



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

March 21, 2019

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ed Whiting, Secretary
Ron Williams, Mayor
Louise Povlin, Alderman
Betty Dick
Rose Ann Kile
Jon Greene

MEMBERS ABSENT

Noah Myers
Nick LiMandri

Staff Representatives: Mark Shipley, Community Development Director
Bart Hose, Assistant Community Development Director
Sue Stuhl, Parks and Recreation Director
Darryl Smith, Town Engineer
Matt Brazille, Assistant Town Engineer

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

1. Citizen Forum

None.

2. Approval of agenda

Motion was made by Commissioner St. Clair to approve the agenda with Agenda Item #13 being moved to Agenda Item #7 and the subsequent agenda items being renumbered accordingly. Motion was seconded by Commissioner Povlin and motion passed unanimously.

3. Approval of minutes – February 21, 2019

Commissioner Dick noted that Mayor Williams was referred to both as “Commissioner” and “Mayor” in the minutes and questioned if this should not be consistent. Motion was made by Commissioner Whiting to approve the minutes with the reference to “Commissioner Williams” under the “Approval of Agenda” item being changed to “Mayor Williams” for consistency purposes. Motion was seconded by Mayor Williams and motion passed unanimously with Commissioner Kile abstaining due to being absent at the February 21, 2019 meeting.

4. Discussion on approval of a site plan for renovations at Anchor Park, 11730 Turkey Creek Road (Town of Farragut, Applicant)

Sue Stuhl reviewed this item and recommended approval. This site plan includes the following items that are part of the approved 2018 Local Parks and Recreation Fund grant scope: Reconstruction of restroom; construction of ADA compliant access trails to diamond and rectangular athletic field player and spectator areas; realignment of ADA compliant parking and construction of a new entry plaza.

Motion was made by Commissioner St. Clair to approve the site plan as submitted. Motion was seconded by Commissioner Povlin and motion passed unanimously.

5. Discussion and public hearing on approval of plans for a pedestrian facility from Everett Road to Andover Boulevard (Town of Farragut, Applicant)

Darryl Smith reviewed this item and recommended approval.

Commissioner Povlin moved to approve the plans subject to the pedestrian facility being 5 feet in width throughout its entire length; working with the Stavros property owner to ensure that any impacts to the steepness of their driveway is minimized; and verifying that the project would create no adverse impact to the existing stormwater detention basin for the Andover Place Subdivision. Motion was seconded by Commissioner Kile and motion passed unanimously with the exception of Commissioner Dick who abstained due to being a resident of the Andover Place Subdivision.

6. Discussion and public hearing on approval of plans for pedestrian crosswalks at N. Watt Road and Grigsby Chapel Road (Town of Farragut, Applicant)

Darryl Smith reviewed this item and recommended approval.

Motion was made Commissioner Kile to approve the plans. Motion was seconded by Mayor Williams and motion passed unanimously.

7. Discussion and public hearing on approval of a request for a fiber optic extension from Outlet Drive and Snyder Road to the Overlook Apartments off N. Campbell Station Road (Source Broadband Services, Applicant)

Staff recommended approval subject to the following:

- 1) Please bore to the side of any pedestrian facility;
- 2) Please obtain a right of way permit from the Town. Please coordinate erosion control measures with the Town staff;
- 3) Please restore any affected areas to their pre-construction condition and ensure that all affected areas are completely stabilized;
- 4) Please ensure that proper traffic control measures are in place and affected entities are notified; and
- 5) Please provide an as-built of the fiber line placement to the Town once the project is complete.

Motion was made by Commissioner St. Clair to approve the fiber optic extension request subject to the staffs' recommendations. Motion was seconded by Commissioner Povlin and motion passed unanimously.

8. Discussion and public hearing on approval of a site plan for a façade renovation at the former Ingles building at 11801-11833 Kingston Pike, Zoned C-1 (Samia Coker, Land Planning Associates, Applicant)

Staff recommended approval subject to any future HVAC units being screened in accordance with Town requirements.

Motion was made by Commissioner Povlin to approve the façade renovation subject to the staffs' recommendation. Motion was seconded by Commissioner St. Clair and motion passed unanimously.

9. Discussion and public hearing on approval of a site plan revision for an Office/Retail development at 12802 Kingston Pike, 1.341 Acres, Zoned C-1 (GBS Engineering, Applicant)

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

- 1) The parking lot terminal island area in the southwest corner does not appear to maintain the required 5-foot minimum width for the full length of the parking space. Please clarify or adjust plan accordingly. In addition, the northeast corner of parking lot is terminated by a sidewalk with green areas to the east. The staff will recommend that additional landscaping be added immediately to the east of the sidewalk to offset the loss of the traditional terminal landscape island;
- 2) No dumpster is planned for this site. Please clarify how trash will be collected, where it will be picked up from, and where (if applicable) on the site any outdoor containers will be stored;
- 3) Please assure that all plan sheets are sealed and properly signed in accordance with the State board requirements;
- 4) Please correct Note #3 on the cover sheet as one word is missing;
- 5) In order to avoid any confusion please show anticipated HVAC unit(s) on the building elevation sheet so it is clear how it is screened;
- 6) Please remember that a separate application, filing fee, and review is required for the landscape plan;
- 7) Please provide an erosion control letter of credit for \$6,700; and
- 8) Please provide a drainage fee for \$525.

Motion was made by Commissioner St. Clair to approve the site plan subject to the staffs' recommendations. Motion was seconded by Mayor Williams and motion passed unanimously.

10. Discussion and public hearing on approval of a resubdivision plat of Lots 9 and 10 in the Farragut View Subdivision, 133 and 139 Admiral Road, 4.46 Acres, Zoned R-1 (Jay Beeler, Applicant)

Staff noted that the applicant requested a variance from the requirement to construct a pedestrian facility along their Admiral Road frontage since Admiral Road is classified as a local collector. Staff recommended approval of the variance due to the minor nature of the subdivision.

Motion was made by Commissioner Kile to approve the variance due to the minor nature of the subdivision. Motion was seconded by Mayor Williams and motion passed unanimously.

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

- 1) The plat must include the Town's "Certificate of Water and Sewer Availability" to assure that the lots can be serviced by the existing water and sewer mains along Admiral Road. Please correct the plat accordingly. Please also note that lot 10R (given its size) cannot be created unless it is now, or is going to be, connected to the public sewer system. Note 11 is not adequate, the lot cannot be platted as proposed without a public sewer connection. In addition, why does this plat continue to include a "Certificate of Approval Private Subsurface Sewage Disposal"? Please address these issues and correct the plat accordingly; and
- 2) The plat identifies a Wood Barn on lot 9R with a 16-foot setback from the lot line being created between the two lots. The side and rear setback requirements for an agricultural accessory structure in the R-1 zone is 35 feet. The plat should either include a note stating that the barn is not for agricultural use or the lot line should be adjusted to meet the setback requirements.

Motion was made by Commissioner Kile to approve the plat subject to the staffs' recommendations. Motion was seconded by Mayor Williams and motion passed unanimously.

11. Discussion and public hearing on approval of a revised concept plan for the Ivey Farms Subdivision, Parcels 52, 54, 54.01, and 55, Tax Map 151, 110.92 Acres, 214 Lots, Zoned R-1/OSR (SITE Incorporated/Ryan M. Estabrooks, Applicant)

Staff reviewed this item and noted that the applicant has requested a variance from the maximum length of a cul-de-sac (500 feet) for Streets A, B, C, and E. This was mostly due to topographic reasons and avoiding crossing certain drainages consistent with the OSR overlay district. Staff recommended approval of the variance request due to topographic reasons and avoiding crossing certain drainages consistent with the OSR overlay district.

A long discussion ensued and, based on input provided by some residents in Saddle Ridge, Commissioner St. Clair moved to approve the requested variance with Road B, which provides access to Pecos Road in Saddle Ridge, being changed back to a cul-de-sac to be consistent with the original concept plan that was approved by the Planning Commission in July of 2018. Motion was seconded by Commissioner Povlin and motion passed unanimously.

Staff noted that the applicant has requested a variance for Road E from the minimum local street width and right of way width from 26 to 22 feet and 50 to 40 feet respectively. Staff recommended approval of the variance due to the short length of this street and the presence of a drainage area to the north of Road E.

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

Staff recommended approval of the concept plan which would amend the concept plan approved in July of 2018 subject to the plan reflecting any changes, including Road B being changed back to a cul-de-sac, that may occur to the preliminary plat based on final staff comments.

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

12. Discussion and public hearing on approval of 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)

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

- 1) Please document what flood event the Town Creek crossing (bridge structure) has been sized to accommodate. Please also note that the Town may continue to evaluate the need to plat finished floor elevations on some lots;
- 2) There is a 40" Oak tree shown on lot 20 on the Tree Preservation Plan. During a site visit, the staff noticed a rock outcropping/shelf in this area. How will this affect the buildability of this lot and any adjoining lots with similar limitations?
- 3) Please provide closure computations for boundary traverses once the surveyor has completed them;
- 4) Please provide copies of state and federal construction permits, as necessary;
- 5) Please provide a copy of the NOC;
- 6) Please provide drainage permit fee of \$8,600;
- 7) Please provide irrevocable letter of credit for erosion control for \$328,000. This is based upon the largest single phase of disturbance. Note that no phase can begin until stabilization is complete on proceeding phases, including a permanent stand of grass;
- 8) All utilities must be approved by the respective owner prior to approval of final plat;
- 9) Please note that pedestrian travel paths and crossings from the sidewalks on the west side of developments entrance road to the sidewalk on the east side of Ivey Farm Road (Way Station Trail Extension) will need to be clarified once the plans for Union Road are finalized;
- 10) Note to Planning Commission: Traffic Impact Study shows that signalization of the Kingston Pike intersection will be warranted by development of the Swan property alone, but not by development of the Ivey property alone. Planning Commission should consider at what point the developer will be required to signalize the intersection. Please note that TDOT's Region 1 Traffic Office must first determine at what point the intersection meets warrants and must approve of signalization plans. This determination is typically not made in advance of development, but after traffic patterns have emerged that warrant signalization; and
- 11) Changing back Road B so that it is a cul-de-sac rather than a through street. Road B would still provide for a connection to Pecos Road in the Saddle Ridge Subdivision.

Motion was made by Commissioner St. Clair to approve the preliminary plat subject to the staffs' recommendations excluding #10 which is more of a note rather than an item. Motion was seconded by Commissioner Whiting and motion passed unanimously.

13. Discussion on a preliminary plat for the Ivey Village Subdivision, a portion of Parcel 58, Tax Map 151, 6.78 Acres, 34 Lots, Zoned NCC, OS-P, and FPD (SITE Incorporated/Annette Hommel, Applicant)

For discussion purposes only.

14. Discussion on proposed amendments to the future land use map recommended by the Comprehensive Land Use Plan Steering Committee related to the Outlet Drive and Snyder Road corridors (Town of Farragut, Applicant)

For discussion purposes only.

15. Discussion on proposed amendments to the Farragut Zoning Ordinance to remove references to elderly and group housing and clustered housing units since the terms are no longer used in the ordinance

For discussion purposes only.

The meeting adjourned at 10:40 p.m.



Edwin K. Whiting, Secretary