



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

August 16, 2018

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ed Whiting, Secretary
Ron Pinchok, Mayor
Louise Povlin, Alderman
Noah Myers
Betty Dick
Rose Ann Kile
Drew Carson
Nick LiMandri, Youth Representative

MEMBERS ABSENT

Staff Representatives: Mark Shipley, Community Development Director
Bart Hose, Assistant Community Development Director
Darryl Smith, Town Engineer
David Smoak, Town Administrator

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

1. CITIZEN FORUM

Chairman Holladay noted that there will be Private Property Rights training on Monday, October 29 from 6-8 pm at Town Hall. All Planning Commission Members should try and attend. Nick LiMandri was also introduced as the new youth representative.

2. APPROVAL OF AGENDA

Staff recommended that the agenda be modified to add as Agenda Item 16, for discussion purposes, "Approval of Utilities – Verizon Installation of Underground Conduit along eastern portion of "Kingston Pike." A motion was made by Commissioner Povlin to approve the modification as stated. The motion was seconded by Commissioner Myers and the motion passed unanimously.

3. APPROVAL OF MINUTES

A motion was made by Commissioner St. Clair to approve the July 19, 2018 minutes as presented. The motion was seconded by Commissioner Whiting and the motion passed

unanimously except for Commissioner's Kile, Povlin, and Pinchok who abstained because they were absent.

4. ELECTION OF OFFICERS

This item involved the appointment of officers, including the Chairman, Vice-Chairman, and Secretary.

A motion was made by Mayor Pinchok to reappoint the existing officers. The motion was seconded by Commissioner Myers and the motion passed unanimously.

5. PLANNING COMMISSION REVIEW OF PROPOSED SPORTS FIELD LIGHTING ON THE LACROSSE FIELD AT THE FARRAGUT HIGH SCHOOL (Taylor Clark, Applicant)

Staff recommended approval of the proposed sports field lighting at Farragut High School.

A motion was made by Commissioner St. Clair to approve the proposed sports field lighting at Farragut High School. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

6. PLANNING COMMISSION REVIEW OF REVISED PRELIMINARY PLANS FOR VIRTUE ROAD, FROM 2200 FEET SOUTH OF BROADWOOD DRIVE TO 700 FEET SOUTH OF KINGSTON PIKE (Town of Farragut, Applicant)

The Town Engineer reviewed this item and recommended approval.

A motion to defer was made by Commissioner St. Clair due to some suggested modifications. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

7. PLANNING COMMISSION REVIEW OF THE PROPOSED KINGSTON PIKE GREENWAY UNDERPASS EAST OF THE INTERSECTION OF KINGSTON PIKE AND CAMPBELL STATION ROAD (Town of Farragut, Applicant)

The Town Engineer reviewed this item and recommended approval.

A motion was made by Commissioner St. Clair to send this item back to the Board of Mayor and Aldermen for further review. The motion was seconded by Commissioner Kile and the motion passed unanimously.

8. DISCUSSION AND PUBLIC HEARING ON A REQUEST TO FILL, STABILIZE, AND CONSTRUCT IMPROVEMENTS WITHIN A SINKHOLE AREA IN ASSOCIATION WITH AN EXPANSION TO THE MCFEE PARK AT 917 MCFEE ROAD (Town of Farragut, Applicant)

Staff recommended approval subject to adherence to the recommendations contained in the April 26, 2018 Sinkhole Exploration Report prepared by Foundation Systems Engineering, P.C. and compliance with all other applicable provisions of the Town's Sinkhole Ordinance.

A motion was made by Commissioner Myers to approve the requested modifications to the sinkhole area subject to the staffs' recommendations. The motion was seconded by Commissioner Kile and the motion passed unanimously.

9. DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR THE EASTON PARK SUBDIVISION, A PORTION OF PARCELS 59.10 AND 59.11, TAX MAP 152, 15.45 ACRES, 38 LOTS (HFTC GP, Applicant)

Staff noted that, due to weather, the applicant is proposing to request approval for Unit I which would involve 14 lots (13 house lots and 1 open space lot) on the eastern side of Anchor Vista Road. If the plat is approved, staff noted that, prior to the Town Engineer signing off on the Unit I plat, the following comments must be satisfactorily addressed as verified in writing by the Town staff:

- 1) Please install curbing around traffic calming islands, clean out gravel within the islands, and backfill with topsoil for tree planting in the fall (landscaping is shown in the islands on the approved landscape plan);
- 2) Please improve stabilization within Unit I lots. There are still a number of sizable bare areas;
- 3) Please backfill all curbing and walking trails so there is no lip exposed. Trail edges are to be grass rather than base stone;
- 4) Please remove saw cut concrete curb from entrance and repave with aggregate base and binder;
- 5) Please provide completion letter of credit for \$97,000. Completion letter of credit includes the greenway, surface course, and removal and repaving of concrete curb at the front entrance;
- 6) Please provide general maintenance letter of credit for \$47,000;
- 7) Please provide landscape completion letter of credit for \$25,000;
- 8) Please note that the required 10% open space cannot include required buffer strips and detention basins. Please address this in the summary and ensure that at least 10% open space is being provided in this phase and the next phase;
- 9) The detention pond is integral to the entire subdivision's drainage plan, including Unit I. It should be fully secured and guaranteed via a letter of credit;
- 10) Please clarify Total sq.ft. vs Open Space sq.ft. listed on lot 2;
- 11) Please correct the "Gravel Greenway (TYP)" note, the greenway will be paved;
- 12) Please include the recording information for the agreement referenced in Note #16; and
- 13) Subdivision covenants being approved by Town Attorney and recorded.

A motion was made by Commissioner Myers to approve the final plat subject to the staff comments being addressed and an additional item (to be listed as Comment #13) being added to address the need for covenants being approved and recorded as reviewed by the Town Attorney. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

10. DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR A REMODEL OF THE MCDONALD'S AT 11205 KINGSTON PIKE, 1 ACRE (McDonald's USA, LLC, Applicant)

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

- 1) Please account for any dumpsters envisioned and ensure that they will be contained within an approved enclosure;
- 2) Please ensure that new HVAC units will be screened by the building they are serving. This could be in the form of a raised parapet;

- 3) Please remove proposed signage from the site plan submittal. Any signage must be approved as part of a sign permitting process and any existing noncompliant signage must be removed as part of this remodel; and
- 4) Please sign and seal all sheets.

A motion was made by Commissioner Kile to approve the site plan subject to the staff recommendations. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

11. DISCUSSION AND PUBLIC HEARING ON AN AMENDMENT TO THE SITE PLAN FOR THE KNOXVILLE-FARRAGUT STORAGE, LLC, 11775 SNYDER ROAD, 6 ACRES, ZONED C-2 (Knoxville-Farragut Storage, LLC, Applicant)

Staff reviewed this item and asked that the plans clearly identify the proposed masonry materials and that the net façade area of each of the three buildings must contain at least 75% qualifying masonry. Revised elevation sheets, once approved, will need to be incorporated into the final set of site plan sheets.

A motion was made by Commissioner Myers to approve a site plan for Knoxville-Farragut Storage, LLC. The motion was seconded by Commissioner Kile and the motion passed unanimously.

12. DISCUSSION AND PUBLIC HEARING ON AN AMENDMENT TO THE 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)

Staff recommended approval of the additional dumpster subject to the enclosure being brick rather than Nichiha Wood siding since brick is the primary masonry material on the new building. Staff also recommended a gate detail be provided with the revised dumpster enclosure plans. Staff recommended approval of the roll up doors in front of a portion of the Elliott's Boots lease space provided all building and fire code requirements can be satisfied.

A motion was made by Commissioner St. Clair to approve the requested amendments to the site plan subject to the staff recommendations. The motion was seconded by Commissioner Myers and the motion passed unanimously.

13. DISCUSSION ON A REQUEST TO REZONE PARCEL 95 AND A PORTION OF PARCEL 94, TAX MAP 152N, GROUP A (END OF THORNBUSH LANE IN THE SHEFFIELD SUBDIVISION), 7.2 ACRES, FROM R-1 AND A TO R-1/OSR (Dave Wilkinson, Applicant)

For discussion purposes only.

14. DISCUSSION ON A REQUEST TO REZONE A PORTION OF PARCEL 94, TAX MAP 152N, GROUP A, 3.69 ACRES, FROM A TO R-1 (Dave Wilkinson, Applicant)

For discussion purposes only.

15. DISCUSSION ON A CONCEPT PLAN FOR THE ENCLAVE AT SHEFFIELD, PARCEL 95 AND A PORTION OF PARCEL 94, TAX MAP 152N, GROUP A (END OF

**THORNBUSH LANE IN THE SHEFFIELD SUBDIVISION), 7.2 ACRES, 18 LOTS
(Dave Wilkinson, Applicant)**

For discussion purposes only.

**16. APPROVAL OF UTILITIES – VERIZON INSTALLATION OF UNDERGROUND
CONDUIT ALONG EASTERN PORTION OF KINGSTON PIKE (if added as part of
Agenda Item #2).**

For discussion purposes only.

ADJOURNMENT

The meeting adjourned at 9:45 p.m.



Edwin K. Whiting, Secretary