



MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION

February 21, 2019

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ed Whiting, Secretary
Ron Williams, Mayor
Louise Povlin, Alderman
Betty Dick
Noah Myers
Jon Greene
Nick LiMandri

MEMBERS ABSENT

Rose Ann Kile

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

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

1. Citizen Forum

Mark Shipley mentioned that a Development Symposium will occur on March 12-13 at the Crown Plaza in Knoxville in case any Planning Commissioners may wish to attend. Commissioner Povlin mentioned that the singer songwriter event at the Casual Pint was a success.

2. Approval of agenda

Motion was made by Commissioner Povlin to approve the agenda. Motion was seconded by Commissioner Williams and motion passed unanimously.

3. Approval of minutes – January 17, 2019

Motion was made by Commissioner Myers to approve the January 17, 2019 minutes. Motion was seconded by Mayor Williams and motion passed unanimously with Commissioner St. Clair abstaining due to being absent at the January 17, 2019 meeting.

4. Discussion and public hearing on a final plat for the Brass Lantern Subdivision, Parcel 012, Tax Map 169, 801 McFee Road, 20.22 Acres, 31 Lots, Zoned R-1/OSR (Homestead Land Holdings, Applicant)

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

- 1) Please note that the revised landscaping plan per the modifications to the entrance area and signage must be approved;
- 2) Please complete all engineering field items;
- 3) Please submit verification (with as-built) of detention and other stormwater related facilities. Verification should consider volume, capacity, location and performance with regards to model storm events;
- 4) Please submit a completion letter of credit for \$100,000 for the completion of surface course and sidewalk; and
- 5) Please submit a maintenance letter of credit for \$50,000 for the roadway, sidewalk, walking trails and drainage elements.

Motion was made by Commissioner Dick to approve the final plat subject to the staffs' recommendations. Motion was seconded by Commissioner St. Clair and motion passed unanimously.

5. Discussion and public hearing on a resubdivision plat for 12017 West Kingsgate Road to provide for a street connection from the Brookmere Subdivision to West Kingsgate Road, .36 Acres, Zoned R-2 (Homestead Land Holdings, Applicant)

Staff recommended approval of a variance request from the Subdivision Regulations to permit the street width to be reduced from 26 feet to 20 feet.

Motion was made by Commissioner Povlin to approve the variance due to the length of the street and the nature of the connection to minimize the impacts to the abutting property owners. Motion was seconded by Commissioner Myers and motion passed unanimously with the exception of Commissioner Whiting voting in opposition.

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

- 1) The language for the easement will need to be approved by the Town Attorney. The Town will need to assure that the easement is under the control of the Town and not just created as an overly broad general public access easement. We will also need to clarify the drainage and utility aspects of the easement to limit any conflicts with the planned roadway. The Town may also wish to assure that it can control and possibly limit utility access where it may conflict with the main purpose; and
- 2) Please ensure that all required letters-of-credit, private restrictions & covenants, and any other required legal documentation has been submitted and approved at the appropriate stages of development (these will likely be needed in association with the preliminary plat for the next phase of Brookmere.

Motion was made by Commissioner St. Clair to approve the resubdivision plat subject to the staffs' recommendations. Motion was seconded by Commissioner Povlin and motion passed unanimously.

6. Discussion on a preliminary plat for the Ivey Farms Subdivision, Parcels 52, 54, 54.01, and 55, Tax Map 151, 110.92 Acres, 214 Building Lots, Zoned R-1/OSR (SITE Incorporated/Ryan M. Estabrooks, Applicant)

For discussion purposes only.

7. Discussion and public hearing on a request from KUB for a gas main extension along a portion of Everett Road from the Split Rail Subdivision to the Town boundary (KUB, Applicant)

Staff recommended approval subject to the following:

- 1) Please try to bore rather than using open trench installation on the Town's portion of the project;
- 2) Please bore to the side of any Town owned/maintained walking trails (unless the line is at a crossing);
- 3) Please obtain a grading and right of way permit from the Town. Silt and tree fencing must be installed and then inspected and approved by the Town staff;
- 4) At a minimum, please restore any affected areas to their pre-construction condition and ensure that all affected areas are completely stabilized;
- 5) Please notify the Split Rail HOA and coordinate the project with the HOA;
- 6) Please ensure that proper traffic control measures are in place; and
- 7) Please provide an as-built of the gas line placement and easements to the Town once the project is complete.

Motion was made by Commissioner Myers to approve the proposed utility project subject to the staffs' recommendations. Motion was seconded by Commissioner Povlin and motion passed unanimously.

8. Discussion and public hearing on request from Concord Telephone Company (TDS Telecom) to extend a 24-strand fiber optic cable along a roughly 50-foot section of the west side of N. Campbell Station Road and then along a roughly 350-foot section of the north side of Jamestowne Boulevard to service the Farragut Community Center/Knox County Senior Center project at 239 Jamestowne Boulevard (TDS Telecom, Applicant)

Staff recommended approval subject to the following:

- 1) Please install using boring. No open trenching;
- 2) Please bore to the side of the sidewalk along N. Campbell Station Road and Jamestowne Boulevard;
- 3) Please obtain a right of way permit from the Town. Please coordinate erosion control measures with the Town staff;
- 4) Please restore any affected areas to their pre-construction condition and ensure that all affected areas are completely stabilized;
- 5) Please ensure that proper traffic control measures are in place and affected entities are notified; and
- 6) Please provide an as-built of the fiber line placement to the Town once the project is complete.

Motion was made by Commissioner Povlin to approve the proposed utility project subject to the staffs' recommendations. Motion was seconded by Commissioner St. Clair and motion passed unanimously.

9. Discussion on the adoption, by reference, of United States Postal Service specifications for Cluster Box Units and Wall-Mounted Centralized Mail Receptacles
For discussion purposes only.

The meeting adjourned at 8:30 p.m.



Edwin K. Whiting, Secretary