Lot 3R, which is part of Parcel 69, should be referenced as Lot 5;
- 3) As part of a final plat, lot lines may need to be re-visited to provide for more buildable lots;
- 4) Drainage Fee will be calculated at time of review of each of the lots;
- 5) The bollard reflector tape color must be coordinated with the Public Works Director;
- 6) Please submit erosion control LOC for \$16,000; and
- 7) Please submit NOC.

A motion was made by Commissioner St. Clair to approve the preliminary plat subject to the staffs' recommendations. The motion was seconded by Commissioner Myers and the motion passed unanimously.

6. DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR THE VILLAGES OF FARRAGUT, PHASE I, PARCEL 69.02, TAX MAP 142, LOCATED OFF OF KINGSTON PIKE, 23.06 ACRES (Goodworks Unlimited, LLC, Applicant)

Staff recommended approval of the site plan subject to the following items being satisfactorily addressed as verified in writing by the Town staff:

- 1) Please provide the required bicycle parking (or note that it will be added with the next phases);
- 2) There are a number of sheets missing. Please provide;
- 3) Please clarify how you are meeting the LID requirement. Was the detention/retention basin approved as an LID element based on your design (please verify with Lori Saal)?
- 4) Please provide details for HVAC screening. These need to be screened by the building;
- 5) Please note that allowable height is not based on the peak of the roof line but rather half way up the roof line;
- 6) Please specifically call out the trees that are being used to help satisfy canopy tree counts for the project. Those within 50 feet of the LOD may count if they are healthy and not invasive. This needs to match the landscape plan;
- 7) Please clearly label all of the materials on different portions of the building. Color and materials boards should be presented to the planning commission on Thursday and clarity provided on the materials to be used for each elevation;
- 8) Please submit SWPPP;
- 9) Please submit erosion control LOC for \$87,000;
- 10) Please submit Drainage Fee of \$2830; and
- 11) Please submit NOC.

A motion was made by Commissioner Myers to approve the site plan subject to Items 1-11. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

7. DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR DOG DAYS CANINE PLAYSCHOOL, LOCATED AT 10875 KINGSTON PIKE, 23.06 ACRES (Dog Days Canine Playschool, Applicant)

Staff presented two fencing options proposed by the applicant. Due to the potential of damage from truck turns and in order to leave the terminal island exposed, the staff noted that Plan B (in white) would be preferable with the fencing coming out to only encompass the landscaped area against the building. Commissioners discussed going with Plan B with a modification to permit the fencing to be extended so that it would be squared off.

After some discussion a motion was made by Commissioner Myers to approve the site plan with the fencing subject to Plan B as modified. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

8. DISCUSSION AND PUBLIC HEARING ON AMENDMENTS TO THE FARRAGUT ZONING ORDINANCE, CHAPTER 4., SECTION XX., PARKING AND LOADING., TO PROVIDE FOR NEW REQUIREMENTS ASSOCIATED WITH OFF-STREET PARKING

Staff recommended approval of Resolution PC-16-20 which recommended approval of Ordinance 16-27.

A motion was made by Commissioner Povlin to approve Resolution PC-16-20 which recommended approval of Ordinance 16-27. The motion was seconded by Commissioner Carson and the motion passed unanimously.

9. DISCUSSION AND PUBLIC HEARING ON THE ADOPTION OF A COLOR PALETTE TO HELP STRENGTHEN THE IMPLEMENTATION OF THE ADOPTED ARCHITECTURAL DESIGN STANDARDS

Staff recommended approval of Resolution PC-16-21 which recommended approval of Ordinance 16-28.

A motion was made by Commissioner Povlin to approve Resolution PC-16-21 which recommended approval of Ordinance 16-28 subject to changing the exhibit from Appendix A to Appendix B and adding color band language as noted by staff. The motion was seconded by Commissioner Kile and the motion passed unanimously.

10. DISCUSSION ON UPDATES TO THE COMPLETE STREETS CROSS SECTIONS IN THE PEDESTRIAN AND BICYCLE PLAN

For discussion purposes only.

11. DISCUSSION ON AN AMENDMENT TO THE FARRAGUT SUBDIVISION REGULATIONS TO CLARIFY THAT COLLECTOR AND ARTERIAL STREET FRONTAGES OF SUBDIVISIONS SHALL BE IMPROVED IN ACCORDANCE WITH A COMPLETE STREETS CROSS SECTION, AS PROVIDED FOR IN THE PEDESTRIAN AND BICYCLE PLAN

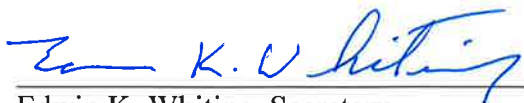
For discussion purposes only.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time.

ADJOURNMENT

The meeting adjourned at 10 p.m.



Edwin K. Whiting, Secretary