

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

September 20, 2012

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ralph McGill, Mayor
Annette Brun
Betty Dick
Melissa Mustard
Noah Myers

MEMBERS ABSENT

Ed Whiting, Secretary
Ron Honken, Alderman

Staff Representatives: Ruth Viergutz Hawk, Community Development Director

Chairman Holladay called the meeting to order at 7:00 p.m.

CITIZEN FORUM

Mayor McGill introduced new planning commissioner, Annette Brun.

The Leadership Committee will meet on Thursday, October 4, 2012, from 6 – 7 p.m. for the Land Use Plan.

The East Tennessee Development District Planning Commissioner Training will be held on Monday, October 29, 2012, from 6 – 8 p.m. in the Board Room.

APPROVAL OF MINUTES

*Commissioner St. Clair moved to approve the August 16, 2012, minutes as submitted.
Commissioner Mustard seconded the motion and the motion passed 6-0-1. Commissioner Brun abstained because she was absent.*

AGENDA ITEMS

**DISCUSSION AND PUBLIC HEARING ON REQUEST FOR ACCESS TO ALLEN
KIRBY ROAD, CLASSIFIED AS A MAJOR COLLECTOR (Alley Auction, Inc.,**

Applicant)

Staff recommended approval of the proposed driveway access with the condition that the existing driveway located 75' west of the proposed driveway access is removed.

*Mayor McGill moved to approve the proposed driveway access subject to staff's recommendation.
Commissioner St. Clair seconded the motion and the motion passed 7-0.*

DISCUSSION AND PUBLIC HEARING ON RESUBDIVISION OF PARCELS 46, 47 & 48, TAX MAP 142, 523 & 531 SMITH ROAD, 7.16 ACRES, ZONED R-1 AND R-2, AND VARIANCE REQUEST FROM REQUIREMENT TO CONSTRUCT A WALKING TRAIL/SIDEWALK ON SMITH ROAD AND A VARIANCE REQUEST FROM THE OPEN SPACE RESERVATION REQUIREMENT ON LOT 1 (Donald Dickey and Barbara Seaton, Applicants)

Variance from requirement to construct a walking trail/sidewalk on Smith Road

Staff supported the variance request from the requirement to construct a walking trail/sidewalk on Smith Road because this is a minor resubdivision which does not warrant the expense of the construction of a walking trail/sidewalk at this time and the applicants have designated a 10' walking trail/sidewalk easement and an additional 10' temporary walking trail/sidewalk construction easement across the front of the properties to ensure there is adequate room for the future construction of a walking trail/sidewalk.

Commissioner St. Clair moved to approve the variance request per staff's recommendation. Commissioner Myers seconded the motion and the motion passed 7-0.

Variance from requirement to reserve 10% open space on Lot 1

Staff supported the variance request from the requirement to reserve 10% open space on Lot 1 because it is currently not being developed and the applicant has provided a plat note stating that the 10% open space will be established/reserved at time of further subdivision or development.

Commissioner St. Clair moved to approve the variance request per staff's recommendation. Commissioner Myers seconded the motion and the motion passed 7-0.

Staff recommended approval of the plat subject to addressing the following items:

1. Add a plat note stating the 10' permanent sidewalk/greenway easement and the 10' temporary sidewalk/greenway construction easement are in favor of the Town of Farragut;
2. Plat note #7 - change the word "dedicated" to "reserved" and use the pre-subdivision land area to calculate the required open space for both lots;
3. Plat note #7 - add the statement that the open space is non-buildable;
4. Label the aquatic buffer around the spring (25') and add a plat note stating "There shall be no clearing, grading, construction, or disturbance of soil and/or native vegetation within the aquatic buffer except as permitted by the Town of Farragut";
5. Change plat note #8 to read as follows: Upon further subdivision or development of Lot 1, .486 acres shall be designated for open space reservation; and
6. Meet all town requirements.

*Commissioner St. Clair moved to approve the plat subject to staff's recommendation.
Commissioner Myers seconded the motion and the motion passed 7-0.*

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE 11482 PARKSIDE DRIVE, A PORTION OF PARCEL 191.06, TAX MAP 130, LOCATED ON THE SOUTH SIDE OF PARKSIDE DRIVE BETWEEN JC PENNEY AND TENNESSEE STATE BANK, APPROXIMATELY 3.68 ACRES, FROM O-1-3 TO C-1 (Michael Brady, Inc., Applicant)

Staff recommended approval of Resolution PC-12-11 which recommends approval of Ordinance 12-15 and the rezoning to the Board of Mayor and Aldermen.

Commissioner Myers moved to approve Resolution PC-12-11. Commissioner St. Clair seconded the motion and the motion passed 7-0.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE 12823 KINGSTON PIKE AND 112 N. HOBBS ROAD, PARCELS 45, 45.01 & 45.02, TAX MAP 151, LOCATED ON THE CORNER OF KINGSTON PIKE/N. HOBBS ROAD/UNION ROAD, 7.954 ACRES, FROM C-1-3 TO C-1 AND R-1 (Farragut Health Care Center, LP, Applicant)

Staff recommended approval of Resolution PC-12-12 which recommends approval of Ordinance 12-16 and the rezoning to the Board of Mayor and Aldermen.

Commissioner St. Clair moved to approve Resolution PC-12-12. Commissioner Myers seconded the motion and the motion passed 7-0.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR A WALKING TRAIL AT SUMMIT VIEW NURSING HOME, 12823 KINGSTON PIKE, ZONED C-1-3, 5 ACRES (Farragut Health Care Center, LP, Applicant)

Staff recommended approval of the site plan subject to addressing the following items:

1. Sheet 1 - Delete words at base of site plan which read "walking trail to be installed as part of future plans";
2. Sheet 2 - label the clock;
3. Tree protection fencing will need to be installed as far away from the redbud tree as possible. An arborist review of the proposed activities and the proposed protection measures will be required as part of the approval for a grading permit. From this review any additional tree protection/preservation measures recommended by the arborist will need to be employed at the appropriate stage of the project;
4. The centerline alignment of the trail will need to be coordinated with the Town staff and any applicable utility representatives prior to initiating construction;

5. Replacement trees will be required if existing trees are removed or damaged;
6. Please clarify that 36" pipe spanning the spillway (in the southwestern detention basin) is to be concrete, as opposed to CMP. Is it possible to achieve 1' minimum cover over this pipe (including paved trail)?
7. Handrail shown should match handrails used by other developments on Kingston Pike. Include detail; and
8. Erosion control LOC can be accommodated by inclusion of the coverage within the existing LOC. If that is not an option, submit an irrevocable letter of credit for erosion control for \$4000; and
9. Meet all town requirements.

Commissioner Myers moved to approve the site plan subject to staff's recommendation.

Commissioner Mustard seconded the motion and the motion passed 7-0.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR AN ADDITION TO ST. JOHN NEUMANN SCHOOL, 625 ST. JOHN COURT, PARCEL 21.02, TAX MAP 142, ZONED R-1, 36.29 ACRES (The Roman Catholic Diocese of Knoxville, Applicant)

Staff recommended approval of the site plan subject to addressing the following items:

1. Provide the required fire flow and hydrant quantity calculations in accordance with the 2006 IFC appendix B and C. Include these calculations on the drawings;
2. Provide current fire hydrant flow data for closest fire hydrants used to satisfy appendix B and C. Data shall be less than 1 year old and include name of agency performing test, static pressure, residual pressure and flow in GPM;
3. Provide location of sprinkler system post indicator valve, fire department connection and required hydrant within 100' of FDC;
4. Provide required fire lane markings at all fire hydrants and fire department connection locations along with emergency access at the main entrance;
5. Provide written approval from First Utility District of Knox County;
6. Confirm that addition will have automatic fire detection (fire alarm system);
7. Verify that the existing building is wood construction;
8. Sheets 1 & 2 - show and label all the building entrances/exits to the building addition;
9. Include the detail of the two indicated decks;
10. Sheet 2 - indicate the light fixture locations and include a light fixture detail for each proposed fixture;
11. Sheet 1 - what does the dashed line that is parallel to the parking lot near the rectory represent?
12. Include screening detail of the HVAC units;

13. Add one (1) shade tree, minimum 2 inches in caliper at the time of planting, within 50 feet of proposed addition;
14. Indicate the kind of equipment that is being used and how resulting ground disturbance and damage to existing concrete walks will be addressed; and
15. Meet all town requirements.

Mayor McGill moved to approve the site plan subject to staff's recommendation. Commissioner St. Clair seconded the motion and the motion passed 7-0.

DISCUSSION AND PUBLIC HEARING ON A CONCEPT PLAN FOR THE VILLAS AT ANCHOR PARK, PARCELS 59 & 59.06, TAX MAP 152, LOCATED ON THE NORTH SIDE OF TURKEY CREEK ROAD ACROSS FROM ANCHOR PARK, 30.2 ACRES, 99 LOTS, ZONED R-4 AND R-1, AND VARIANCES FROM THE FARRAGUT SUBDIVISION REGULATIONS TO REDUCE THE REQUIRED ROADWAY PAVEMENT WIDTH FROM 26 FEET TO 22 FEET (2-11' LANES), REDUCE THE REQUIRED 'K' VALUE FOR SAG CURVES FROM 49 TO 5.88 (STREET 'A' AT THE ENTRANCE FROM TURKEY CREEK ROAD), REDUCE THE REQUIRED 'K' VALUE FOR SAG CURVES FROM 49 TO 35 (STREET 'A' STATION 0+73.50 TO STATION 1+69.98), REDUCE THE REQUIRED 'K' VALUE FOR SAG CURVES FROM 49 TO 35 (STREET 'A' STATION 12+00.34 TO STATION 16+76.40), REDUCE THE REQUIRED 'K' VALUE FOR SAG CURVES FROM 49 TO 5 (INTERSECTION OF STREET 'A' AND STREET 'B'), REDUCE THE REQUIRED 'K' VALUE FOR SAG CURVES FROM 49 TO 37.5 (STREET 'B' STATION 4+41.21 TO STATION 7+41.13), AND REDUCE THE REQUIRED 'K' VALUE FOR SAG CURVES FROM 49 TO 20 (STREET 'C' STATION 1+17.92 TO STATION 2+57.92) (Smith Farm Residential Partners, Applicant)

Variance requests:

Staff supported the variance requests. Staff asked the applicant to look at design modifications to the street that would likely help reduce speeding on the new road. The applicant is asking to reduce the street width from 26' to 22'. A 26' wide street not only accommodates two lanes of traffic, but also on street parking (both sides). Due to this being an attached single-family development with a large number of driveways entering the street, the possibility of on street parking is very limited. The designer added separate perpendicular on-street parking. The right-of-way width is not affected by the street width variance. The applicant will be planting street trees, which would further encourage slower driving speeds. The other variance requests deal with sags (vs. crests) and do not affect sight distance. They do, however, create a "dip" feeling and will encourage vehicles to drive slower.

Commissioner Myers moved to approve the variance requests per staff's recommendation. Commissioner St. Clair seconded the motion and the motion passed 7-0.

Staff recommended approval of the concept plan.

Commissioner St. Clair moved to approve the concept plan. Commissioner Myers seconded the motion and the motion passed 7-0.

DISCUSSION AND PUBLIC HEARING ON A PRELIMINARY PLAT FOR THE VILLAS AT ANCHOR PARK, PORTIONS OF PARCELS 59 & 59.06, TAX MAP 152, LOCATED ON THE NORTH SIDE OF TURKEY CREEK ROAD ACROSS FROM ANCHOR PARK, 11.5 ACRES, 32 UNITS, ZONED R-4, AND VARIANCES FROM THE FARRAGUT SUBDIVISION REGULATIONS TO REDUCE THE REQUIRED ROADWAY PAVEMENT WIDTH FROM 26 FEET TO 22 FEET (2-11' LANES), REDUCE THE REQUIRED 'K' VALUE FOR SAG CURVES FROM 49 TO 5.88 (STREET 'A' AT THE ENTRANCE FROM TURKEY CREEK ROAD), AND REDUCE THE REQUIRED 'K' VALUE FOR SAG CURVES FROM 49 TO 35 (STREET 'A' STATION 0+73.50 TO STATION 1+69.98) (Smith Farm Residential Partners, Applicant)

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Commissioner St. Clair moved to approve the variance requests per staff's recommendation. Mayor McGill seconded the motion and the motion passed 7-0.

Staff recommended approval of the preliminary plat subject to addressing the following items:

1. Submit copy of NOC;
2. Submit irrevocable letter of credit for erosion control for \$59,000;
3. Submit drainage fee of \$990; and
4. Meet all town requirements.

Commissioner St. Clair moved to approve the preliminary plat subject to staff's recommendation. Commissioner Mustard seconded the motion and the motion passed 7-0.

DISCUSSION AND PUBLIC HEARING ON A PRELIMINARY PLAT FOR UNIT 1 OF KARASTONE FARMS, FORMERLY EVERETT HILLS, LOCATED ON THE WEST SIDE OF EVERETT ROAD APPROXIMATELY 2,500 FEET NORTH OF SMITH ROAD, PARCEL 98.01, TAX MAP 141, 32.85 ACRES, ZONED R-1 AND OSR, 55 LOTS (Robert G. Campbell & Associates, Applicant)

Staff recommended approval of the preliminary plat subject to addressing the following items:

1. Clarify basin slope (max. 3:1 vs. indicated 2:5);
2. Label Lot 6 as Community Recreation;
3. Submit TDS sign off;
4. Sheet 5 - add back storm drainage summary;
5. Sheet 13 - add back details and labeling on the rip rap outlet protection;
6. Sheet 31 is missing;
7. Comply with Troy Wedekind's First Utility District of Knox County 8/20/2012 letter (attached);
8. Submit irrevocable letter of credit for erosion control for \$45,000;
9. Submit copy of NOC;
10. Prior to the approval of any final plat, a letter of credit shall be posted with the Town of Farragut to ensure Everett Road and all associated utilities is reconstructed per the previously approved plans; and
11. Meet all town requirements.

Commissioner St. Clair moved to approve the preliminary plat subject to staff's recommendation. Commissioner Myers seconded the motion and the motion passed 7-0.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 7:43 p.m.


Edwin K. Whiting, Secretary

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FAX (865) 675-4955



Water & Sewer Services
Member
American Water Works Association
Water Environment Federation

August 20, 2021

Subject: Map 141 Parcel 098.01

Water and Sewer Utilities

To Whom It Concerns:

This letter is to declare the condition of water and sewer utilities installed on the above parcel and the expectation of the development with regards to the same utilities. Currently water is connected to our system from Fox Run Subdivision through an acquired easement. From the design approved by the First Utility District (FUD), water mains have been installed for service to all lots. Service lines have been tapped on the mains and service tubing installed for service sets to each lot.

The sewer system approved by FUD is a low pressure design. It connects to our system in Andover Place Subdivision through an open cut crossing of Everett Road and an acquired easement within the subdivision. The system provides a connection assembly for each lot. Each residence will be required to have an E-1 pump purchased from FUD and installed by FUD specifications as part of residential construction.

As part of the second phase of the development, an eight-inch (8") waterline was proposed to extend from the subdivision. It was understood that this extension was to be included with the road improvements to Union Road. This proposed waterline extension was to connect to our existing twelve-inch (12") waterline located approximately 700 feet along Everett Road from the subdivision.

The following are the deficiencies noted at this time before the utilities can be accepted by FUD: (1) Water services must be installed for each lot. (2) System pressure and bacterial testing. (3) Location, straightening, and cleaning as needed of all water appurtenances. (4) Extension of six-inch (6") main at the northern property line to Everett Road (5) A commitment by Developer to extend the waterline along Everett Road. (6) Sewer service for each lot.

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(7) System pressure testing. (8) Location, straightening, and cleaning as needed of all sewer appurtenances. (9) An execution by Developer of FUD "Developer's Agreement" that will commit, amongst of things, to As Built Drawings and Affidavit of Cost of infrastructure. (10) All FUD utilities will reside in a fifteen-foot (15') easement.

It has been assumed that the lot configuration of the subdivision will remain as the lay out approved for development. If configuration is required to change by the Developer, then a change in services will be in order and approve of changes by FUD required. As resurgence of the development occurs, additional item may come to bear before FUD will be able to accept the utilities into our system. Please contact me if additional information is needed.

Sincerely;

First Utility District of Knox County

A handwritten signature in blue ink, reading "Troy A. Wedekind". The signature is stylized with a large initial 'T' and a cursive 'Wedekind'.

Troy A. Wedekind, PE

Director of Engineering & Construction