



MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION

March 15, 2018

MEMBERS PRESENT

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

MEMBERS ABSENT

Noah Myers
Drew Carson
Jack Coker

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

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 February 15, 2018 minutes. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

4. **DISCUSSION ON A CONCEPT SITE PLAN FOR THE REDEVELOPMENT OF THE U.S. GOLF PROPERTY AT 11775 SNYDER ROAD, 6.02 ACRES, ZONED C-2 (Ziff Properties, Inc., Applicant)**

For discussion purposes only.

5. **DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR APPROVAL OF A SITE PLAN FOR THE EXPANSION OF THE FORMER GANDER MOUNTAIN BUILDING FOR THE AT HOME DÉCOR SUPERSTORE, 11501 PARKSIDE DRIVE, 8.09 ACRES, ZONED C-2 (Callaway Architecture – Raphael Anguiano, Applicant)**

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

- 1) Please specifically address how any new building materials on the exterior will comply with the Town's Architectural Design Standards (ADS). In terms of materials, the requirement is at least 75% masonry (brick or natural stone). Staff understands that the existing building does not comply but more detail is needed as to how proposed exterior modifications will, at a minimum, bring the existing building more into compliance with the ADS;
- 2) Other than the modification in the front and the addition to the east, is the existing building only being re-painted? The building elevations are somewhat confusing as they refer to "new" EIFS;
- 3) The maximum permitted building height is 45 feet (1 additional foot of setback for each foot of building height over 35 feet);
- 4) The lighting plan does not show property lines so as to verify compliance with isofootcandle strength at the property lines. The plan also did not include details for new or modified wall lights and does not identify where existing lights are being modified and new lights are proposed. The lighting plan must also be signed over the seal;
- 5) The "Loading Area" located at the front of the store should be more clearly labeled as a "Customer Loading Area";
- 6) The applicants need to provide adequate documentation to support their proposed "underparked" condition in accordance with the zoning ordinance's requirements;
- 7) All sheets must be signed and sealed;
- 8) Please provide a materials board and colors for the Planning Commission meeting;
- 9) Prior to the issuance of a Certificate of Occupancy a digital as-built will be required in a JPEG format; and
- 10) Please submit an irrevocable letter of credit for erosion control for \$5000.

A discussion ensued regarding staff comment #'s 1 and 2. The commissioners were in agreement with staff that the new construction would need to be consistent with the existing building. Commissioner St. Clair also asked that some measures be taken to break up the long, and now extended, building elevation facing Parkside Drive. Raphael Anguiano was present as the applicant and indicated that they would add some pilasters across the front and also use tilt up concrete for most of the new construction. He indicated that they would provide an updated materials board and images of what the proposed building would look like and where similar applications have been applied in other At Home locations. The staff indicated that they would notify commissioners when the information was submitted so they could individually come by and provide input as to whether the revised elevations were acceptable. A motion was made by Commissioner Povlin to approve the site subject to the staffs' recommendation and a review of the revised building elevations that would address the staffs' and planning commissioner's comments. The motion was seconded by Commissioner Dick and the motion passed unanimously.

6. DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR APPROVAL OF A CONCEPT PLAN FOR THE BROOKMERE SUBDIVISION, PARCEL 044, TAX MAP 152, 87.34 ACRES, 142 LOTS, ZONED R-1/OSR AND FPD (Bob Mohny, Homestead Land Holdings, LLC, Applicant)

The staff reviewed this item and noted that the remaining comments on the concept plan were as follows:

- 1) The cost-share agreement related to improvements to Virtue Road must be executed and approved by the Board of Mayor and Aldermen;
- 2) The applicant has acknowledged the need to comply with all Town and FEMA flood damage prevention regulations, including any CLOMR/LOMR applications. This is a significant issue and the Town has yet to see any supporting detailed studies or materials;
- 3) Staff does not support the applicant's variance request from the Town's vehicular connectivity requirements. Kingsgate Subdivision was platted with a stub-street connector to the property in question, which indicates planned connectivity. Connecting the proposed subdivision to Kingsgate would provide for alternative vehicular access to multiple existing subdivisions, as well as to Kingston Pike and Turkey Creek Road. It would also provide for improved emergency access to both the proposed development and other existing subdivisions. The Town's staff views this as a significant community benefit;
- 4) The applicant has shown a proposed greenway/walking trail along the southwestern side of Little Turkey Creek. In previous discussions with the applicant, the Town's staff has requested that the trail be located on the southeastern side of the creek to avoid a topographic pinch-point to the south, and to utilize the development's planned bridge to cross the creek. The location proposed by the applicant would entail the construction of a second pedestrian bridge. This would increase the cost of developing the greenway/walking trail and be complicated by FEMA's National Flood Insurance Program requirements. The greenway/walking trail was proposed in lieu of sidewalk construction in connection with the Virtue Road improvement project. The additional costs of a second pedestrian crossing may not have been factored into the Town's cost sharing agreement with the developers. Staff does not support the location of the greenway/walking trail, as proposed;
- 5) Given that this is an Open Space Residential Overlay, the staff does not support the cul-de-sac extending the distance proposed in the southeast portion of the development (lower right corner of the plan). The staff would recommend that that this cul-de-sac be shortened, and the lots be made more estate size to be consistent with the topography of the general area;
- 6) As noted in the applicant's response letter, more detailed streetscaping information will be provided as part of the preliminary platting requirements. The concept plan focuses almost exclusively on the boulevard streets;
- 7) The applicants have requested several variances from the Town's Subdivision Regulations. These include:
 - a) The use of a 10-foot greenway within the boulevard islands as an alternative to sidewalks along the one-way boulevard street sections. Staff supports this request with the addition of the cross-island connectors included on the revised plan;
 - b) An alternate sidewalk system with a dedicated public easement for a 10-foot public greenway within the floodplain of Little Turkey Creek. As noted above, the Town's staff does not support the proposed location of the greenway easement, which should be revised;
 - c) The use of a one-way street boulevard with two 16-foot wide travel lanes and a 26-foot wide ROW. Staff supports this requested variance;

- d) A variance request to narrow the pavement widths and ROW width on the cul-de-sacs to 22-feet and 40-feet, respectively. As noted above, staff supports this request;
 - e) A variance request to eliminate the required second point of vehicular public road access to the development. The applicant is proposing a restricted emergency access and pedestrian pathway to West Kingsgate Road as a substitute. As noted above, the Town's staff is opposed to this variance request;
- 8) The proposed road design creates substandard street offsets (jogs) around the intersections of the one-way boulevards and Sandy Run Road with Justice Valley Street. This issue was not previously discussed with the applicants, but it will require a variance from the street design standards for street jogs. Staff is not opposed to approving the intersection design as shown, subject to review and approval by the Town's Engineer and Fire Marshal to assure they can support the maneuvering needs of emergency vehicles;
- 9) Please provide a cross section and detail for the 20 foot wide emergency access (public street) and a detail for the lane narrowing on the one-way streets;
- 10) Greenway from Virtue Road should enter Open Space just south of the Virtue Road bridge over Little Turkey Creek, then proceed through Open Space to meet Needlegrass Lane near its bridge over Little Turkey Creek. From that point, the path can be sidewalk across the Needlegrass Lane bridge, with mid-block crossing on the east side of the creek. From that point, greenway should be extended across Open Space at the rear of lots 82-89 to the southern edge of the property. The Town can then extend this trail along the eastern side of the creek to the trail into Sheffield Subdivision; and
- 11) Mid-block pedestrian access points on Boyd Chase Boulevard tie to the roadway at "bottlenecks." This may assist to slow traffic, but it brings up a question: While there are no sidewalks on the opposite sides of the street, have you considered the possibility of raised crosswalks?

The staff indicated that, related to Comment #7, the applicant has requested a number of variances from the Subdivision Regulations that would need to be addressed individually prior to taking action on the concept plan. The staff also noted that Comment #8 would also require a variance from the Subdivision Regulations.

The first variance was to use a 10-foot greenway within the boulevard islands as an alternative to sidewalks along the one-way boulevard street sections. The staff recommended approval of this variance since it would be an enhancement in comparison to a traditional sidewalk and since this is a key element in the subdivision's streetscape plan.

A motion was made by Kile to follow staffs' recommendation. Motion was seconded by Povlin and motion passed unanimously.

The second variance was a request for an alternative pedestrian facility (multi-use path) along the floodplain of Little Turkey Creek instead of along Virtue Road due to topographic issues associated with Virtue Road. The staff recommended approval of this variance.

A motion was made by Povlin to approve the variance for topographic reasons and that the exact location of the path would be determined with the more detailed preliminary plat. Motion was seconded by St. Clair and motion passed unanimously.

The third variance was to use a one-way street boulevard with two 16-foot wide travel lanes and a 26-foot wide right of way. The staff recommended approval of the variance since this is a key component of the subdivision's streetscape plan.

A motion was made by St. Clair to follow staffs' recommendation. Motion was seconded by Povlin and motion passed unanimously.

The fourth variance was to narrow the pavement and right of way widths on the cul-de-sacs to 22-feet and 40-feet respectively. The staff recommended approval since this would be more context appropriate and lessen disturbance.

After initially indicated that they did not want the variance, the applicant agreed to proceed with the variance. A motion was made by Povlin to follow staffs' recommendation. Motion was seconded by St. Clair and motion passed unanimously.

The fifth variance was a request to eliminate the required second point of vehicular public road access to the development. The staff recommended denial of this variance.

After a long discussion on this item, the commissioners were sensitive to the impact to Kingsgate but did not want to preclude the second point of vehicular public road access from occurring at some point. They asked that this would need to be more specifically addressed with the preliminary plat and the final plat so as to phase in a full public access at some point in the future. A motion was made by St. Clair to deny the variance. Motion was seconded by Povlin and motion passed unanimously.

The sixth variance was from the street design standards for street jogs. The staff recommended approval since this was a key aspect of the traffic calming plan for the subdivision.

A motion was made by St. Clair to follow staffs' recommendation. Motion was seconded by Povlin and motion passed unanimously.

Due to action taken on the variance requests, staff comment #'s 3, 4, 5, 7, 8, and 10 were already addressed and would not need to be included in the action taken on the concept plan.

A motion was made by Povlin to approve the concept plan subject to addressing staff comment #'s 1, 2, 6, 9, and 11. Motion was seconded by St. Clair and motion passed unanimously.

7. DISCUSSION ON A NEIGHBORHOOD/CONVENIENCE COMMERCIAL ZONING DISTRICT (Town of Farragut, Applicant)

For discussion purposes only.

8. APPROVAL OF UTILITIES

ADJOURNMENT

The meeting adjourned at 10 p.m.



Edwin K. Whiting, Secretary