



MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION

September 20, 2018

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

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

1. **CITIZEN FORUM**

None.

2. **APPROVAL OF AGENDA**

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

3. **APPROVAL OF MINUTES**

A motion was made by Commissioner Povlin to approve the August 16, 2018 minutes as presented. The motion was seconded by Mayor Williams and the motion passed unanimously.

A motion was made by Commissioner Myers to approve the August 30, 2018 minutes as presented. The motion was seconded by Commissioner St. Clair and the motion passed unanimously with Commissioners' Kile and Dick abstaining because they were absent.

4. **APPROVAL OF UTILITIES – VERIZON INSTALLATION OF UNDERGROUND CONDUIT ALONG THE NORTHERN PORTION OF KINGSTON PIKE FROM LOVELL ROAD TO RUSSGATE BOULEVARD (MCI Verizon, Applicant)**

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

- 1) Providing either an irrevocable letter of credit or an escrow deposit for \$10,000 to cover any damage to public infrastructure;
- 2) Submitting traffic control plans that are acceptable to the Town's engineering department;
- 3) Including a note on the plans that any structures that may be damaged as a result of work related to this project shall be repaired by the contractor to the satisfaction of the Town's engineering staff;
- 4) Ensuring that all affected entities are properly notified, and any possible impacts avoided to the greatest extent possible; and
- 5) Conducting a pre-construction meeting with Town staff and obtaining a right of way permit from the Town's engineering department. An emphasis will be work conducted along the Kingston Pike frontage of the Campbell Station Inn.

A motion was made by Commissioner St. Clair to approve Verizon installation of underground conduit. The motion was seconded by Commissioner Kile and the motion passed unanimously.

5. 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)

Staff recommended approval of the revised preliminary road design plans that include a roundabout at the entrance to the Brookmere Subdivision.

A motion was made by Commissioner Myers to approve the revised preliminary plan for Virtue Road. The motion was seconded by Commissioner St. Clair and the motion passed unanimously with Commissioner Greene abstaining.

6. DISCUSSION AND PUBLIC HEARING ON A RESUBDIVISION PLAT TO COMBINE PARCELS 84, 87, AND 84.01, TAX MAP 130 (EAST INTERSECTION OF FRETZ ROAD AND N. CAMPBELL STATION ROAD), 10.22 ACRES, 3 LOTS, ZONED R-1 (R-1/OSR pending) (Fred Long Construction Concepts, Applicant)

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

- 1) Please include the required right of way dedication for the easternmost tract (Parcel 87, Tax Map 130) along N. Campbell Station Road. The requirement is 40 feet from the centerline;
- 2) The setback notes for the R-1/OSR are partially correct but incomplete. Please revise;
- 3) Please obtain all signatures; and
- 4) Please line up the dates on the Release of Easements Certification.

A motion was made by Commissioner St. Clair to approve the resubdivision plat subject to staffs' recommendation. The motion was seconded by Commissioner Polvin and the motion passed unanimously.

7. DISCUSSION AND PUBLIC HEARING ON A RESUBDIVISION PLAT TO COMBINE A PORTION OF PARCEL 94 AND PARCEL 95, TAX MAP 152N, GROUP A, 2 LOTS, ZONED A (R-1 pending) (Dave Wilkinson, Applicant)

Staff recommended approval of a variance from the requirement to construct pedestrian facilities along the Turkey Creek Road and Virtue Road frontages of Lot 202R due to the minor

nature of the resubdivision proposed at this time. Should Lot 202R be further subdivided, the requirement for pedestrian facilities along these collector streets will be re-assessed.

Staff recommended approval of the plat subject to obtaining signatures and with the understanding that the existing 20-foot drainage easement will be modified and re-platted when Lot 203R is developed.

A motion was made by Commissioner St. Clair for the approval of the plat subject to staffs' recommendation. The motion was seconded by Commissioner Myers and the motion passed unanimously.

8. DISCUSSION AND PUBLIC HEARING 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), 6.72 ACRES, FROM R-1 AND A TO R-1/OSR (Dave Wilkinson, Applicant)

Staff recommended approval of Resolution PC-18-15 which recommends approval of Ordinance 18-14.

A motion was made by Commissioner Dick to approve Resolution PC-18-15 which recommends approval of Ordinance PC-18-14. The motion was seconded by Commissioner Kile and the motion passed unanimously.

9. DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE A PORTION OF PARCEL 94, TAX MAP 152N, GROUP A, 3.61 ACRES, FROM A TO R-1 (Dave Wilkinson, Applicant)

Staff recommended approval of Resolution PC-18-16 which recommends approval of Ordinance 18-15.

A motion was made by Commissioner Kile to approve Resolution PC-18-16 which recommends approval of Ordinance PC-18-15. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

10. DISCUSSION AND PUBLIC HEARING ON A PRELIMINARY PLAT 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), 6.72 ACRES, 18 HOUSE LOTS AND 3 OPEN SPACE LOTS, ZONED R-1 (R-1/OSR pending) (Dave Wilkinson, Applicant)

Staff recommended approval of a variance from the requirement for more than one vehicular access into and out of the development due to topography and the number of lots proposed as part of this phase of Sheffield.

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

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

- 1) The submission still contains some incorrect “Site Plan” and “Concept Plan” titles and references. It is a preliminary plat and all terms, such as site plan and concept plan, should be updated or removed accordingly;
- 2) The owner information displayed on the Cover Sheet and Sheet C-2 is different than what’s listed on Sheet C-2.1. Please check all sheets and make all necessary corrections;
- 3) There still appears to be some inconsistencies in the open space, lot numbers, building area, and total coverage calculations shown on the Cover Sheet. Please ensure that the proposed rezoning acreages match the resubdivision plat when adjusting for the new OSR areas and use the summary tables from the final plat for Phase III of Sheffield (along with Phase I) to ensure the most up-to-date lot and area counts;
- 4) The plans show utility and drainage lines running outside of the standard required property line easements. Additional line easements will be required for all such cross-lot utility and drainage lines;
- 5) FUD will have to sign off on the preliminary plat sheets related to water and sewer service;
- 6) The proposed street light fixture will have to be verified as meeting Town lighting standards (please bring a fixture to the Town Hall for review). Please include with the lighting details the proposed height of the light poles and specific placement to verify compliance with the Town’s requirements;
- 7) The tree preservation/removal plan must be prepared by (or at least signed off by) a qualifying professional and account for the protection of trees in relation to grading and utility provisions. An arborist assessment may be needed for certain trees that, with the application of certain measures, could otherwise be saved;
- 8) The location of tree protection fencing must be shown on the tree protection plan and a detail of such fencing provided in the plans. Such fencing should be located at the limits of grading/disturbance (including anticipated disturbance for utility installation) for tree covered areas and around any peripheral or isolated trees being preserved (the goal should be to extend tree fencing to the drip line of trees or groups of trees to be protected);
- 9) Sheet C3.0 (Grading and Drainage Plan) labels JB-2 as CI-2. Should this be a curb inlet or junction box? Also, drainage calculations indicate runoff of 29.5 cfs will now be routed to the swale between Lots 10-13 and 6-9. This swale may be difficult to stabilize on a permanent basis, simply due to flow rates. How will this swale transition from defined flat bottom ditch to sheet flow? Shouldn’t this area be stabilized beyond the property line (through Lovell property)?
- 10) A letter signed by William Lovell (owner of property on western side of this development) has been submitted, indicating Mr. Lovell’s approval of granting drainage easements to allow runoff to be directed across his property (and directly into Little Turkey Creek). Please show these drainage easements as proposed. Also, Mr. Lovell has apparently asked for a permanent 15’ access easement from the southern cul de sac to his property. Please show where this easement will be located and include any applicable notes for clarification purposes;
- 11) Please provide design for electric, gas, telephone, and cable utilities. This is required with the preliminary plat submittal;
- 12) It appears that several details are missing on Detail Sheets (SWPPP and Utilities). The links to other projects are shown on the plan sheet indicating references are broken in the drawing files. Suggest closer review prior to printing and submittal;

- 13) Please provide copy of NOC;
- 14) Please provide irrevocable letter of credit for erosion control of \$22,500;
- 15) Please provide drainage fee of \$720; and
- 16) Staff recognizes that greenway connection on northern side of development has been moved, which will likely improve drainage situation if no swale on upper side of greenway is to be provided. However, this alignment will create a low point at each end that will pool runoff and create maintenance issues. Staff will determine during construction whether swale can be omitted. If this appears to create erosion issues at that time, staff will require additional grading and installation of pipes with headwalls.

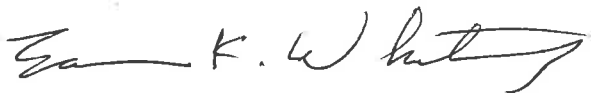
A motion was made by Commissioner St. Clair to approve the preliminary plat subject to staffs' recommendation. The motion was seconded by Commissioner Dick and the motion passed unanimously.

11. DISCUSSION ON A PRELIMINARY PLAT FOR CAMPBELL CROSSING, 10.22 ACRES, 22 HOUSE LOTS AND 2 OPEN SPACE LOTS, ZONED R-1 (R-1/OSR pending) (Fred Long Construction Concepts, Applicant)

For discussion purposes only.

ADJOURNMENT

The meeting adjourned at 8:36 p.m.



Edwin K. Whiting, Secretary