



MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION

February 15, 2018

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
Jack Coker, Youth Representative

MEMBERS ABSENT

Drew Carson

Staff Representatives: Mark Shipley, Community Development Director
Bart Hose, Assistant Community Development Director

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

1. **CITIZEN FORUM**

2. **APPROVAL OF AGENDA**

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

3. **APPROVAL OF MINUTES**

A motion was made by Commissioner Povlin to approve the January 18, 2018 minutes. The motion was seconded by Commissioner St. Clair and the motion passed unanimously with Commissioner Kile abstaining because she was absent.

4. **DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR APPROVAL OF A PRELIMINARY PLAT FOR SASSAFRAS MEADOWS, PARCEL 001, TAX MAP 161, 57.6 ACRES, 5 LOTS, ZONED R-1 (Richard LeMay, Applicant)**

The staff reviewed this item and noted that, due to the rural, large lot nature of the subdivision, the applicant was requesting six (6) variances from the Subdivision Regulations that would need to be acted on separately. The first variance was from the standard local street cross section to vary the width from 26 to 20 feet and allow for open ditch drainage in lieu of curb and gutter. The staff indicated that they were in support of the variance due to the limited number of lots that would all exceed 5 acres which would result in very low-density and low

traffic generation, and the owner's plans to record restrictions that would prevent further division of the lots involved in this subdivision.

A motion was made by Commissioner St. Clair to approve a variance for the reasons noted by the staff. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

The second variance was from the 500-foot length limitation for cul-de-sacs to allow the cul-de-sac to be 819 feet. The staff indicated that this variance would primarily be based on the impact of the site's topography and possible sinkholes on the location of the proposed road. Additional factors included the need for the road to extend into the property to provide for a fire hydrant close enough to service anticipated home sites, the limited length of the requested extension in relation to the topography and proposed lot configuration, the limited number of large lots, and the proposed restrictions on further subdivision.

A motion was made by Commissioner Dick to approve a variance for the reasons noted by the staff. The motion was seconded by Commissioner Myers and the motion passed unanimously.

The third variance was from the sidewalk construction requirements. The staff noted that this variance would also be based on the limited number of large (5+ acre) lots, the resulting low-density and traffic generation aspects of the proposed development (pedestrians could walk along the street), the proposed restrictions on further subdivision, and the use of a rural road construction cross-section.

A motion was made by Commissioner St. Clair to approve a variance for the reasons noted by the staff. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

The fourth variance was from the streetscaping plan requirements. This variance would be based on the low density rural open nature of the development and the use of a rural road construction cross-section.

A motion was made by Commissioner Povlin to approve a variance for the reasons noted by the staff. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

The fifth variance was from the vehicular connectivity requirements. This would be based on lot sizes and the nature of existing development on adjoining properties, the limited number of lots and low-density aspects of the development, and the proposed restrictions on further subdivision. The staff did note however, that as part of the approval of the preliminary plat, the staff would recommend that the developer explore the possibility of providing an easement to facilitate the future construction of a bike/pedestrian link between the existing greenway (the Montgomery Trail) and Dixon Road. The owners would not be required to construct the link given the limited nature of the proposed subdivision.

A motion was made by Commissioner Myers to approve a variance for the reasons noted by the staff. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

The sixth variance was from the 10% open space dedication requirements. This would be based on the low density rural open nature of the development, previous dedications for the Montgomery Trail Greenway and the proposed restrictions on further subdivision that will maintain the rural open nature of the area.

A motion was made by Commissioner St. Clair to approve a variance for the reasons noted by the staff. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

The staff noted that action on the preliminary plat would also be needed. The staff recommended approval subject to the following:

1. Establishing the required 50-foot building setback line from the identified depressions/sinkholes or having them evaluated in accordance with the Sinkhole Ordinance;
2. Modifying the “Y” turnaround to comply with the 2012 International Fire Code;
3. Providing a note on the plat stating that “New fire hydrants will provide a minimum of 1000gpm at 20 psi. and be installed in accordance with Town of Farragut and First Utility District requirements “;
4. Working with the Town to provide an easement to facilitate the future construction of a bike/pedestrian link between the existing greenway (the Montgomery Trail) and Dixon Road;
5. Reconfiguring the frontage of lot 3 to better account for the “Y” turnaround and lot access;
6. Modifying the plat to either remove lot 5 and show it as remaining acreage with frontage in Loudon County, or depicting it in its entirety with frontage in Loudon County;
7. The developers will need to submit an irrevocable letter of credit for erosion control of \$5000, and a drainage fee of \$120.

A discussion ensued and Commissioner Kile asked that an additional condition of approval should be the Town Attorney’s review and approval of covenants that would be recorded and that would prohibit further division of the lots included in this subdivision since the variances were based on the large lots being proposed at this time. A motion was made by Commissioner Povlin to approve the preliminary plat subject to the staffs’ recommendations and the additional stipulation noted by Commissioner Kile. The motion was seconded by Commissioner Kile and the motion passed unanimously.

5. DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR APPROVAL OF A SITE PLAN FOR THE BKW RESTAURANT, 12802 KINGSTON PIKE, 1.34 ACRES, ZONED C-1 (GBS Engineering, Applicant)

Staff recommended approval subject to the following:

1. The submittal of adequate legal documentation tying the identified off-site parking to the proposed restaurant use until it is replaced by a use that does not require the additional parking;
2. Improvement of the off-site parking area to meet the Town’s requirements for “off-street parking lot construction and maintenance” as contained in the zoning ordinance;
3. All sidewalks meeting the five (5) foot minimum width requirement. (The owners will need to obtain a variance if the minimum can’t be provided at the bridge crossing);
4. The addition of a note on the plan stating that the “owners will work with suppliers to require deliveries during off-hours”, as proposed;
5. Adding a dimension between the proposed retaining wall and the nearest portion of the property line to the west;

6. Given its proximity to the entrance and exit points of the project, please stripe a crosswalk and tighten the radius from 35 to 25 feet, as required (actually the default radius is 15 feet with 25 being the maximum permitted);
7. Please terminate the roof drain storm sewer to not encroach into the aquatic buffer and provide end treatment to dissipate discharge energy so as to avoid finger erosion and surface disturbance;
8. Please abbreviate the retaining wall and associated grading near the dumpster area so that they do not encroach into the aquatic buffer. Only the crossings are permitted to encroach into the aquatic buffer;
9. Confirmation that the occupant load will not exceed the threshold for fire sprinkler protection. (Note: the covered patio area at the east end of the building is part of the building area and will be included in the occupant load calculations);
10. Relocating the fire lane markings that appear to end in the travel path of driveway;
11. Correcting Note 17 on Sheet C3.0 to read ... TN Permanent Stormwater Management and Design Guidance Manual (rather than TN Permeable Stormwater); and
12. The submittal of an irrevocable letter of credit for erosion control of \$6700, and a drainage fee of \$525.

A motion was made by Commissioner Povlin to approve a site plan subject to the staffs' recommendation. The motion was seconded by Commissioner Kile and the motion passed unanimously with Commissioner Myers abstaining and not participating in the discussion.

6. DISCUSSION AND PUBLIC HEARING ON GAS MAIN UPGRADES AND EXTENSIONS IN THE KINGSTON PIKE, N. CAMPBELL STATION ROAD, JAMESTOWNE BOULEVARD AREA (KUB, Applicant)

Staff recommended approval of the utility's submitted plan subject to continued coordination with the Town regarding the Campbell Station Inn property and the proper platting and documentation of any additional easements necessary to support the project.

A motion was made by Commissioner Povlin to approve the utility's submitted plan subject to the staffs' recommendation. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

7. DISCUSSION ON A REQUEST TO REZONE THE SWAN PROPERTY, PARCEL 58, TAX MAP 151, 12639 KINGSTON PIKE, 28.76 ACRES, FROM R-2, R-1, AND FPD TO C-1, R-4 AND FPD (SITE, Inc., Applicant)

For discussion purposes only.

8. DISCUSSION ON A REQUEST TO REZONE PARCELS 52, 54, 54.01, 55, AND 57, TAX MAP 151, LOCATED AT 12723, 12733, 12737, 12743, AND 12751 UNION ROAD, 115 ACRES, FROM A TO R-1/OSR (Site Inc., Applicant)

For discussion purposes only.

9. DISCUSSION AND PUBLIC HEARING ON A REQUEST TO AMEND APPENDIX A – ZONING, CHAPTER 2., DEFINITIONS, BY PROVIDING NEW REQUIREMENTS

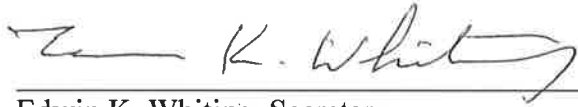
GOVERNING THE SIZE OF ACCESSORY BUILDINGS (Town of Farragut, Applicant)

Staff recommended approval of Resolution PC-18-05, which recommends approval of Ordinance PC-18-01.

A motion was made by Commissioner Povlin to approve Resolution PC-18-05. The motion was seconded by Commissioner Myers and the motion passed unanimously.

ADJOURNMENT

The meeting adjourned at 9:30 p.m.



Edwin K. Whiting, Secretary