

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

December 20, 2012

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ed Whiting, Secretary
Ralph McGill, Mayor
Ron Honken, Alderman [6:55 pm]
Annette Brun
Betty Dick
Melissa Mustard
Noah Myers

MEMBERS ABSENT

Staff Representatives: Ruth Viergutz Hawk, Community Development Director
Jeff Winston, Consultant with Winston Associates
Gary Palmer, Assistant Town Administrator
David Smoak, Town Administrator

6:45 p.m. Public Hearing on the *Farragut 2025 Comprehensive Land Use Plan Update*

Chairman Holladay called the meeting to order at 6:50 p.m.

CITIZEN FORUM

None

APPROVAL OF MINUTES

*Commissioner Whiting moved to approve the November 15, 2012, minutes as submitted.
Commissioner Mustard seconded the motion and the motion passed 6-0-2. Commissioner St. Clair abstained because he was absent and Commissioner Myers abstained because he was late.
Commissioner Honken was not here when the minutes were approved.*

AGENDA ITEMS

**DISCUSSION AND PUBLIC HEARING ON THE FARRAGUT 2025 COMPREHENSIVE
LAND USE PLAN UPDATE**

Gary Palmer stated that the Comprehensive Land Use Plan Leadership Team recommended the FMPC approve Resolution PC-12-18, which approves the plan. Jeff Winston, Winston Associates, presented the plan. A lengthy discussion followed.

Commissioner Myers moved to amend the classification of Powell Acres subdivision from Regional Commercial to Residential and that the Regional Commercial on Kingston Pike change to General Commercial west of the drainage way located immediately to the west of Costco. Commissioner Honken seconded the motion and the motion passed 9-0.

Commissioner Myers moved to approve the Resolution PC-12-18. Commissioner St. Clair seconded the motion and the motion passed 9-0.

DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR A DRIVEWAY ONTO SMITH ROAD, CLASSIFIED AS A MAJOR COLLECTOR ON THE MAJOR ROAD PLAN, FARRAGUT MUNICIPAL CODE, TITLE 16, CHAPTER 4, DRIVEWAYS AND OTHER ACCESS WAYS, SECTION 16-405. PERMIT APPROVAL, AND SECTION 16-406 (1) DISTANCE REQUIREMENTS, (B) DISTANCE BETWEEN DRIVEWAYS, FOR VARIANCE FOR DRIVEWAY ACCESS TO 531 SMITH ROAD (Don & Angela Dickey, Applicants)

Staff recommended approval of the driveway location as shown on the survey and a variance of 130' to the east because the proposed driveway lines up with another existing driveway and the proposed location is optimal. The applicant stated they wished to change their request.

Commissioner St. Clair moved to defer to a later date. Commissioner Myers seconded the motion and the motion passed 9-0.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN AMENDMENT TO THE THORNTON CENTER (GENESIS CENTER), 10910 KINGSTON PIKE, SUITE 103, TO EXPAND THE EXISTING BUILDING, 1.33 ACRES, ZONED C-1 (Dan Brewer/Brewer Ingram Fuller Architects, Inc., Applicant)

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

1. On the title page, include the revised calculated fire flow, including the number of required fire hydrants, in accordance with appendix B and C of the 2006 International Fire Code on the drawings as a note; and
2. Meet all town requirements.

Commissioner Honken moved to approve the site plan subject to staff's recommendation. Commissioner Myers seconded the motion and the motion passed 9-0.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR PARKSIDE RETAIL CENTER, LOCATED ON THE SOUTH SIDE OF PARKSIDE DRIVE BETWEEN JC PENNEY AND TENNESSEE STATE BANK, A PORTION OF PARCEL 191.06, TAX MAP 130, 3.466 ACRES, ZONED C-1 (The Center at Parkside LLC, Applicant)

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

1. 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. Fire hydrants shall be located so that no accessible exterior point of the structure is in excess of 400' from an approved fire hydrant;
2. Provide written approval from First Utility District of Knox County;
3. Submit certified address verification from the Addressing Division of the Knoxville/Knox County Metropolitan Planning Commission;
4. Sheet C0.03 - lot coverage calculation and diagram - delete the shown landscape island by the handicap ramp;
5. Sheet C1.01 - update the parking information;
6. The landscape island at the end of the parking row on the east side of the building must be the full length of the parking space;
7. Indicate the turn down curb adjacent to all parking spaces except at the handicapped parking spaces;
8. Sheet C4.01 - correct the detail numbers per the cross references on other sheets and per the sheet number;
9. The dumpster is required to be screened. The screening is to be architecturally compatible with the building. Include screening details, bollards, etc.;
10. There are only 15 sheets (vs. indicated 16) and the A and E sheets are not numbered. Please renumber and number all sheets;
11. The plat will need to be recorded before any approvals are finalized or permits are issued;
12. On Sheet A4.2, HVAC screening sight line 3 is east and sight line 4 (which is missing from the sheet) is south. Please correct;
13. Record the subdivision plat prior to the issuance of any permits;
14. Submit irrevocable letter of credit for erosion control for \$5,000;
15. Submit Drainage Fee of \$550; and
16. Meet all town requirements.

*Commissioner St. Clair moved to approve the site plan subject to staff's recommendation.
Commissioner Whiting seconded the motion and the motion passed 9-0.*

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR KNOXVILLE TVA EMPLOYEES CREDIT UNION, LOCATED ON THE SOUTH SIDE OF PARKSIDE DRIVE BETWEEN JC PENNEY AND TENNESSEE STATE BANK, A PORTION OF PARCEL 191.06, TAX MAP 130, 1.15 ACRES, ZONED C-1 (Knoxville TVA Employees Credit Union, Applicant)

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

1. 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;
2. Provide required fire lane markings at fire department emergency access at the main entrance;
3. Provide written approval from First Utility District of Knox County;
4. Submit certified address verification from the Addressing Division of the Knoxville/Knox County Metropolitan Planning Commission. ;
5. The property is zoned C-1. Update the information on Sheet 5 - note #3;
6. Record the plat prior to the issuance of any permits;
7. Tighten the 15.5' radius (east property line), 20' radius (at fire lane), and 12' radius (southeast corner of building) in the parking lot. These areas conflict with pedestrian movement and tightening the radii will keep vehicles speed down;
8. Eliminate the curb at the walking trail crossing. The trail should ramp down to the driveway grade;
9. Add a connection to the walking trail from the west sidewalk [The HVF must stay up until the tie-in is actually being constructed];
10. Provide screening on all sides of the HVAC units;
11. Label the black PVC fence as the HVAC screening;
12. Sheet A4.2 - include the appropriate installation specifications for the flag pole;
13. Substitute a compliant light fixture for the SG light fixture;
14. Submit irrevocable letter of credit for erosion control for \$7000;
15. Submit Drainage Fee of \$665; and
16. Meet all town requirements.

Commissioner Myers moved to approve the site plan subject to staff's recommendation with a change to Item #7 to require the 15.5' radius at the east property line be tightened and to add speed bumps in front of the building and to the west of the drive-thru lane entrance.

Commissioner Honken seconded the motion and the motion passed 9-0.

DISCUSSION AND PUBLIC HEARING ON AN AMENDMENT TO THE FARRAGUT ZONING ORDINANCE, CHAPTER 4., TO CREATE A GRAND OPENING SPECIAL EVENTS PERMIT SECTION

Staff recommended approval of Resolution PC-12-13, which recommends approval of Ordinance 12-19 and the Zoning Ordinance text amendment to the Board of Mayor and Aldermen.

Commissioner Honken moved to approve Resolution PC-12-13. Commissioner Myers seconded the motion and the motion passed 9-0.

DISCUSSION AND PUBLIC HEARING ON AN AMENDMENT TO THE FARRAGUT ZONING ORDINANCE, CHAPTER 4., SECTION XIII. OUTDOOR SITE LIGHTING, TO ESTABLISH WALL MOUNTED LIGHT HEIGHTS AND REQUIRE GLARE SHIELDS

Staff recommended approval of Resolution PC-12-14, which recommends approval of Ordinance 12-20 and the Zoning Ordinance text amendment to the Board of Mayor and Aldermen.

Commissioner Honken moved to approve Resolution PC-12-14. Commissioner St. Clair seconded the motion and the motion passed 9-0.

DISCUSSION AND PUBLIC HEARING ON AN AMENDMENT TO THE FARRAGUT ZONING ORDINANCE, CHAPTER 4., SECTION I. ACCESSORY STRUCTURES, TO REQUIRE HVAC SCREENING TO BE ARCHITECTURALLY COMPATIBLE AND TO RENAME SECTION TO ACCESSORY STRUCTURES AND USES

Staff recommended approval of Resolution PC-12-15, which recommends approval of Ordinance 12-21 and the Zoning Ordinance text amendment to the Board of Mayor and Aldermen.

Commissioner Honken moved to approve Resolution PC-12-15. Commissioner St. Clair seconded the motion and the motion passed 9-0.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO AMEND THE FARRAGUT ZONING ORDINANCE, CHAPTER 3, SECTION XVI., TO CREATE A NEW FOUR-STORY BUSINESS ZONING DISTRICT, ENTITLED BUSINESS DISTRICT, FOUR-STORY (BD-4) (Myers Bros. Holdings, Applicant)

Staff recommended approval of Resolution PC-12-16, which recommends approval of Ordinance 12-22 and the Zoning Ordinance text amendment to the Board of Mayor and Aldermen.

Commissioner Whiting moved to approve Resolution PC-12-16. Commissioner Honken seconded the motion and the motion passed 8-0-1. Commissioner Myers abstained because of conflict of interest.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE PARCEL 63, TAX MAP 151, LOCATED ON THE SOUTHWEST CORNER OF KINGSTON PIKE AND WAY STATION TRAIL, PART OF THE RENAISSANCE DEVELOPMENT, FROM C-1 TO BUSINESS DISTRICT, FOUR-STORY (BD-4) (Myers Bros. Holdings, Applicant)

Staff recommended approval of Resolution PC-12-17, which recommends approval of Ordinance 12-23 and the rezoning to the Board of Mayor and Aldermen.

Commissioner Whiting moved to approve Resolution PC-12-17. Commissioner St. Clair seconded the motion and the motion passed 8-0-1. Commissioner Myers abstained because of conflict of interest.

DISCUSSION ON A REQUEST TO REZONE PARCEL 6, TAX MAP 151, LOCATED ON THE WEST SIDE OF N. WATT ROAD APPROXIMATELY 600 FEET NORTH OF HARRISON ROAD, FROM C-1 TO R-1 AND R-4 (Scott Davis, Applicant)

For discussion purposes only

DISCUSSION OF A REQUEST TO AMEND THE TEXT OF THE FARRAGUT MUNICIPAL CODE, TITLE 9, CHAPTER 4. SIGN ORDINANCE, SECTION 9-406., TO ALLOW SIGNAGE ON A WALL TO EXCEED A 1:1 RATIO (Costco Wholesale Corporation, Applicant)

For discussion purposes only

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 10:32 p.m.


Edwin K. Whiting, Secretary