



**MINUTES  
FARRAGUT MUNICIPAL PLANNING COMMISSION**

**July 19, 2018**

**MEMBERS PRESENT**

Rita Holladay, Chairman  
Ed St. Clair, Vice-Chairman  
Ed Whiting, Secretary  
Betty Dick  
Noah Myers

**MEMBERS ABSENT**

Ron Pinchok, Mayor  
Louise Povlin, Alderman  
Rose Ann Kile

**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 with the exception of removing Item #6 regarding the final plat for Easton Park since the field items required for such plat approval have not been addressed. Also, as part of the same motion, it was recommended that the election of officers be deferred to the next meeting since only five commissioners were present. The motion was seconded by Commissioner Dick and the motion passed unanimously.*

**3. APPROVAL OF MINUTES**

*A motion was made by Commissioner St. Clair to approve the June 21, 2018 minutes. The motion was seconded by Commissioner Dick and the motion passed unanimously except for Commissioner Myers who abstained because he was absent.*

**4. APPROVAL OF A YOUTH REPRESENTATIVE FOR THE PLANNING COMMISSION**

The Commission held a workshop at 6:30 to meet the applicants. Commissioners noted that all three applicants were good candidates and action would be taken as part of this agenda item.

*After some deliberation, a motion was made by Commissioner St. Clair to recommend Nick LiMandri as the youth representative due to his background and the fact that he listed the Planning Commission as his first committee choice. The motion was seconded by Commissioner Dick and the motion passed unanimously.*

**5. DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE PARCELS 84, 84.01, AND 87, TAX MAP 130 AT THE EASTERN INTERSECTION OF N. CAMPBELL STATION ROAD AND FRETZ ROAD, 10.23 ACRES, FROM R-1 TO R-1/OSR (Fred Long Construction Concepts, Applicant)**

Staff recommended approval of Resolution PC-18-13 which recommends approval of Ordinance 18-12. Staff noted that the recommendations should be subject to the three lots being combined with a plat prior to second reading at the Board of Mayor and Aldermen meeting.

*A motion was made by Commissioner Whiting to approve Resolution PC-18-13 as stipulated by the Town staff. The motion was seconded by Commissioner Myers and the motion passed unanimously.*

**6. DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR EASTON PARK SUBDIVISION, UNIT I, A PORTION OF PARCELS 59.10 AND 59.11, TAX MAP 152, 4.78 ACRES, 14 LOTS (HFTC GP, Applicant)**

Removed from the agenda as part of Agenda Item #2.

**7. DISCUSSION AND PUBLIC HEARING ON A CONCEPT PLAN FOR THE IVEY FARMS, PARCELS 52, 54.01, AND 57, TAX MAP 151, 114.32 ACRES, 213 LOTS, ZONED R-1/OSR (Site Incorporated, Applicant)**

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

- 1) The “identified natural water course” areas are currently being evaluated to ensure that they are only wet-weather conveyances and not regulated waters. They appear to be largely located within open space areas, but the streetscaping plan also envisions bioswale and rain garden improvements in these areas. The plans may need to be altered if they are determined to be regulated waters of the State;
- 2) Several walking trail segments are quite steep. This may be unavoidable due to topography, but the developers should work with staff throughout the process to make adjustments where possible. In addition, the applicants are proposing 12-foot wide trails that could be narrowed a bit to limit disturbance where necessary;
- 3) The development is being coordinated with and includes a proposed extension of Way Station Trail across the Swan Property. A full road plat and the same level of planning detail for this aspect of the development will need to be part of the preliminary plat submittal. Way Station Trail extension would be considered a major collector street and would need to meet the applicable requirements;
- 4) Please provide a JPEG of this plan once approved; and
- 5) The traffic calming measures will need to be assessed more closely as part of the preliminary plat to ensure that they will be constructed to notably slow traffic.

*A motion was made by Commissioner St. Clair to approve the concept plan for the Ivey Farms subject to addressing the staffs’ comments. The motion was seconded by Commissioner Myers and the motion passed unanimously.*

**8. DISCUSSION AND PUBLIC HEARING ON APPROVAL OF A REQUEST FROM COMCAST TO INSTALL UNDERGROUND CONDUIT ALONG PORTIONS OF**

**PARKSIDE DRIVE, N. CAMPBELL STATION ROAD, CAMPBELL LAKES DRIVE,  
AND LAKESEDGE DRIVE (Comcast, Applicant)**

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

- 1) Please sign and seal the plans;
- 2) Please include a numbered note on the plans that no structures associated with this project shall interfere with existing pedestrian facilities or landscaping. If any damage should occur to public infrastructure as a result of this project such damage shall be repaired by the contractor;
- 3) Please obtain a Right of Way Permit from the Town's engineering staff and schedule a pre-construction meeting in the field with the Town staff to review the project and the scope of work. Any traffic control measures shall be coordinated with the Town's engineering staff.

*A motion was made by Commissioner Myers to approve a request from Comcast to install underground conduit subject to addressing the staffs' comments and providing a letter of credit (to cover any damage to public infrastructure) based on an amount determined by the Town Engineer. The motion was seconded by Commissioner Dick and the motion passed unanimously.*

**9. DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR KNOXVILLE-FARRAGUT STORAGE, LLC, 11775 SNYDER ROAD, 6 ACRES, ZONED C-2 (Knoxville-Farragut Storage, LLC, Applicant)**

The remaining staff comments are as follows:

- 1) Please number all sheets in the submittal as 1 of, 2 of ..., etc. The lighting plan and architectural sheets are not numbered correctly;
- 2) All sheets in the site plan set must be signed and sealed. The lighting plan sheets and the architectural sheets are not signed and sealed;
- 3) Please add the specific name of the qualified preparer (architect, electrical engineer, etc.,) on the cover sheet for contact purposes (list in addition to the stamped seal);
- 4) Please provide color renderings for each building and each elevation. A materials sample and color board will be required when this is taken to the Planning Commission;
- 5) It does not appear that the 75% masonry standard is being met for the buildings. The applicant is proposing "detailed concrete" modules. Some elements of their proposal may, in staff's opinion, meet the standards but other elements do not;
- 6) Please ensure and verify that the HVAC screening plan meets Town standards. The units must be screened by the building they are serving so that they are not visible from adjacent properties or rights of ways. Some units appear to be visible on the submitted renderings. Please provide line of sight renderings;
- 7) The submitted lighting plan is incomplete, please review standards and update accordingly. The plan was not signed or sealed, not properly numbered in the site plan set, and did not include any fixture cut sheets (on the plan sheets);
- 8) The utilities plan information does not address electric (including the location of poles, transformers, etc.), gas, phone or cable. The location of poles, conduits, and transformers can present conflicts with other plan elements;
- 9) The plan does not meet the minimum required number of bicycle racks/parking. The applicants will be discussing general parking provisions with the Board of Zoning Appeals;

- 10) Please include a construction detail for the proposed security fencing;
- 11) A plat will be required for the walking trail easement. As part of this plat the required right of way, if not already provided, will have to be dedicated;
- 12) Please add a note (like the note on sheet C-2) to the Tree Preservation/Removal plan indicating that the final alignment of the walking trail will be coordinated with Town staff prior to construction and related tree removal;
- 13) A letter-of-credit guaranteeing required landscaping will be required. Please also note that the landscaping plan will have to be approved by the Town's Visual Resources Review Board (VRRB) and this is a separate application and review;
- 14) Please verify with the Town's stormwater coordinator that the infiltration ditch and basin are considered low impact development measures;
- 15) Please provide, on the site plan, the required calculated fire flow for all structures. Refer to appendix B & C of the 2012 International Fire Code. This information shall be included on the drawings of record. It is suggested that this is included on Sheet C8;
- 16) Building "A" is not a compliant construction type in accordance with local construction amendments to the 2012 IBC. Please change accordingly;
- 17) Please submit irrevocable letter of credit for erosion control for \$30,000;
- 18) Please submit Drainage Fee of \$1650;
- 19) Please submit NOC.

*A motion was made by Commissioner Myers to approve a site plan for Knoxville-Farragut Storage, LLC subject to addressing the staffs' comments which would include revised building elevations being presented to the Planning Commission. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.*

**10. DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR KINGSTON PIKE VILLAGE – PHASE I – APARTMENTS, 115 S. WATT ROAD, 18.65 ACRES, ZONED PCD (Watt Road Investments, LLC, Applicant)**

The remaining staff comments are as follows:

- 1) The parking plan and calculations provided indicate a deficit of 41 parking spaces. Given the multi-family nature of this phase of the development, and the grade separation between phases, staff would not support the use of shared parking in the main commercial area beyond what is already being shown adjoining the northernmost building. Staff does not believe that residents in the other apartment buildings would want to park their vehicles so separated from their units and in front of a grocery store or other big-box store overnight. If the Planning Commission chooses to permit additional remote/shared parking, it should require the parking to be fully constructed as a part of this phase and, given that the developers have subdivided the property for financing purposes, an easement should be provided and platted in accordance with the shared parking provisions of the zoning ordinance;
- 2) The eastern open-space/amenity area continues to be heavily impacted by a detention/retention basin. The applicants indicate that the basin/pond is only 1900 square-feet larger than on the concept plan. The square-footage is not the point. The original concept plan depicted a broad, shallow area intended as usable space when not wet. This is evidenced by the proposed three (3) steps leading down to the area on the concept plan. The area was a key component of the original concept plan on which the

- 3) PCD zoning was approved, and staff continues to oppose it being sacrificed to other project objectives;
- 4) Please fully incorporate the western open-space/amenity area into the site plan for this phase and provide all applicable plan details;
- 5) The PCD zone requires a 50-foot transition area with several different transition element options. Please clearly define the transition element options to be utilized. In addition, please address and clarify what appears to be grading/disturbance behind the retaining wall and how it impacts the transition area. This is the first set of plans to have details on proposed retaining walls. To be clear, existing tree covered areas within transitions shall be protected (this is a requirement of the PCD). Staff visits to the site indicate that much of the transition area is tree covered which would appear (based on the latest submittal) to be affected by proposed grading in relation to the retaining walls – this is a significant comment that will affect the overall design and layout of the development;
- 6) The location of ground mounted HVAC units is inconsistent on several sheets, please coordinate all sheets;
- 7) Walled areas at the end of some buildings are shown on various plan sheets and conflict with the landscaping. It was noted at the staff/developer meeting that they were HVAC related areas on earlier versions of the plan and are no longer applicable. They need to be removed from the plans;
- 8) Please include lot coverage diagrams;
- 9) Please submit a fully compliant site lighting plan;
- 10) Please clearly label/identify the pattern used for landscaped area on Sheet C11.0 (Landscape Area Calculations). Please also ensure that calculations verifying landscaping requirements between buildings and parking lots are not obscured on the plans;
- 11) Please list the plan prepares name(s) separately for identification and contact purposes;
- 12) Please use correct values for maximum size of building area. (i.e. 7000 sq ft vs 7500);
- 13) The turning radius at the traffic circle does not appear to accommodate the 53' fire apparatus turning radius requirements. Please address;
- 14) Please relocate the fire department connections for the sprinkler systems to the road side, front, of buildings 5 & 6;
- 15) The Architectural Design Checklist was submitted past the deadline and has not yet been reviewed. Staff will need to check for compliance;
- 16) The large off-site area draining to drainage structure CB-B6 appears to contribute 20.07 cfs. How will this single catch basin accept this flow? Consider the fact this structure is behind the retaining wall, with little likelihood maintenance crews would notice if the grate becomes clogged with leaves. Other offsite areas to the west of this property appear to drain toward retaining walls on the west side of the site. How will this runoff bypass the site? At entrance to Watt Road, check ability of CB-B grate to handle offsite runoff in ditch from Old Stage Road;
- 17) North arrow and scale on retaining wall layouts are incorrect. Also, it appears cut section behind wall extends well into the buffer and transition area;
- 18) Show contour labels on existing and proposed contours on all sheets;
- 19) In addition to Note 4, show a proposed location for concrete washout area on sheets C1.1 and C1.2;
- 20) Considering size of this site, consider supplemental lines of silt fence;

- 21) Can architectural details on grading sheets be eliminated (or heavily screened) to remove excessive linework? Please label or add transformer symbol to legend for clarity on utility sheets;
- 22) It's understood that cable and telephone are designed by others, but layouts should be included in the project plans prior to permit;
- 23) Staff suggests additional catch basins to pick up runoff prior to JB-B8. If not, please confirm ability to accept runoff from this large area at CI-18 (and attached trench drain);
- 24) Please show details for raised crosswalks;
- 25) This plan has temporarily omitted the commercial development proposed in earlier submittals but shows grading for eventual development of those facilities. The Kingston Pike full access (adjacent to Y-12) will not connect to this site in this phase. A reasonable assumption is that the entrance shown onto Watt Road is sufficient for trips generated by this phase. Please confirm;
- 26) Please show signage for navigating travel routes;
- 27) Please indicate whether RCP or HDPE will be used for all pipes on C4.3. Note that HDPE can only be used in very limited situations;
- 28) Please update Construction Notes on C5.0 to reflect correct drawing for pavement details;
- 29) Please submit irrevocable letter of credit for \$135,000 for Erosion Control;
- 30) Please submit Drainage Fee of \$5,825.00;
- 31) Please submit TDOT permit to work on state ROW; and
- 32) Please submit NOC.

*After a long discussion, a motion was made by Commissioner Myers to approve a site plan for Kingston Pike Village – Phase I apartments subject to the staff comments being addressed with the exception of Comment #2. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.*

**11. DISCUSSION AND PUBLIC HEARING ON THE ADOPTION OF THE KNOX COUNTY, CITY OF KNOXVILLE, AND TOWN OF FARRAGUT MULTI-JURISDICTIONAL LOCAL HAZARD MITIGATION PLAN**

Staff reviewed the Plan and recommended approval in the form of Resolution PC-18-14.

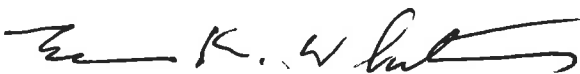
*A motion was made by Commissioner St. Clair to approve Resolution PC-18-14. The motion was seconded by Commissioner Dick and the motion passed unanimously.*

**12. APPROVAL OF UTILITIES**

None

**ADJOURNMENT**

The meeting adjourned at 9:30 p.m.



Edwin K. Whiting, Secretary