



MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION

January 16, 2020

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ron Williams, Mayor
Louise Povlin
Scott Russ
Betty Dick
Jon Greene
Noah Myers
Rose Ann Kile
Melanie Cionfola, Youth Representative

MEMBERS ABSENT

Staff Representatives: Mark Shipley, Community Development Director
David Smoak, Town Administrator
Tom Hale, Town Attorney
Bart Hose, Assistant Community Development Director

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

1. Citizen Forum

Chairman Holladay reminded commissioners to send in their ethics forms to the State and commended the Parks and Recreation and Public Works Departments on the opening of the Community Center. Mayor Williams announced that the Town has now officially been assigned the 37934 Zip Code.

2. Approval of agenda

Staff recommended approval of the agenda as presented.

A motion was made by Mayor Williams to follow staffs' recommendation. Motion was seconded by Commissioner Myers and motion passed unanimously.

3. Approval of minutes – December 19, 2019

Staff recommended approval.

A motion was made by Mayor Williams to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and motion passed unanimously.

4. Discussion and public hearing on a final plat for Brookmere Phase II, 13.57 Acres, 39 Houselots and 1 Open Space Lot, Zoned R-1/OSR and FPD (Ryan Lynch, Applicant)

Staff reviewed the project and noted that there were actually 40 rather than 39 proposed house lots. Staff recommended approval subject to the following comments being satisfactorily addressed as verified in writing by the Town staff:

- 1) Several of the certificates reference Phase I of the subdivision. Please correct all certificates and other notations on the plat to correctly reference this plat, as titled. In addition, there is a Phase II notation under the numbered notes referencing future development. It, along with several other similar notes need to be updated given that this plat is now being called Phase II. The number of lots acreage should also reflect this phase. Please review all notes to make sure they are correct;
- 2) A LOC will be required to guarantee that the corner monuments are set. This will be in addition to the other LOC's typically accepted for a final plat. Please provide a cost estimate to the Town Engineer for setting all pins in this phase of the development;
- 3) Inadequate space is provided on the certification block for letter of credit value to be added where the Town Engineer signs the plat;
- 4) Please complete all items on staff's punchlist, including stabilization of all disturbed areas (at least seed and straw). As January is a difficult time for germination of seed, in lieu of full grow-in the developer may submit a separate letter of credit in an amount equal to cost for hydroseeding of all disturbed areas (in addition to seed/straw);
- 5) The Town will allow a completion letter of credit for surface course of asphalt and sidewalk. If that is preferred, please submit completion LOC in the amount of \$190,000;
- 6) Please submit 2-year maintenance LOC in the amount of \$40,000; and
- 7) Please provide a digital as-built of the public improvements.

A motion was made by Commissioner St. Clair to follow staffs' recommendation. Motion was seconded by Commissioner Povlin and motion passed unanimously.

5. Discussion and public hearing on a final plat for the Campbell Crossing Subdivision, 1107 N. Campbell Station Road, 10.19 Acres, 22 Houselots and 1 Open Space Lot, Zoned R-1/OSR (Lemay and Associates, 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) Please ensure that the sign easement is large enough to provide for setback compliance for the sign and sign structure;
- 2) Please provide an arborist assessment as to whether any measures need to be taken to lessen any stress that may have been created to the large beech tree that is adjacent to the walking trail between Lots 17 and 18. Any noted recommendations will need to be completed and coordinated with the Town staff;
- 3) The walking trail must be constructed so it can tie into pedestrian improvements that will be part of the left turn lane on N. Campbell Station Road. It appears the driveway becomes the northern end the walking trail tie to N. Campbell Station Road. This is where the easement is shown in this area;

- 4) Please complete all items on staff's punchlist;
- 5) Please submit completion LOC for sidewalks and greenway in the amount of \$70,000;
- 6) Please submit 2-year maintenance LOC for roadway, drainage, sidewalk and greenway in the amount of \$22,000;
- 7) Based on the formula provided for in the OSR Overlay, the total square footage of building coverage should be 110,969 square feet. This would be divided by 22 houselots to provide a building coverage of 5,044 square feet per lot;
- 8) Based on the formula provided for in the OSR Overlay, the total square footage of total lot coverage should be 155,356 square feet. This would be divided by 22 houselots to provide a total coverage of 7,062 square feet per lot. If coverages are not being equally distributed, please show how coverages are being applied to each lot individually;
- 9) Please remove Note #9. Is does not apply in this zoning district;
- 10) Is the owner information still correct on the plat? and
- 11) Please provide a digital as-built of the public improvements.

The project engineer, Richard Lemay, questioned staff comment item #3 and asserted that the preliminary plat did not require the walking trail to be constructed eventually to N. Campbell Station Road. Staff indicated that they would double check the preliminary plat and follow whatever action was taken with regards to the walking trail and its extension to N. Campbell Station Road, as provided for on the approved preliminary plat.

With this stipulation noted, a motion was made by Commissioner Kile to follow staffs' recommendation. Motion was seconded by Commissioner Povlin and motion passed unanimously.

6. Discussion and public hearing on a revision to the site plan approved on August 15, 2019 for a generator at the Summit View Nursing Home, 12823 Kingston Pike, 5 Acres, Zoned C-1 (Falconnier Design Company, Applicant)

Staff reviewed this item and recommended that a thicker (1½ inch minimum) wood material be used for the screening.

A motion was made by Commissioner Povlin to follow staffs' recommendation. Motion was seconded by Mayor Williams and motion passed unanimously.

7. Discussion and public hearing on a site plan for the property located at 11807 Kingston Pike, 1.5 Acres, Zoned C-1 (GBS Engineering, 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) Existing fire hydrant data is older than 12 months. Please provide current flow information;
- 2) Please provide height and area calculations as requested. Need to prove building can occupy this spot as designed;
- 3) Please correct and coordinate all notes and notations to avoid confusion where different specifications are called for on plan and/or detail sheets;

- 4) Please ensure that the sidewalk along Boring Road ties into the existing sidewalk and is far enough off the road to ensure that a minimum 6-foot grass strip will be
- 5) provided between the edge of the sidewalk and the curb-line of Boring Road when it is improved to meet Town standards;
- 6) An 8' grass strip is required between the sidewalk and Kingston Pike. Please correct on the plans;
- 7) Please provide cut-sheet details on the lighting plan sheet for all proposed external fixtures and ensure that they will meet Town standards for glare elimination;
- 8) The parking "Provided" note is a bit confusing given the parking notes above it. It would be more-clear if it read something like "total actually provided."
- 9) The parking space in the southeastern most corner of the lot will force the user to backup further than normal to make a clear turn. This should be re-visited;
- 10) A separate landscape plan application will need to be made for review and approval by the Visual Resources Review Board. Please also ensure that the landscape plan is coordinated with any planned signage for the building/site and that it is prepared by an appropriate professional consistent with state law;
- 11) Please submit erosion control LOC in the amount of \$10,000;
- 12) 6-30 curb & gutter should be extended along Kingston Pike to complete radius return on Boring Road. Use minimum 30' radius, and tie at 12' left of center of Boring;
- 13) Please submit TDOT permit for working on state ROW;
- 14) Prior to the issuance of a Certificate of Occupancy, a letter of credit will be required for both pedestrian facility and landscape maintenance. The amount will be provided by Town staff; and
- 15) Please provide a digital as-built prior to the issuance of a Certificate of Occupancy.

Mark Bialik spoke on behalf of the applicant and noted that the grass strips referenced in staff comment #'s 4 and 5 were not doable due to topographic reasons. Staff indicated that the applicant would need to apply for a variance with the Board of Zoning Appeals (BZA). Consequently, staff comment #'s 4 and 5 would be subject action taken by the BZA.

With this stipulation noted a motion was made by Commissioner Povlin to follow staffs' recommendation. Motion was seconded by Commissioner Myers and motion passed unanimously.

8. Discussion and public hearing on a request for approval for small cell support structures within the public rights of ways adjacent to 100 S. Campbell Station Road, 500 N. Campbell Station Road, 10809 Dineen Drive, 10870 Kingston Pike, 11124 Kingston Pike, 11840 Kingston Pike, 12001 Kingston Pike, 11433 Parkside Drive, 11534 Parkside Drive, 11101 Sonja Drive, 11221 Sonja Drive, Lot 75 Cove at Turkey Creek (near intersection of Turkey Cove Lane and Matthews Cove Lane) (Towersource, Applicant)

Staff noted that action would need to be taken separately on each of the 11 small cell nodes requested. Numerous individuals spoke in relation to this item with almost all individuals opposed to the small cell support structures, especially in residential areas. Verizon Wireless was represented by John Alex Brosky, Jason Kozora, and Andy Loeb.

Under this agenda item, Commissioners decided to vote on the nodes proposed in residential areas first. Those included Nodes 3, 9, 10, and 11.

Staff recommended, as part of right of way permits needed for each node, the following be addressed as conditions of approval:

Node 3 – 10809 Dineen Drive (Stonecrest Subdivision)

- 1) Please ensure pole color matches, to the greatest extent possible, the color of the utility poles in the immediate area;
- 2) Please coordinate with LCUB to see if this or any other proposed node can be contained on an existing overhead utility pole;
- 3) Please coordinate with the Town of Farragut in terms of all applicable safety related requirements and ensure that existing infrastructure and landscaping are repaired or restored if needed;
- 4) A right of way use agreement acceptable to the Town Attorney must be executed for maintenance, removal, replacement, etc.;
- 5) A letter of credit will be required to ensure that any affected areas are restored to their original condition. This letter of credit will cover all 11 nodes and the dollar amount will be calculated by the Town engineer; and
- 6) Please provide any necessary as-builts for the project (these would verify compliance with all applicable regulatory requirements and assist in coordination of future work within the public rights of ways).

After a long discussion and input from residents, staff, and the applicant, a motion was made by Commissioner Kile to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and motion passed unanimously.

Node 9 – 11101 Sonja Drive (across from where Admiral Road intersects with Sonja Drive)

- 1) Please ensure pole color matches, to the greatest extent possible, the color of the utility poles in the immediate area;
- 2) Please coordinate with LCUB to see if this or any other proposed node can be contained on an existing overhead utility pole;
- 3) Can this be moved to the north if desired by the adjoining residents? There is a 40-foot right of way for Admiral Road north of Sonja Drive – staff asks the applicant to double check on this placement;
- 4) Please coordinate with the Town of Farragut in terms of all applicable safety related requirements and ensure that existing infrastructure and landscaping are repaired or restored if needed;
- 5) A right of way use agreement acceptable to the Town Attorney must be executed for maintenance, removal, replacement, etc.;
- 6) A letter of credit will be required to ensure that any affected areas are restored to their original condition. This letter of credit will cover all 11 nodes and the dollar amount will be calculated by the Town engineer; and
- 7) Please provide any necessary as-builts for the project (these would verify compliance with all applicable regulatory requirements and assist in coordination of future work within the public rights of ways).

A motion was made by Commissioner St. Clair to follow staffs' recommendation. Motion was seconded by Commissioner Kile and motion passed unanimously.

Node 10 – 11221 Sonja Drive (near and to the east of the pedestrian crossing sign for the Farragut High School)

- 1) Please ensure pole color matches, to the greatest extent possible, the color of the utility poles in the immediate area;
- 2) Please coordinate with LCUB to see if this or any other proposed node can be contained on an existing overhead utility pole;
- 3) Please work with the property owner at 11221 Sonja Drive and LCUB to assess whether the existing utility service pole on the property at 11221 Sonja Drive can be removed and the utility service added to the proposed small cell node so that there are not two poles in the immediate area. Please also evaluate whether the small cell pole can be moved slightly to the east and further from the driveway;
- 4) Please coordinate with the Town of Farragut in terms of all applicable safety related requirements and ensure that existing infrastructure and landscaping are repaired or restored if needed;
- 5) A right of way use agreement acceptable to the Town Attorney must be executed for maintenance, removal, replacement, etc.;
- 6) A letter of credit will be required to ensure that any affected areas are restored to their original condition. This letter of credit will cover all 11 nodes and the dollar amount will be calculated by the Town engineer; and
- 7) Please provide any necessary as-builts for the project (these would verify compliance with all applicable regulatory requirements and assist in coordination of future work within the public rights of ways).

A motion was made by Commissioner St. Clair to follow staffs' recommendation. Motion was seconded by Commissioner Greene and motion passed unanimously.

Node 11 – Cove at Turkey Creek Subdivision near intersection of Turkey Cove Lane and Matthews Cove Lane

- 1) Please ensure pole color matches, to the greatest extent possible, the color of the street-light poles in the Cove at Turkey Creek and coordinate this with the Cove at Turkey Creek Homeowners Association;
- 2) If a light is included on the small cell pole, please ensure that the fixture style and illumination are consistent with the streetlights in the Cove at Turkey Creek Subdivision;
- 3) Please assess whether the pole could be moved closer to Parkside Drive so it is in a commercial area;
- 4) Please coordinate with the Town of Farragut in terms of all applicable safety related requirements and ensure that existing infrastructure and landscaping are repaired or restored if needed;
- 5) A right of way use agreement acceptable to the Town Attorney must be executed for maintenance, removal, replacement, etc.;
- 6) A letter of credit will be required to ensure that any affected areas are restored to their original condition. This letter of credit will cover all 11 nodes and the dollar amount will be calculated by the Town engineer; and

- 7) Please provide any necessary as-builts for the project (these would verify compliance with all applicable regulatory requirements and assist in coordination of future work within the public rights of ways).

A motion was made by Commissioner Dick to follow the staffs' recommendation. Motion was seconded by Commissioner Myers and motion passed unanimously.

Node 1 – 100 S. Campbell Station Road (southeast intersection of Kingston Pike and S. Campbell Station Road)

- 1) Please ensure light fixture style, illumination, and mounted height of fixture is compatible with other light fixtures along Campbell Station Road;
- 2) Please ensure pole color matches, to the greatest extent possible, the color of the light pole being replaced;
- 3) Please coordinate with TDOT and the Town of Farragut in terms of all applicable safety related requirements and ensure that existing infrastructure and landscaping are repaired or restored if needed;
- 4) A right of way use agreement acceptable to the Town Attorney must be executed for maintenance, removal, replacement, etc.;
- 5) A letter of credit will be required to ensure that any affected areas are restored to their original condition. This letter of credit will cover all 11 nodes and the dollar amount will be calculated by the Town engineer; and
- 6) Please provide any necessary as-builts for the project (these would verify compliance with all applicable regulatory requirements and assist in coordination of future work within the public rights of ways).

A motion was made by Commissioner Myers to follow staffs' recommendation with staff comment #2 potentially meaning that the pole would be painted black assuming the light poles and traffic signal mast arms are being changed to black as part of the ATMS project. Motion was seconded by Commissioner St. Clair and motion passed unanimously.

Node 2 – 500 N. Campbell Station Road (south of Home Federal Bank across from the Knox County Primary School)

- 1) *This pole does not appear to be in the right of way and will need to be verified in relation to this node;*
- 2) Please ensure light fixture style, illumination, and mounted height of fixture is compatible with other light fixtures along Campbell Station Road;
- 3) Please ensure pole color matches, to the greatest extent possible, the color of the light pole being replaced – this pole would also need to be black if the other poles and traffic signal mast arms along Campbell Station Road are painted black as part of the ATMS project;
- 4) Please coordinate with TDOT and the Town of Farragut in terms of all applicable safety related requirements and ensure that existing infrastructure and landscaping are repaired or restored if needed;
- 5) A right of way use agreement acceptable to the Town Attorney must be executed for maintenance, removal, replacement, etc.;

- 6) A letter of credit will be required to ensure that any affected areas are restored to their original condition. This letter of credit will cover all 11 nodes and the dollar amount will be calculated by the Town engineer; and
- 7) Please provide any necessary as-builts for the project (these would verify compliance with all applicable regulatory requirements and assist in coordination of future work within the public rights of ways).

A motion was made by Commissioner St. Clair to follow staffs' recommendation. Motion was seconded by Commissioner Dick and motion passed unanimously.

Node 4 – 10870 Kingston Pike (near O'Reilly's Auto Parts)

- 1) Please ensure pole color matches, to the greatest extent possible, the color of the utility poles in the immediate area;
- 2) Can this be more stealth in terms of the structure proposed on the pole? – please revisit;
- 3) Please coordinate with TDOT and the Town of Farragut in terms of all applicable safety related requirements and ensure that existing infrastructure and landscaping are repaired or restored if needed;
- 4) A right of way use agreement acceptable to the Town Attorney must be executed for maintenance, removal, replacement, etc.;
- 5) A letter of credit will be required to ensure that any affected areas are restored to their original condition. This letter of credit will cover all 11 nodes and the dollar amount will be calculated by the Town engineer; and
- 6) Please provide any necessary as-builts for the project (these would verify compliance with all applicable regulatory requirements and assist in coordination of future work within the public rights of ways).

Commissioners discussed the bulky appearance of the 4G related structure to be mounted on the small cell pole and if any of this could be placed underground. Staff asked the applicant to explore more stealth options with the understanding that the area where this node is proposed is within an area where other utilities are above ground.

A motion was made by Commissioner Kile to follow staffs' recommendation. Motion was seconded by Chairman Holladay and motion passed 8-1 with Mayor Williams voting in opposition due to the need for a more stealth structure on the pole.

Node 5 – 11124 Kingston Pike (near Jet's Pizza)

- 1) Please ensure pole color matches, to the greatest extent possible, the color of the utility poles in the immediate area;
- 2) Can this be more stealth in terms of the structure proposed on the pole? – please revisit;
- 3) Please coordinate with the Town of Farragut in terms of all applicable safety related requirements and ensure that existing infrastructure and landscaping are repaired or restored if needed;
- 4) The node must be moved to the other side of the sidewalk given the narrow grass strip and proximity to the street curb. The proposed location would create a public safety issue;

- 5) A right of way use agreement acceptable to the Town Attorney must be executed for maintenance, removal, replacement, etc.;
- 6) A letter of credit will be required to ensure that any affected areas are restored to their original condition. This letter of credit will cover all 11 nodes and the dollar amount will be calculated by the Town engineer; and
- 7) Please provide any necessary as-builts for the project (these would verify compliance with all applicable regulatory requirements and assist in coordination of future work within the public rights of ways).

Commissioners noted that the original staff comment regarding the placement of the node should be changed to indicate that the node must be moved to the other side of the sidewalk due to public safety concerns. Staff comment #4 was changed accordingly.

A motion was made Commissioner Kile to follow staffs' recommendation with the alteration noted to Comment #4. Motion was seconded by Commissioner St. Clair and motion passed unanimously.

Node 6 – 11840 Kingston Pike (near Knox Valley Dental)

- 1) Please ensure pole color matches, to the greatest extent possible, the color of the utility poles in the immediate area
- 2) Can this be more stealth in terms of the structure proposed on the pole? – please re-visit;
- 3) Can this be moved a few feet to either the south or the north so it is not in the middle portion of the dentist office as viewed from Chaho Road?
- 4) Please correct the spelling of Chaho Road;
- 5) Please coordinate with TDOT and the Town of Farragut in terms of all applicable safety related requirements and ensure that existing infrastructure and landscaping are repaired or restored if needed;
- 6) A right of way use agreement acceptable to the Town Attorney must be executed for maintenance, removal, replacement, etc.;
- 7) A letter of credit will be required to ensure that any affected areas are restored to their original condition. This letter of credit will cover all 11 nodes and the dollar amount will be calculated by the Town engineer; and
- 8) Please provide any necessary as-builts for the project (these would verify compliance with all applicable regulatory requirements and assist in coordination of future work within the public rights of ways).

A motion was made by Commissioner Dick to follow staffs' recommendation. Motion was seconded by Commissioner Myers and motion passed unanimously.

Node 7 – 12001 Kingston Pike (near Weigel's at Smith Road and Kingston Pike)

- 1) Please ensure pole color matches, to the greatest extent possible, the color of the utility poles in the immediate area;
- 2) Can this be more stealth since it is planned as a metal pole that could contain within the pole some of the structures associated with this node?

- 3) Please coordinate with TDOT and the Town of Farragut in terms of all applicable safety related requirements and ensure that existing infrastructure and landscaping are repaired or restored if needed;
- 4) A right of way use agreement acceptable to the Town Attorney must be executed for maintenance, removal, replacement, etc.;
- 5) A letter of credit will be required to ensure that any affected areas are restored to their original condition. This letter of credit will cover all 11 nodes and the dollar amount will be calculated by the Town engineer; and
- 6) Please provide any necessary as-builts for the project (these would verify compliance with all applicable regulatory requirements and assist in coordination of future work within the public rights of ways).

A motion was made by Commissioner Myers to the follow staffs' recommendation. Motion was seconded by Commissioner Greene and motion passed unanimously.

Node 8 – 11433 Parkside Drive (along JCPenney frontage)

- 1) Please ensure light fixture style, illumination, and mounted height of fixture is compatible with other light fixtures along Parkside Drive;
- 2) Please ensure pole color matches, to the greatest extent possible, the color of the light pole being replaced;
- 3) Please coordinate with the Town of Farragut in terms of all applicable safety related requirements and ensure that existing infrastructure and landscaping are repaired or restored if needed;
- 4) Please coordinate with the Town's Public Works Director as to where the pole being replaced is to be taken;
- 5) A right of way use agreement acceptable to the Town Attorney must be executed for maintenance, removal, replacement, etc.;
- 6) A letter of credit will be required to ensure that any affected areas are restored to their original condition. This letter of credit will cover all 11 nodes and the dollar amount will be calculated by the Town engineer; and
- 7) Please provide any necessary as-builts for the project (these would verify compliance with all applicable regulatory requirements and assist in coordination of future work within the public rights of ways).

A motion was made by Commissioner Myers to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and motion passed unanimously.

9. Discussion and public hearing on amendments to the future land use map in relation to the area east of the roundabout that provides access to McFee Park off McFee Road (Town of Farragut, Applicant)

Staff recommended approval of Resolution PC-20-01.

A motion was made by Mayor Williams to follow staffs' recommendation. Motion was seconded by Commissioner Myers and motion passed unanimously.

10. Approval of utilities

Staff reported that there were no additional utilities (beyond those addressed under Agenda Item #8) for review.

The meeting was adjourned at 11:41 p.m.



Rose Ann Kile, Secretary