



**MINUTES  
FARRAGUT MUNICIPAL PLANNING COMMISSION**

**May 17, 2018**

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

Ed Whiting, Secretary  
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 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 Dick to approve the April 19, 2018 minutes. The motion was seconded by Commissioner Povlin and the motion passed unanimously.*

**4. DISCUSSION AND PUBLIC HEARING ON AN ORDINANCE TO ESTABLISH THE NEIGHBORHOOD/CONVENIENCE COMMERCIAL DISTRICT (NCC) (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 approve Resolution PC-18-06 which recommends approval of Ordinance PC-18-03. The motion was seconded by Commissioner Povlin and the motion passed unanimously.*

5. **DISCUSSION AND PUBLIC HEARING ON A REQUEST TO AMEND THE FUTURE LAND USE MAP FOR A PORTION OF THE SWAN PROPERTY, PARCEL 58, TAX MAP 151, 12639 KINGSTON PIKE FROM OPEN SPACE TO LOW DENSITY RESIDENTIAL.**

Staff recommended approval of the amendment to the future land use map.

*A motion was made by Commissioner Povlin to approve an amendment to the future land use map. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.*

6. **DISCUSSION AND PUBLIC HEARING 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)**

Staff recommended approval of the rezoning shown on Exhibit A as part of Ordinance 18-09 with the areas requested for C-1 and R-4 being modified and shown as being rezoned to the Neighborhood/Convenience Commercial District (NCC). Staff also recommended that the rezoning be conditioned on the completion of Union Road or the construction of an extension of Way Station Trail from Kingston Pike to Union Road so that all portions of any development on the Swan property would directly access a collector and/or arterial street that meets the minimum standards for such street(s) as provided for in the Farragut Subdivision Regulations.

*A motion was made by Commissioner Povlin to approve a request to rezone the Swan Property subject to the staffs' recommendation. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.*

7. **DISCUSSION AND PUBLIC HEARING 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)**

Staff recommended approval of Resolution PC-18-11 which recommends approval of Ordinance 18-10 subject to the condition that the property directly access a collector and/or arterial street which meets the minimum standards for such street(s) as provided for in the Farragut Subdivision Regulations. This could include the completion of Union Road improvements (which are currently being designed) or the construction of an extension of Way Station Trail and a roundabout at Union Road that would provide for a direct connection of the Ivey property to Kingston Pike via a collector street that meets the minimum standards provided for in the Farragut Subdivision Regulations.

*A motion was made by Commissioner St. Clair to approve Resolution PC-18-11 which recommends approval of Ordinance PC-18-10. The motion was seconded by Commissioner Dick and the motion passed unanimously with Commissioner Povlin having recused herself.*

8. **DISCUSSION AND PUBLIC HEARING 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)**

Staff recommended approval of Resolution PC-18-07 which recommends approval of Ordinance 18-06.

*A motion was made by Commissioner Povlin to approve Resolution PC-18-07 which recommends approval of Ordinance PC-18-06. The motion was seconded by Commissioner Dick and the motion passed unanimously.*

**9. APPROVAL OF PRELIMINARY PLANS FOR VIRTUE ROAD, FROM 2200 FEET SOUTH OF BROADWOOD DRIVE TO 700 FEET SOUTH OF KINGSTON PIKE (Town of Farragut, Applicant)**

Staff recommended approval of the preliminary plans.

*A motion was made by Commissioner Myers to approve preliminary plans for Virtue Road with a suggestion that traffic calming measures be considered and measures be employed to protect pedestrians at the bridge crossing. The placement of utility poles should also be reviewed in relation to landscaping and encroachment into abutting properties. The motion was seconded by Commissioner Kile and the motion passed unanimously.*

**10. DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR APPROVAL OF A CONCEPT PLAN FOR BRASS LANTERN SUBDIVISION, PARCEL 012, TAX MAP 162, 801 MCFEE ROAD, 20.267 ACRES (Homestead Land Holdings, LLC, Applicant)**

Staff reviewed this item and noted that separate action would need to be taken on two variances from the Subdivision Regulations prior to action being taken on the concept plan.

The *first variance* would be from the requirement in the Subdivision Regulations for the subdivision to have *more than one public street vehicular access into and out of the development*. The applicant is requesting a variance based on the following reasons:

- 1) The property to the north is already developed with no opportunity for a connection;
- 2) The portion of the applicant's property to the west is relatively steep, wooded, and includes a creek all of which are shown as open space consistent with the OSR Zoning District; and
- 3) Access to the south is restricted due to a pre-approved planned concept for development of the next phase of McFee Park.

Staff supported the variance request given these conditions and the fact that the subdivision will have 30 or less dwelling units.

*A motion was made by Commissioner Povlin to approve the variance for the reasons noted by the applicant and staff. The motion was seconded by Commissioner Dick and the motion passed unanimously.*

The *second variance* would be from the *requirement for a cul-de-sac to be no more than 500 feet in length*. The proposed cul-de-sac in this development is approximately 1,280 feet in length. The applicant is requesting a variance due to this being a deep but narrow piece of property with no opportunity for internal loop streets.

Staff supported the variance request given this physical condition inherent in the configuration of the tract and the fact that the development will have 30 or less dwelling units.

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

Staff noted that the Commission would need to take action on the concept plan. Staff recommended approval of the concept plan subject to the following comments being addressed as verified in writing by the Town staff:

- 1) The plat materials should clearly list the specific names of the professionals that helped to prepare the plan. Company names and professional stamps are not always adequate to fully identify all the contributing professionals. Also, the arborist needs to be listed on the cover page with the other professionals;
- 2) The pattern identifying the slopes in excess of 15% is still printing very light and should be further darkened;
- 3) Please include on the physical inventory sheet the aquatic buffer note per the language provided for in the Subdivision Regulations;
- 4) The streetscape plan needs to be revised to provide more specifics about the landscaping at the entrance and within the island proposed for the walking trail crossing. The streetscape plan must include at least one visual enhancement element that is prominent and that creates an identifiable character for the subdivision. This needs to be more clearly identified on the concept plan. Also, the staff would recommend that one additional island, perhaps in the area near lots 3, 4, 26, and 27, be included and that the island where the pedestrian crossing is proposed be enlarged to accommodate more landscaping and aid in traffic calming; and
- 5) Please include a detail of and label the walking trail.

*A motion was made by Commissioner Kile to approve the concept plan subject to the staffs' recommendation. The motion was seconded by Commissioner Povlin and the motion passed unanimously.*

**11. DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR APPROVAL OF A SITE PLAN FOR KNOX VALLEY DENTAL, 11852 KINGSTON PIKE, 1.37 ACRES, ZONED O-1 (CMA Design/Blankenship & Partners, PLLC, Applicant)**

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

- 1) Please provide flow data and distance measurement to 2<sup>nd</sup> fire hydrant being utilized to satisfy 2<sup>nd</sup> required hydrant;
- 2) Please provide a note confirming that the design loading for the pavers at the fire apparatus access area will withstand a minimum 30,000 lab per axle loading requirement;
- 3) Please provide a certified property address;
- 4) The 3 to 6-foot high, partially covered, decorative landscape wall at the front of the courtyard area does not meet setback standards as designed. It will need to be modified to "provide for pedestrian engagement with the public street." It is too tall and cannot be covered per the language provided for in the zoning ordinance as it relates to structures in a front yard;
- 5) Electrical transformer locations will need to be added to the plan;
- 6) All proposed external lighting fixtures will need to be verified for compliance;
- 7) A final plat will be required to combine the existing lots and dissolve the existing drainage easement that bisects the property. It will need to include all existing and proposed easements. It should also clearly restrict, in a note and on the plan, the existing driveway cut onto Kingston Pike for emergency vehicular access only;

- 8) Please ensure that the parking lot is set back at least 20 feet from the front property lines. There appears to be a slight encroachment along Kingston Pike;
- 9) Please list the masonry percentages of the net façade area of the building on the plans to verify compliance with the 75% masonry requirement;
- 10) A landscape plan must be approved by the VRRB. An application and filing fee will be needed;
- 11) Outlet pipe from detention should be RCP (not HDPE);
- 12) How are 36" RCP (carrying pass-thru runoff) and 18" RCP (from detention basin) to be connected to existing manhole at northwest corner of property? Not certain this angle (and pipe sizes) will work. One option to shorten length of pipes: Consider installation of manhole at northeastern corner of parking lot. Route 36" RCP to this manhole, as well as detention outlet. Only one pipe (probably 36") would then be needed from this manhole to northwest (existing) manhole;
- 13) Please submit irrevocable letter of credit for erosion control for \$8500;
- 14) Please submit Drainage Fee of \$560;
- 15) Please submit NOC;
- 16) Please submit copy of TDOT permit for working on state ROW; and
- 17) Please bring a color and materials board to the Planning Commission meeting.

*A motion was made by Commissioner Kile to approve a request for a site plan subject to the staffs' recommendation with Comment #4 being updated to indicate that the courtyard wall will not exceed 3 feet and that a sidewalk should be connected from the sidewalk along Kingston Pike to the courtyard. The motion was seconded by Commissioner Povlin and the motion passed unanimously.*

**12. DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR A VARIANCE FROM THE DISTANCE FROM INTERSECTIONS AND DISTANCE BETWEEN DRIVEWAYS REQUIREMENTS IN THE DRIVEWAYS AND OTHER ACCESSWAYS ORDINANCE IN ASSOCIATION WITH A REQUESTED RIGHT IN RIGHT OUT ACCESS ONTO CONCORD ROAD FOR THE PROPERTY REFERENCED AS 816 CONCORD ROAD, PARCEL 001, TAX MAP 153B, GROUP B, .5 ACRES, ZONED RA (Knox County) (John and Sarah Mailen, Applicant)**

Staff recommended approval of the requested variances to allow the access requested for 816 Concord Road due to the property having no other access. Staff recommended to condition any approval on this access being a right in right out residential driveway only and that no openings to the raised median proposed with the Concord Road improvements would be permitted in association with the proposed access.

*A motion was made by Commissioner St. Clair to approve the requested variances subject to the staffs' recommendation. The motion was seconded by Commissioner Povlin and the motion passed unanimously.*

**13. DISCUSSION AND PUBLIC HEARING ON AN ORDINANCE TO AMEND THE HEIGHT REGULATIONS FOR ACCESSORY BUILDINGS IN THE R-1, RURAL SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT (Town of Farragut, Applicant)**

Staff recommended approval of Resolution PC-18-12 which recommends approval of Ordinance 18-05.

*A motion was made by Commissioner Povlin to approve Resolution PC-18-12 which recommends approval of Ordinance PC-18-05. The motion was seconded by Commissioner Myers and the motion passed unanimously.*

**14. DISCUSSION AND PUBLIC HEARING ON REMOVING MINI-WAREHOUSE FACILITIES FROM THE LIST OF PERMITTED USES IN THE REGIONAL COMMERCIAL DISTRICT (C-2) AND RETAINING MINI-WAREHOUSE FACILITIES AS A PERMITTED USE IN THE REGIONAL COMMERCIAL, RETAIL/WAREHOUSING DISTRICT (C-2-R/W) (Town of Farragut, Applicant)**

Staff recommended approval of Resolution PC-18-09 which recommends approval of Ordinance 18-08.

*The Planning Commission discussed how to address a mini-warehouse development proposed at 11775 Snyder Road (which is zoned C-2) that was presented as a concept site plan in March of 2018. The Commission recommended that an exclusion from the provisions of Ordinance 18-08 be applied to the property at 11775 Snyder Road for up to 6 months from the date of this meeting during which a complete site plan would have to be submitted for Planning Commission approval. This exclusion was recommended since a plan was presented to the Planning Commission prior to the development of Ordinance 18-08. There was a clear intent to build a mini-warehouse on this property and the property was purchased in good faith to pursue such a development. With this exclusion recognized by the Planning Commission, a motion was made by Commissioner Myers to approve Resolution PC-18-09 which recommends approval of Ordinance PC-18-08. The motion was seconded by Commissioner Povlin and the motion passed unanimously.*

**15. DISCUSSION AND PUBLIC HEARING ON REMOVING THE GENERAL COMMERCIAL STORAGE DISTRICT (CS-1) FROM CHAPTER 3 OF THE FARRAGUT ZONING ORDINANCE (Town of Farragut, Applicant)**

Staff recommended approval of Resolution PC-18-08 which recommends approval of Ordinance 18-07.

*A motion was made by Commissioner Povlin to approve Resolution PC-18-08 which recommends approval of Ordinance PC-18-07. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.*

**16. APPROVAL OF UTILITIES**

None

**ADJOURNMENT**

The meeting adjourned at 10:52 p.m.

  
Edwin K. Whiting, Secretary