



MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION

October 21, 2021

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ron Williams, Mayor
Louise Povlin, Vice Mayor
Scott Russ
Jon Greene
Noah Myers
Shannon Preston
Hank Standaert, Youth Representative

MEMBERS ABSENT

Michael Bellamy

Staff Representatives: Mark Shipley, Community Development Director
David Smoak, Town Administrator

1. Approval of agenda

Staff noted that Agenda Items #7 and #9 were requested for postponement by the applicants.

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

2. Approval of minutes – September 16, 2021

Staff recommended approval of the minutes as submitted.

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

3. Discussion and public hearing on a utility plan to replace primary electric with new primary electric that will be placed within a conduit for portions of the Sugarwood Subdivision (MDI Contracting, Applicant)

Staff reviewed this item and recommended approval subject to the following:

- 1) Please coordinate erosion and traffic control with the Town's engineering department as part of the right of way permit.
- 2) Please ensure that all affected areas are restored to their pre-construction condition.
- 3) Please provide the Town with a copy of the as-built location of the new conduit.

A short discussion followed, and Mayor Williams asked that a fourth condition be added for the applicant to ensure that notices are sent to all affected residents.

A motion was made by Vice Mayor Povlin to approve the utility plan subject to the four conditions noted. Motion was seconded by Commissioner Myers and motion passed unanimously.

4. Discussion and public hearing on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3., Section I. – Agricultural district (A), to provide for a second dwelling unit on a lot of record and delete Subsection C. Uses permitted as special exceptions (Keri Archer, Applicant)

Staff reviewed this item and recommended approval of Resolution PC-21-14 which recommends approval of Ordinance 21-17.

A short discussion followed. Commissioner Myers asked if under the proposed Section B. 3. a. the criteria be amended to state “The lot of record is at least five acres.” With this modification noted a motion was made by Commissioner St. Clair to recommend approval of Ordinance 21-17 through Resolution PC-21-14. Motion was seconded by Vice Mayor Povlin and motion passed unanimously.

5. Discussion and public hearing on a site plan for Fast Pace Health Urgent Care, 13013 Kingston Pike, 1.85 Acres, Zoned C-1 (Will Robinson & Associates, Applicant)

Staff reviewed this item and noted that the proposed access will require a variance from the distance between driveways requirement provided for in the Driveways and Other Access Ways Ordinance. The centerline of the proposed access is approximately 130 feet from the centerline of the nearest access (which is not currently being used) and will require a variance of 270 feet. The access for this project would be the first for a development on the north side of Kingston Pike in this immediate section of Kingston Pike. Abutting properties will be required to share this access point and, depending on their amount of frontage, this may serve as their only Kingston Pike access. With this understanding and the fact that proposed access provides good sight distance, staff supported the variance.

A short discussion followed. Tim Dunaway was present on behalf of the applicant. For the reasons noted by staff, a motion was made by Vice Mayor Povlin to approve the requested variance for the proposed access. Motion was seconded by Commissioner St. Clair and motion passed unanimously.

In terms of the site plan, staff reviewed the remaining items and recommended approval subject to the following:

- 1) The final site plan set must include all exterior elements including the lighting plan sheets, the tree preservation/removal plan, and colored building elevations with HVAC units shown as they will appear. These will need to be reflected on the index sheet. The current index sheet is also incorrect. Sheet C1.3 is the EPSC Plan and the Utility Plan sheet has been included twice.
- 2) Please enlarge the location map and, in general, lessen the amount of blank space on plan sheets to show plan information in more detail.
- 3) A small, closed contour appears on the topo. Please evaluate to make sure it's not a sinkhole.
- 4) Please include a dimension to show that the parking lot will meet the 10-foot setback from the east side property line.
- 5) The cross-access drives and walking trails must stub to the property lines so that they can be connected when adjacent properties develop.

- 6) The walking trail easement should be 10 feet from the centerline of the trail as constructed. This will have to be platted along with the access easement and other easements prior to the issuance of a CO.
- 7) Will there be a BMP for sediment control at the bottom of the slope to prevent runoff onto Kingston Pike?
- 8) Please correct Note 8 on Sheet C1.3 to indicate that the maximum slope permitted is 2.5:1 not 2:1.
- 9) A tree preservation/removal plan will be required. If staff determines the plan should modify some element of the design this may need to go back to the Planning Commission for their consideration. Staff understands that the property is narrow and has limited opportunities for tree protection, but this will need to be evaluated in relation to the tree preservation/removal plan.
- 10) Where does the concrete paver underdrain daylight?
- 11) On Sheet C2.2, for the dewatering device detail, please note that weir should remain blocked and watertight until conversion to detention basin. For clarity to contractors and Town staff, all details of the riser/dewatering device should be included on this detail as well, even though some are included on the pond riser detail.
- 12) The landscape plan is a separate review and approval. If it is included in the site plan set, please ensure it is the approved version.
- 13) Please include cut sheets for all exterior lighting and provide a photometric plot to verify footcandle compliance. The lighting plan must be included in the site plan set.
- 14) Please submit irrevocable letter of credit for erosion control for \$7,000.
- 15) Please submit drainage fee of \$560.
- 16) Please submit copy of TDOT permit for entrance and working on right of way.

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

6. Discussion and public hearing on a preliminary plat for Bridgemore Phase 3B and 4, Parcel 025.03, Tax Map 152, 70.28 Acres, 108 Lots, Zoned R-1/OSR (Fulghum, MacIndoe & Associates, Applicant)

Staff provided an overview of this item and noted that the revised preliminary plat includes areas where closed contour lines are labeled that may indicate the location of sinkholes. Proposed roads, trails, and house lots are included within these areas. Staff noted that geotechnical studies of these areas are currently being conducted but not complete. If the Planning Commission is comfortable moving forward with the plat presented at this time, any approvals would need to be conditioned on the understanding that modifications to the design that may occur in relation to the geotechnical findings will have to come back to the Planning Commission. No grading permit could be issued until all geotechnical studies have been completed and the preliminary plat is compliant with all Town requirements.

Commissioners discussed this and were okay proceeding with this understanding. Staff indicated that, as presented, the cul-de-sac labeled as "Road G" will require a variance from the maximum permitted length of a cul-de-sac. The maximum permitted length is 500 feet. The applicant is proposing a cul-de-sac of 620 feet in length. The request is based on topography. A loop road would require crossing a very large drainage area that would be better left as open space consistent with the OSR Zoning District. Staff supported the variance for this reason.

Vice Mayor Povlin moved to approve the variance based on topography. The motion was seconded by Commissioner Myers and motion passed unanimously.

In terms of the preliminary plat, the remaining staff comments were as follows:

- 1) Design modifications will be required if any closed contours are determined to be sinkholes. These modifications will have to be approved by the Planning Commission.
- 2) Given the location of the lots in these phases in relation to the existing entrance to McFee Road, the requirement in the Fire Code and Subdivision Regulations for a secondary access, the Concept Plan approved for Bridgemore, and the relatively small number of lots remaining in the last phase, a letter of credit in an amount provided by the Town Engineer will be required. This letter of credit will ensure that the connector road to Allen Kirby Road and improvements to Allen Kirby Road will occur in accordance with the Subdivision Regulations.
- 3) A landscape plan prepared by a landscape professional is required for landscaping of detention basins. This must be approved by the VRRB prior to the issuance of a grading permit.
- 4) For maintenance purposes, please extend the walking trails to tie into the street with bollards and compliant handicap ramps.
- 5) FUD must sign off on water and sewer plans for the final stamped approved set of preliminary plat sheets.
- 6) Please include a streetscape plan prepared by a landscape architect or qualifying landscape professional. This would include a plan for street trees.
- 7) The tree preservation/removal plan must be prepared in accordance with the Tree Protection Ordinance, including who can prepare such plan.
- 8) Lighting must comply with all provisions of the Residential Subdivision Street Lighting provisions in the Subdivision Regulations.
- 9) Please show street light fixtures as frosted so that the bulb (light source) is not visible.
- 10) Please submit irrevocable letter of credit for erosion control for \$360,000.
- 11) A drainage permit fee will be required. The dollar amount will be provided by the Town Engineer.

The project engineer, Billy Fulghum, spoke on behalf of the applicant. Staff indicated that, with regards to the letter of credit for improvements to Allen Kirby Road, the Town Engineer prepared an initial estimate forecast to 2026 and the dollar amount was \$2.51 million. This included the entire improvement (both sides of the road) along the Bridgemore frontage of Allen Kirby Road.

Some discussion proceeded and a motion was made by Commissioner Myers to follow staffs' recommendation. Motion was seconded by Vice Mayor Povlin and motion passed unanimously. Commissioner St. Clair asked the he be provided a copy of the geotechnical report on the closed contours when the report is available.

- 7. Discussion on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 4., Section XIII. – Outdoor site lighting, to allow for ballfield lighting that is custom designed not to affect neighboring properties (Jeff Jordan, Applicant)**
Requested for removal from the agenda.

- 8. Discussion on additional updates to the Farragut Municipal Code, Appendix A – Zoning, Chapter 4., Section XIII. – Outdoor site lighting and the Farragut Municipal Code, Appendix E. Guide to residential subdivision street lighting (Town of Farragut, Applicant)**

For discussion purposes only.

- 9. Discussion on a request to amend the Farragut Municipal Code, Appendix B – Subdivisions, Article III., Section A. (18), to clarify existing language and exempt estate sized lots in subdivisions of ten or less dwelling units from the requirement for vehicular and pedestrian/shared use path connectivity (Steve Williams, Applicant)**

Requested for removal from the agenda.

- 10. Discussion on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3, Section XXIV., B., 7., e., to provide for a canopy sign protruding more than one foot from the building wall on one building elevation (ARCO Murray Construction, Applicant)**

For discussion purposes only.

- 11. Discussion on field related requirements that must be satisfactorily completed prior to a final plat being considered for approval by the Planning Commission**

For discussion purposes only.

- 12. Approval of utilities**

None.

- 13. Citizen forum**

None.

The meeting adjourned at 9:01 p.m.



Scott Russ, Secretary