



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

April 18, 2019

MEMBERS PRESENT

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

MEMBERS ABSENT

Staff Representatives: Mark Shipley, Community Development Director
Bart Hose, Assistant Community Development Director
David Smoak, Town Administrator
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 Whiting to approve the agenda as listed. Motion was seconded by Commissioner St. Clair and motion passed unanimously.

3. Approval of minutes – March 21, 2019

Motion was made by Mayor Williams to approve the minutes as submitted. Motion was seconded by Commissioner Povlin and motion passed unanimously with Commissioner Myers abstaining due to being absent at the March 21, 2019 meeting.

4. Discussion on preliminary road design plans for improvements to Union Road (Town of Farragut, Applicant)

For discussion purposes only.

5. Discussion and public hearing on a final plat for Lot 1 of the Swan Farm Subdivision (south side of Union Road across from Brochardt Boulevard), Part of Parcel 58, Tax Map 151, 2.97 Acres, Zoned R-1/FPD (Travis Fuller, Applicant)

Staff reviewed this item and noted that the remaining items concerning the plat include:

- 1) The approval for the creation of this lot is subject to the findings of a wetland determination performed by a wetland determination specialist. If the proposed lot is found to be buildable, a letter of credit will be required for the completion of a pedestrian facility along the Union Road frontage so that it may be coordinated with the Union Road improvements. The dollar amount for this letter of credit will be provided by the Town Engineer; and
- 2) Access onto Union Road must be reviewed by the Planning Commission and approved by the Board of Mayor and Aldermen. Access will need to be coordinated with the Union Road improvements.

After some discussion with the Planning Commission, a representative for the applicant requested a variance from the requirement to construct a pedestrian facility along the Union Road frontage of the property. Union Road is classified as a Major Collector Street on the Major Road Plan and a pedestrian facility is required along such street as part of the subdivision process. The applicant's representative requested the variance due to the minor nature of the subdivision (i.e. the creation of one single-family residential lot).

Motion was made by Commissioner St. Clair to approve the variance due to the minor nature of the subdivision. Motion was seconded by Commissioner Povlin and motion passed unanimously.

Commissioners then considered action on the plat. Since a variance was granted in relation to the pedestrian facility, the staffs' initial comment concerning the need for a completion letter of credit for the pedestrian facility was removed.

Motion was made by Commissioner Povlin to approve the plat subject to the following comments being satisfactorily addressed as verified in writing by the Town staff:

- 1) *The approval for the creation of this lot is subject to the findings of a wetland determination performed by a wetland determination specialist; and*
- 2) *Access onto Union Road must be reviewed by the Planning Commission and approved by the Board of Mayor and Aldermen. Access will need to be coordinated with the Union Road improvements.*

Motion was seconded by Mayor Williams and motion passed unanimously.

6. Discussion and public hearing on a preliminary plat for Campbell Crossing, Parcels 84, 84.01, and 87, Tax Map 130 (southeast intersection of Fretz Road and N. Campbell Station Road), 10.17 Acres, 22 House Lots, Zoned R-1/OSR (Fred Long Construction Concepts, Applicant)

Staff noted that the applicant has requested the following variances from the Subdivision Regulations that will have to be considered separately prior to acting on the preliminary plat:

- 1) A variance from the maximum length of a cul-de-sac of 500 feet due to the shape of the property, topographic issues to the south, and the proximity to the intersection of Fretz Road and N. Campbell Station Road. Staff recommended approval of this variance for the reasons noted above.

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

- 2) A variance from the width of the street from the required 26 feet to a proposed width of 24 feet due to the short length of the street and the number of dwelling units associated with this subdivision. Staff recommended approval of this variance for the reasons noted above.

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

- 3) A variance from the requirement for more than one access into and out of the development due to topographic issues, the shape of the property, and its proximity in relation to the intersection of Fretz Road and N. Campbell Station Road. The development also will have less than 30 house lots. Staff recommended approval of this variance for the reasons noted above.

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

In terms of the preliminary plat, staff recommended approval subject to the following comments being satisfactorily addressed as verified in writing by the Town staff:

- 1) Please clarify the dashed line that is associated with the 81-foot section along N. Campbell Station Road. This 81-foot section is also required to have a dedicated right of way of 40 feet from the centerline. Please clarify on the plans and include the required right of way dedication along this section by adding the 40-foot dimension. This will be platted with the Campbell Crossing final plat;
- 2) Please get with Town staff on coordinating the alignment of the walking trail easement to N. Campbell Station Road so that the 60-inch maple tree (tree #4 on the tree protection and replacement plan) can be preserved. In general, this maple tree and others will need to be looked at with an arborist for purposes of implementing certain measures as noted on the tree protection and replacement plan;
- 3) Please coordinate the development of this subdivision with Knox County in terms of an additional turn lane to be constructed on N. Campbell Station Road at its intersection with Fretz Road. A letter of credit will be required to ensure that a pedestrian facility is constructed along the N. Campbell Station Road frontage of the Campbell Crossing Subdivision;
- 4) Please ensure that the revised preliminary plat set includes FUD's approval of the water and sanitary sewer plans;
- 5) Per CGP, three EPSC sheets are required for sites disturbing more than 5 acres. Please provide an intermediate stage sheet. Please also include any notes applicable to the SWPPP sheets on a note sheet;

- 6) Symbol for silt fencing is not consistent on EPSC sheets;
- 7) Grading and drainage plan sheet must be included separate from the SWPPP sheets;
- 8) Please check dimensions of weir notch shown in site details, as it appears to differ from the drainage calculations;
- 9) Please clarify that all pipes will be Class III concrete;
- 10) Please address how electric, fiber, gas, and cable are being provided in the subdivision;
- 11) Please provide an irrevocable letter of credit for erosion control for \$53,000; and
- 12) Please provide a drainage permit fee for \$880.

Motion made by Commissioner Myers to approve the preliminary plat subject to the staff comments. Motion was seconded by Commissioner Povlin and motion passed unanimously.

7. Discussion and public hearing on a preliminary plat for the Ivey Village Subdivision, a portion of Parcel 58, Tax Map 151, 7.16 Acres, 34 House Lots, Zoned NCC, OS-P, and FPD (SITE Incorporated/Annette Hommel, Applicant)

Staff noted that the applicant has requested the following variances from the Subdivision Regulations that will have to be considered separately prior to acting on the preliminary plat:

- 1) A variance from the width of the street (both Streets A and B) from the required 26 feet to a proposed width of 22 feet due to the short length of the street and the design objective to create a street system with more of an alley character. Staff recommended approval of this variance for the reasons noted above.

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

- 2) A variance from the right of way width (both for Streets A and B) from the required 50 feet to a proposed width of 40 feet due to the short length of the street and the design objective to create a street system with more of an alley character. Staff recommended approval of this variance for the reasons noted above.

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

Staff noted that, in terms of the preliminary plat itself, the remaining comments were as follows:

- 1) Please review the “purpose of the plat” note and modify as needed;
- 2) Please clarify on the plan sheets that this is a portion (7.11 ac) of the larger Swan Farm (which has not yet been divided). Please also clearly note on the plan that the plan/plat for Ivey Farms Road has not yet received final approval and that approval of this development is linked/contingent on such final approval;
- 3) Please provide lot coverage calculation for the development;
- 4) Please include the approximate acreage of the individual lots being created;
- 5) Please include the setbacks, front and back, for the proposed buildings on the individual lots. The typical building envelope indicates 20 and 10 feet. These buildings and their

- arrangement are the transition component of the development. As they are attached single-family, their arrangement should follow the setbacks for attached single-family dwelling units provided for in the Zoning Ordinance. The distance between the front building façade and sidewalks needs to be evaluated and ultimately assured;
- 6) Please identify proposed landscaping/greenspace areas on the individual lots and discuss how they will be assured in the covenants and deed restrictions;
 - 7) The proposed sidewalk along the northern edge of the building lots is sandwiched between the lots and the front of the buildings (10' setback), a detention feature, and retaining walls. Can the corridor area around the sidewalk be widened (by elongating the basin or moving the walls back a bit more)? The sidewalk is being proposed in-lieu-of a more traditional facility along Union Road. Staff is trying to ensure the sidewalk is seen more as a Union Road alternative facility rather than a facility tied largely to the Ivey Villages project;
 - 8) A sidewalk connection should be planned from the walking trail/sidewalk near the southeast corner of the lot 23 into the commercial development to connect with the planned commercial development to the south;
 - 9) Please discuss the streetscaping and landscaping plans with Staff. We would like to see the streetscaping enhanced as much as possible given the limited space, and also ensure that the new residential neighborhood is clearly demarcated/separated from the proposed commercial areas to the south;
 - 10) Please update and include all relevant Tree Preservation and Removal Plan sheets from the larger Ivey Farm Road and mass grading Plat/Plan;
 - 11) Please clarify the Road A typical Cross Sections for sidewalk vs non-sidewalk areas. Please do the same for Road B to indicate greenspace strip areas;
 - 12) Please ensure that the revised preliminary plat set includes FUD's approval of the water and sanitary sewer plans;
 - 13) Please show FEMA base flood elevations and cross sections on the plans;
 - 14) Please add the Town's required aquatic buffer note regarding disturbance;
 - 15) Please include all updated SWPPP sheets for this project;
 - 16) Please include detail and all other pertinent documentation/information regarding the proposed bio-retention basin;
 - 17) Please coordinate the maximum graded slope notes on the grading plan with the streetscaping plan and note stabilization if any slopes exceed 3:1;
 - 18) Please only show the street and pedestrian facility system on the non-residential portion of the development;
 - 19) Please include raised crosswalks as discussed for traffic calming and delineation (residential from non-residential) purposes; and
 - 20) Please provide details for proposed retaining walls exceeding 4 feet.

Staff indicated that they have reviewed the remaining comments with the applicant's engineer and do not foresee any issue with addressing these comments. Motion was made by Commissioner Povlin to approve the plat subject to the staffs' comments. Motion was seconded by Mayor Williams and motion passed unanimously.

- 8. Discussion and public hearing on a resolution to approve proposed amendments to the future land use map in the Comprehensive Land Use Plan Update 2012 recommended by the Comprehensive Land Use Plan Steering Committee related to the Outlet Drive and Snyder Road corridors (Town of Farragut, Applicant)**

Staff reviewed this item and recommended approval of Resolution PC-19-03.

Motion was made by Commissioner St. Clair to approve Resolution PC-19-03. Motion was seconded by Mayor Williams and motion passed unanimously.

9. Discussion and public hearing 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 (Town of Farragut, Applicant)

Staff reviewed this item and recommended approval of Resolution PC-19-04 which recommends approval of Ordinance 19-19.

Motion was made by Commissioner St. Clair to approve Resolution PC-19-04. Motion was seconded by Commissioner Povlin and motion passed unanimously.

10. Discussion on proposed amendments to the Farragut Zoning Ordinance related to short term rentals (Town of Farragut, Applicant)

For discussion purposes only.

11. Discussion on amending the maximum lot coverage formula as applied in the R-1/OSR Zoning District (Town of Farragut, Applicant)

For discussion purposes only.

12. Approval of utilities

None.

The meeting adjourned at 10:54 p.m.



Edwin K. Whiting, Secretary