



MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION

April 19, 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
David Smoak, Town Administrator

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

1. **CITIZEN FORUM**

Alderman Povlin reminded Commissioners of some upcoming training.

2. **APPROVAL OF AGENDA**

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

3. **APPROVAL OF MINUTES**

A motion was made by Commissioner Povlin to approve the March 15, 2018 minutes. The motion was seconded by Commissioner St. Clair and the motion passed unanimously except for Commissioner Myers abstaining because he was absent.

4. **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, OS-P, AND FPD (SITE, Inc., Applicant)**

For discussion purposes only. Commissioner Myers noted that he would abstain from the discussions regarding this item.

5. **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 AND R-1 TO R-1/OSR (Site Inc., Applicant)**

For discussion purposes only.

6. **DISCUSSION ON A REQUEST TO REZONE PARCEL 12, TAX MAP 162, 801 MCFEE ROAD, 20.267 ACRES, FROM R-2 TO R-1/OSR (Homestead Land Holdings, LLC, Applicant)**

For discussion purposes only.

7. **DISCUSSION AND PUBLIC HEARING ON A PRELIMINARY PLAT FOR ROAD IMPROVEMENTS ALONG N. CAMPBELL STATION ROAD AT THE FRETZ ROAD INTERSECTION (W. Scott Williams, Applicant)**

Staff reviewed this item and noted that the remaining comments would need to be addressed in consultation with the Town Engineer. The applicant's engineer, Scott Williams, and the Town Engineer, Darryl Smith, indicated that they could work with Knox County and resolve the remaining staff comments. A motion was made by Kile to approve the preliminary plat subject to the applicant working with the Town Engineer on satisfactorily completing the remaining comments. Motion was seconded by Myers and motion passed unanimously.

8. **DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR A REVIEW OF A CONCEPT PLAN FOR GRIGSBY PARK (WEST OF THE CHAPEL POINT SUBDIVISION OFF GRIGSBY CHAPEL ROAD), PARCELS 115.01, 116.01, 96, AND 96.01, TAX MAPS 130 AND 142, 24.878 ACRES, 66 LOTS, ZONED R-4 (Grigsby Park, LLC, Applicant)**

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

1. The current property address was added and indicates that one tax parcel is addressed from Fretz Road and the deeds indicate that it has a 15-foot access easement to Fretz Road. This possible connection point to Fretz Road should be evaluated (see comment 2 below).
2. The plan has been revised to relocate a proposed stub street to the west (toward Fretz Road) for future connectivity. Staff questions the viability and utility of the proposed location. Any future connection would seem to require road construction on LCUB's substation property, or under a TVA easement on a church's property. The church property location would also impact the existing greenway which would have to be relocated. Additional coordination is needed.
3. The plan indicates a connection to Chapel Point Lane. This connection would apparently have to be approved by the Chapel Point Homeowners Association which controls a "reserve strip" between the existing roadway and the property line. The developers will need to construct a fully compliant turn-around if the connection can't be made.
4. A streetscaping plan sheet has been added, but it lacks detail and is very conceptual. It is also non-compliant with respect to sidewalks and the 6-foot grass strip requirement. More detail will be needed at the preliminary plat phase.
5. A typical street detail has been added but it is non-compliant and does not include the required minimum 6-foot grass strip between the sidewalk and street.

6. Surveyor's note 2 has been revised but is still somewhat vague regarding the location of all easements on the property. Adequate deed and other research (including utility contacts) should be completed to locate easements.
7. Please provide a note on the drawings reflecting that all dwellings will be fire sprinkler protected.
8. If connection to Chapel Point Lane cannot be worked out with adjacent property, please provide a hammerhead or similar compliant fire apparatus turn around.
9. The development needs some re-configuration to better work around or limit impact to the site's natural assets and physical constraints, including mature trees, the specimen tree near Grigsby Chapel Road (which should be part of a streetscape plan and worked into the design), steep slopes, depressions, and wetlands.
10. Staff recommends minimum 75' westbound taper with 20' "full width" right turn lane on Grigsby Chapel Road, leading into the development.

A motion was made by Commissioner Myers to approve the concept plan subject to the staffs' recommendations. The motion was seconded by Commissioner St. Clair and the motion passed unanimously except for Commissioner Kile abstaining.

9. DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR APPROVAL OF A SITE PLAN FOR A PARTIAL REDEVELOPMENT OF THE STATION WEST DEVELOPMENT, 11311 STATION WEST DRIVE, 2.51 ACRES, ZONED C-2 (11311 Station West, LLC - David Fiser, Applicant)

The staff reviewed this item and, with the exception of #'s 2 and 3, which needed additional input from the Planning Commission, the staff recommended approval subject to the following comments:

1. The applicant has addressed staff's initial plan review comments and/or made application to the Board of Zoning Appeals for review and approval, as applicable. As such, any site plan approval by the Planning Commission will need to be made subject to Board of Zoning Appeals approval of related special exception and/or variance requests.
2. The applicant is proposing to stripe a pedestrian lane within the Station West Drive roadway section in-leu-of constructing a sidewalk along a portion of the frontage. The road is currently 26-feet wide and carries limited traffic. One possible alternative to striping a lane within the roadway would be to narrow the pavement, by moving the curb inward to create the space needed to construct an actual sidewalk. This concept has been discussed with the Town's engineer who was not opposed to exploring it.
3. Does the proposed building have an iconic element?
4. The existing dumpster enclosure is non-compliant. Please note that it will need to be brought into compliance when the eastern section of the site is redeveloped.
5. Detention has been provided with development of the site directly north of this site, and this new redevelopment simply ties to the system already in place. Further, this development reduces the impervious area, and includes water quality inserts for current requirements.
6. The proposed storm drain between the two buildings carries runoff from all roof drains, as well as this new portion of parking. While PVC is typically accepted for roof drains, the pipe from A0 to A1 should likely be 18" concrete, both for strength and capacity.

7. This may require a junction box between A0 and A1 to accept the two roof drains in that area.
8. All applicable letters-of-credit will need to be submitted, including a \$6000 LOC for erosion control.
9. As this is redevelopment of an existing site (and a reduction in impervious surface), no Drainage Fee will be required.
10. As this development includes less than one acre of disturbance, no NOC is required.
11. A digital JPEG copy of the plan will be required prior to a certificate of occupancy being issued.

Commissioners were not against the concept of narrowing the width of Station West Drive to provide for a pedestrian facility and that this would need to be presented to the BZA as part of their consideration of relief concerning the provision for pedestrian facilities along all abutting streets. Commissioners were okay with the building in terms of an iconic element. A motion was made by Commissioner St. Clair to approve the site plan subject to the staffs' recommendation. The motion was seconded by Commissioner Myers and the motion passed unanimously.

10. DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR APPROVAL OF A SITE PLAN FOR TIRE DISCOUNTERS, 709 N. CAMPBELL STATION ROAD, 1 ACRE, ZONED C-2 (Leesman Engineering and Associates – Tim Dwyer, Applicant)

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

1. The building and parking landscaping diagram and notes are incorrect. The required landscaped area between the building and parking must be completely vegetated with at least 25% other than grass cover.
2. The masonry percentage noted on sheet C10 is incorrect and must be listed as at least 75% (not 64%). In addition, the signage must be removed from the site plan elevations (sheet C10).
3. The dimensional width of all landscape islands should be shown on the plan.
4. Any approval should be made subject to the proposed cross-lot access to the north being finalized with the adjoining property owner and a suitable legal agreement/easement being recorded. Changes to the submitted access plan may require resubmission to the Planning Commission.
5. Please provide details for all lighting fixtures including wall mounted fixtures.
6. All plan notes need to be properly referenced to the Town of Farragut and not Knoxville or any other jurisdiction (see note #9, sheet C3).
7. Please provide the required fire flow calculations, derived from the 2012 International Fire Code Appendix B & C.
8. Please provide current fire hydrant flow data from closest existing fire hydrant. This should include residual and static pressures and flow in GPM.
9. The site plan needs to be consistent with the landscape plan per the staffs' comments on the landscape plan.
10. A digital as-built plan will be required in JPEG format prior to the issuance of a certificate of occupancy.

The applicant's engineer indicated that they were fine with the staff comments except for #4. Commissioners discussed this and agreed to amend comment #4. A motion was made by Commissioner Myers to approve the site plan subject to the staffs' recommendation and amending comment #4 to state that the applicant make a good faith effort to create a cross access to the property to the north so that the two lots are connected for vehicular traffic flow and to improve stacking. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

11. DISCUSSION ON THE APPLICATION OF HEIGHT AS IT RELATES TO ACCESSORY STRUCTURES AND BUILDINGS CONSTRUCTED ALONG SLOPES.

For discussion purposes only.

12. DISCUSSION AND PUBLIC HEARING ON AN AMENDMENT TO THE PLANNING COMMISSION BY-LAWS TO CHANGE THE TERM FOR THE YOUTH REPRESENTATIVE FROM CALENDAR YEAR TO FISCAL YEAR.

Staff recommended approval.

A motion was made by Commissioner Myers to approve the requested amendment to the Planning Commission By-Laws. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

13. DISCUSSION AND PUBLIC HEARING ON AN ORDINANCE TO ESTABLISH A NEIGHBORHOOD/CONVENIENCE COMMERCIAL ZONING DISTRICT (Town of Farragut, Applicant)

Staff recommended approval of Resolution PC-18-06 which recommends approval of Ordinance 18-03.

A motion was made by Commissioner St. Clair to postpone action on Ordinance 18-03 so that the staff could make some revisions. The motion was seconded by Commissioner Myers and the motion passed unanimously.

14. DISCUSSION ON REMOVING MINI-WAREHOUSE FACILITIES FROM THE LIST OF PERMITTED USES IN THE REGIONAL COMMERCIAL DISTRICT (C-2) AND AMENDING THE GENERAL COMMERCIAL STORAGE DISTRICT (CS-1) TO ALLOW MINI-WAREHOUSE FACILITIES AND RE-WORD THE GENERAL DESCRIPTION TO ADDRESS WHERE THIS DISTRICT MAY BE APPROPRIATE (Town of Farragut, Applicant)

For discussion purposes only.

11. APPROVAL OF UTILITIES

ADJOURNMENT

The meeting adjourned at 11:47 p.m.


Edwin K. Whiting, Secretary