



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

April 15, 2021

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ron Williams, Mayor
Louise Povlin, Vice Mayor
Betty Dick
Michael Bellamy
Scott Russ
Jon Greene
Noah Myers
Austin Strobel, Youth Representative

MEMBERS ABSENT

Staff Representatives: Mark Shipley, Community Development Director
David Smoak, Town Administrator
Sue Stuhl, Parks and Recreation Director
Darryl Smith, Town Engineer
Trevor Hobbs, Assistant to the Town Administrator

This meeting was conducted through a remote Webex session due to Governor Lee's orders and the Knox County Health Department's orders regarding the COVID-19 pandemic. Chairman Holladay called the meeting to order at 7 p.m. and provided background on why the meeting was being conducted through Webex and where it may be viewed.

1. Approval of agenda

Staff recommended approval of the agenda as submitted.

A motion was made by Mayor Williams to follow staffs' recommendation. Motion was seconded by Vice Mayor Povlin and motion passed 9-0 through a roll call vote.

2. Approval of minutes – March 18, 2021

Staff recommended approval of the minutes as submitted.

A motion was made by Mayor Williams to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and motion passed 6-0-3 through a roll call vote (Commissioners Dick, Bellamy, and Vice Mayor Povlin abstained due to being absent at the March 18 meeting).

3. Discussion and public hearing on the FY2022 CIP

Town Administrator, David Smoak, presented the FY2022 CIP. Commissioners discussed the possibility of a workshop being conducted at some point regarding traffic management along Grigsby Chapel Road.

Commissioner St. Clair moved to approve the FY2022 CIP as presented. Motion was seconded by Commissioner Myers and motion passed 9-0 through a roll call vote.

4. Discussion and public hearing on a re-subdivision plat for Lot 1 of the Edward Johnson subdivision, 354 Boring Road, 2.61 Acres, 2 Lots, Zoned R-2 (Roane Land Surveying, Applicant)

Staff noted that the applicant had requested a variance to not construct a pedestrian facility across the frontage of Lots 1R-1 and 1R-2. This was discussed at the March Planning Commission meeting, but action was postponed so that staff could consult with First Utility District (FUD) on possibly including provisions for a pedestrian facility within their existing water line easement along Boring Road.

Staff updated the Commission on feedback received from FUD and that they were okay with a pedestrian facility easement being within their water line easement. Consequently, staff recommended that, instead of granting a variance, this plat would create a pedestrian facility easement in the same area as the existing 20-foot-wide FUD water line easement that runs parallel with Boring Road. In this manner, no new areas would be encumbered by an easement and space would be available to construct the desired pedestrian facility with the required grass strip when appropriate based on the re-subdivision and subsequent development of surrounding properties.

Staff then discussed who would be responsible for constructing the trail at the appropriate time. Staff noted that an option that has been used in the past and that was mentioned at the March meeting, is a completion covenant approved by the Town Attorney and referenced on the plat. This covenant would require a property owner to construct a pedestrian facility along their frontage when the time was appropriate based on the development of abutting properties. The other option would be for the Town to construct the facility at the appropriate time using the easement recommended as part of this plat. Staff noted that, based on rough current cost estimates, a walking trail of eight feet in width would cost approximately \$20,000 (\$50/linear foot). Staff noted that the plat will need to reflect whatever action is taken regarding the variance request associated with the pedestrian facility requirement.

After some discussion, a motion was made by Commissioner Greene to follow staffs' recommendation regarding the pedestrian easement to be added to the FUD water line easement so that, when appropriate, the area would be available for a pedestrian facility to be constructed. The motion also stipulated that if Lot 1R-1 is further subdivided, the Planning Commission will revisit the timing of the pedestrian facility construction and may require the trail to be constructed at that time by the owner as part of the re-subdivision plat review. This would need to be a plat note on the plat being considered at this time. Motion was seconded by Vice Mayor Povlin and motion passed 8-0 through a roll call vote with Commissioner Dick abstaining.

Staff noted that the Commission would need to take separate action on the plat. Staff recommended approval of the plat subject to the following:

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- 1) Please provide a pedestrian facility easement along the frontage of both Lots 1R-1 and 1R-2 that would provide for a compliant walking trail and grass strip. This easement would be applied to the existing 20-foot-wide FUD water line easement that runs parallel with Boring Road.
- 2) Please include a plat note that reflects action taken by the Planning Commission in terms of constructing a pedestrian facility along the Boring Road frontage.
- 3) Please obtain all required signatures.

A motion was made by Commissioner Myers to follow staffs' recommendation. Motion was seconded by Vice Mayor Povlin and motion passed 9-0 through a roll call vote.

5. Discussion and public hearing on a zoning map amendment request for the property referenced as Parcel 069, Tax Map 142 (north of old Ingles building), 20 Acres, to change the zoning from R-1 (Rural Single-Family Residential) and R-2 (General Single-Family Residential) to R-6 (Multi-Family Residential) (Horne Properties, Inc., Applicant)

Staff reviewed this item and noted that the rezoning request at this time is inconsistent with the future land use map in the Comprehensive Land Use Plan (CLUP). Staff also noted that the rezoning request is incomplete due to the lack of a traffic impact study that is required to help the Planning Commission understand the traffic related effect of the rezoning before making a recommendation to the Board of Mayor and Aldermen. For these reasons, staff recommended against approval of Resolution PC-21-04 which recommends approval of the requested rezoning through Ordinance 21-06.

Vice Mayor Povlin moved to recommend against approval of Resolution PC-21-04 due to the application being incomplete as reflected in the lack of a traffic impact study as is required in Section 22-147(a)(1) of the Driveways and Other Access Ways Ordinance as found in Chapter 22, Article 5 of the Farragut Municipal Code. Motion was seconded by Commissioner Dick and motion passed 9-0 through a roll call vote.

6. Discussion and public hearing on a zoning map amendment request for the property referenced as 11500 Kingston Pike (west of Farragut Town Hall), Parcel 148, Tax Map 142, 68.31 Acres, to rezone the area currently zoned O-1 (Office) to C-1 (General Commercial), to rezone a portion of the area currently zoned B-1 (Buffer), R-1 (Rural Single-Family Residential), and R-2 (General Single-Family Residential) to R-4 (Attached Single-Family Residential) and R-6/OSMFR (Open Space Multi-Family Residential), and to rezone a portion of the property currently zoned R-2 to B-1 (Buffer) (Horne Properties, Inc., Applicant)

Staff reviewed this item and noted that the rezoning request at this time is inconsistent with the objectives and corresponding text provided for in the Comprehensive Land Use Plan (CLUP). Staff also noted that the rezoning request is incomplete due to the lack of a traffic impact study that is required to help the Planning Commission understand the traffic related effect of the rezoning before making a recommendation to the Board of Mayor and Aldermen. For these reasons, staff recommended against approval of Resolution PC-21-05 which recommends approval of the requested rezoning through Ordinance 21-07.

Vice Mayor Povlin moved to recommend against approval of Resolution PC-21-05 due to the application being incomplete as reflected in the lack of a traffic impact study as is required in Section 22-147(a)(1) of the Driveways and Other Access Ways Ordinance as found in Chapter

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22, Article 5 of the Farragut Municipal Code. Motion was seconded by Commissioner Dick and motion passed 9-0 through a roll call vote.

7. Discussion and public hearing on a request to amend the Farragut Municipal Code, Appendix A- Zoning, Chapter 4, Section XXIII., Site Plan Regulations, Paragraph C (6)(r), to address the screening requirements for below grade refuse collection and recycling systems (Binova, LLC, Applicant)

Staff reviewed this item and recommended approval of Resolution PC-21-06 which recommends approval of Ordinance 21-08.

A motion was made by Mayor Williams to follow staffs' recommendation. Motion was seconded by Chairman Holladay. Motion passed 9-0 through a roll call vote.

8. Discussion and public hearing on a concept plan for the Grove at Boyd Station Subdivision, Parcels 50, 50.01, 9.01, and 54.01, Tax Map 162, 12611 Boyd Station Road, 132 Acres, 285 Lots, Zoned R-1/OSMR (Rackley Engineering, Applicant)

Staff reviewed this item and noted that the comments at this time relate to the macro (concept) components of this project. Additional and more detailed comments related to design and documents needed for a grading permit will be likely during the review of the first phase of a preliminary plat. Some components will also require approval from the Visual Resources Review Board (VRRB) and, potentially, the Board of Mayor and Aldermen. With this understanding, staff noted that the following comments would need to be addressed:

- 1) Why are the lots numbers not 1-285?
- 2) The street names will have to be approved by Knox County Addressing.
- 3) Please connect a walking trail to the walking trail that stubs into the property from Chantilly Acres off McFee Road.
- 4) Please stub the walking trail to the north along common property lines so that if either property is developed the trail can be extended into the affected property.
- 5) Please show how the connecting trail to the Cottages at Pryse Farms will tie together the two stub trails that abut the Grove at Boyd Station.
- 6) Please include a conceptual cross section showing the planned improvements to Boyd Station Road (including the four feet of additional road width, 10-foot walking trail and minimum six-foot grass strip). A discussion is also needed with regards to how best to introduce curvature in Boyd Station Road to lessen traffic speeds.
- 7) Near Station 8+50 on Iron Plow Drive, the sidewalk and road are against what appears to be a sinkhole. Please re-evaluate and shift the road and sidewalk away from the sinkhole.
- 8) Is there a better location for the trail from Boyd Station Road to be stubbed into Branch Hook Road? Ideally, it should terminate to connect to another pedestrian facility. Crosswalks are needed where pedestrian crossings will likely occur.
- 9) Since Hay Fork Lane does not have a sidewalk, please connect the end of Hay Fork Lane to the walking trail along Boyd Station Road.
- 10) On Sheet C101, please note in the setback summary that the detached buildings must be at least 20 feet apart for side setback purposes. The preliminary plat will need to address the front face offsets required for the attached units per the OSMR.
- 11) Signage proposed within the public right of way will require approval from the Board of Mayor and Aldermen prior to requesting approval from the Visual Resources Review Board.
- 12) Street tree species will need to be coordinated with Town staff to minimize future maintenance issues.

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- 13) Are the depressions shown in the area within Pond 1 sinkholes? Staff wants to ensure that any work proposed in this area does not adversely affect Boyd Station Road and is compliant with the Sinkhole Ordinance.

In addition to these comments, staff noted that the following are discussion items related to the concept plan:

- 1) A question for the Commission is whether, given its length and potential amount of traffic, a sidewalk should be provided on both sides of Iron Plow Drive. Per the Subdivision Regulations, the Commission has the authority to require a pedestrian facility on at least one side of a spine street. In consideration of this the Commission should evaluate the anticipated use of such facilities, the frequency of pedestrian/vehicular conflicts, and whether such additional facilities would significantly contribute to the Town's existing or projected pedestrian network. The Commission should also consider the additional public maintenance costs associated with any additional sidewalks and pedestrian facilities.
- 2) The Subdivision Regulations require a minimum 35 mph vertical design speed but allow minimum 30 mph vertical design speeds for "Loop" Roads, with no length specified. For short loops, the intent is to allow a lesser sight distance due to the fact the short length does not allow a motorist to attain much speed. Staff contends Wagon Hitch Road and Branch Hook Road should not be considered "Loop" roads due to their lengths (1800' and 2200').
- 3) Though the concept plan provides for more than one way in and out of the development (McFee Road and Boyd Station Road), a longer-term question is whether a street should be stubbed into a property to the north should those large tracts be subdivided in the future to connect to Evans Road. Providing stubbed streets promotes the increased connectivity objectives of the CLUP and potentially better overall traffic flow by distributing traffic over a greater network of streets. As this property demonstrates, what has been a farm for many years may be developed at some point and the Planning Commission should evaluate this in relation to the overall transportation network.

A motion was made by Vice Mayor Povlin and seconded by Mayor Williams to initiate discussion on this item. A long discussion ensued, and a motion was made by Vice Mayor Povlin to follow staffs' comments 1-13 with the following amendments:

- 1) *Comment #5 be modified to provide for the connecting trail to the Cottages at Pryse Farms to reflect the route with the least tree disturbance and most favorable topography. Currently two trail sections from the Cottages at Pryse Farms stub into the Grove at Boyd Station property due to this property originally being separate lots where the trail connections were provided.*
- 2) *Adding as Comment #14 to show planted buffer strip sections where the development abuts existing dwelling units.*
- 3) *Adding as Comment #15 a street right of way to be stubbed into the common property line to the north at the property owned by Steve and Virginia Williams.*

Motion was seconded by Mayor Williams and motion passed 9-0 through a roll call vote.

9. **Discussion and public hearing on a site plan for the Farragut Town Center at Biddle Farms, Parcels 3.02, 3.03, 3.10, and a portion of 3.19, Tax Map 143, 11230 Kingston Pike, 11240 Kingston Pike, 133 Concord Road, 37.08 Acres, Zoned PCD and FPD (CHM, LLC, Applicant)**

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Staff reviewed this item and noted that the site plan set being considered at this time included some components that would need additional feedback from staff and modification. Staff also noted that until FEMA approves the applicant's updates to the FIRM maps governing this development, all grade work would have to comply with the adopted maps. Staff noted the site plan components that appeared to be most relevant to the approval being requested at this time were those involving civil sheets that would govern the applicant's demolition, erosion control, tree protection, grading and drainage, and utility work. Also being reviewed at this time were building elevations of the Aldi building.

Staff noted that subsequent site plans could address additional components of this project when the details have been worked out and are ready for the Planning Commission to approve. Some of the responses to initial staff comments regarding the site plan presented at this time indicate that the designers will work with staff, the developer, and/or architect to address. Those type of comments should be addressed on subsequent site plan submittals. Staff noted that the following comments related to what was submitted but some of these may not be relevant at this stage of the project:

- 1) Much of the exterior lighting does not comply with Town requirements. This aspect of the project should be reviewed as part of subsequent site plan submittals that will be taken to the Planning Commission. This also include streetlights to ensure compliance with the MUTC and to anticipate co-location with small cell structures.
- 2) Is the Commission okay with the building elevation drawings of the Aldi building, in terms of compliance with the Architectural Design Standards? For example, the large mostly windowless back wall, additional transparency, in general, on the building elevations, etc.
- 3) In relation to Sheet A-201 (the Aldi exterior elevations sheet), staff did not find the referenced "Appendix B." In addition, all exterior lighting must comply with standards required in the MUTC and the plans must demonstrate how the HVAC units are to be screened by the building they are serving so they are not visible from any adjacent properties or rights of ways.
- 4) The Aldi building is required to be Type I-IV construction. The plans show Type V-B. Please correct.
- 5) Staff comments regarding NFIP/Local Flood Regulations issues and compliance on previous plan set are all applicable. Please provide updated information as requested for previous review and at the April 5 follow up meeting with staff. Until the CLOMR is approved by FEMA, all work must comply with currently adopted FIRM maps. Any approvals at this time must be conditioned on FEMA approval of proposed updates to the adopted FIRM maps.
- 6) Does the commercial area have enough garbage and recycling dumpsters that can conveniently serve all users?
- 7) Please explain the parking analysis on Sheet 4.0. Staff is concerned there may not be enough dedicated parking spaces on private property to ensure that parking spaces along public roadways are not continually used for private use (namely multi-family residents and their guests).
- 8) The future public restroom will need to be connected to the adjacent pedestrian facility.
- 9) Please do not use chain link fence in this development as shown on Sheets C4.1 and C8.3.
- 10) Traffic control and street name signage must be coordinated with the Public Works Director.

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- 11) Please provide a fire apparatus circulation path map and coordinate path with Engineering and Fire Prevention Divisions.
- 12) Confirm required 20', 26' if accessing fire hydrants, wide roads are provided for required apparatus access roads.
- 13) Staff recommends relocating the fire hydrant proposed east of Shops 5 to the larger island to the south.
- 14) FUD will have to sign off on the water and sewer plans in the final stamped approved set.
- 15) Please provide fire hydrant flow data for closest existing fire hydrants to points of taps.
- 16) Please confirm fire hydrant locations are compliant with NFPA 13 or 14 distance requirements.
- 17) The Town's Zoning Ordinance specifically states that "A landscaped area between all buildings and any abutting parking lots and vehicular access ways is required." and that "Landscaping within parking lot islands and/or under canopies and building overhangs shall not count toward fulfilling this requirement. In multiple building complexes, the required landscaped area must be provided for each building." The plan does not meet the standard.
- 18) Compliance with the Town's requirement for at least 25% of the entire development to drain to a Low Impact Development system will be evaluated on subsequent site plan reviews.
- 19) Required landscaping plans along with all non-regulatory ground signs must be reviewed and approved by the Visual Resources Review Board.
- 20) Street tree species will need to be coordinated with Town staff.
- 21) Please provide a letter of credit for erosion control for \$300,000.
- 22) Please submit a copy of the NOC from TDEC.
- 23) A TDOT access permit will be required for work along Kingston Pike.
- 24) A drainage permit fee will be required based on a dollar amount to be established by the Town Engineer.

A motion was made by Vice Mayor Povlin to initiate discussion on this item. It was noted that the site plan at this time would mostly involve the civil plan related sheets and the Aldi building elevations subject to staff comments 2-5, 9, 10, and 19-24 being addressed. Motion was seconded by Commissioner St. Clair.

Commissioners discussed the site plan and the Aldi building elevations in more detail. Commissioners provided input on the Aldi building elevations and suggested some measures to blend the building better with other buildings in the Town Center, to use more red brick, and to look for ways to break up the building and enhance transparency. With the understanding that the remaining site related items that needed to be discussed further with staff and the Aldi building elevations would need to be revised, the original motion by Vice Mayor Povlin was amended to approve the civil plan sheets so that, if desired, initial demolition and grading could be initiated until the remaining components of the site plan submittal were worked out. Motion was seconded by Commissioner St. Clair and motion passed 9-0 through a roll call vote.

10. Discussion and public hearing on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3, Section IV., Open Space Mixed Residential (OSMR), to require a concept plan in association with a rezoning request to establish the distribution of attached vs. detached dwelling units (Town of Farragut, Applicant)

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A motion was made by Commissioner Myers to defer discussion of agenda items 10 and 11 to next month due to the time. Motion was seconded by Vice Mayor Povlin and motion passed 9-0 through a roll call vote.

11. Discussion on updates to the Major Road Plan and potential cross sections for local and major collector streets (Town of Farragut, Applicant)

See previous item.

12. Approval of utilities

No items have been submitted.

13. Citizen Forum

No comments had been provided for citizen forum.

The meeting adjourned at 11:49 p.m.

A handwritten signature in blue ink, appearing to read "Scott Russ", is written over a horizontal line.

Scott Russ, Secretary