

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

April 18, 2013

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ed Whiting, Secretary
Ralph McGill, Mayor
Betty Dick
Melissa Mustard
Noah Myers
Ron Honken, Alderman

MEMBERS ABSENT

Annette Brun

Staff Representatives: Ruth Viergutz Hawk, Community Development Director
Gary Palmer, Assistant Town Administrator

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

CITIZEN FORUM

TDEC and ETDD will hold a training entitled "Using Soils and Geology to Secure a Successful Future" on April 30, 2013, at 6:30 p.m. at the Oak Ridge TDEC offices.

Chairman Holladay recognized Dan Johnson, Fire Marshal, for being named the ETBOA Code Official of the Year. Chairman Holladay also recognized the work of the Public Works crews for a job well done in Campbell Station Park with the flower planting.

Mayor McGill assured everyone that the Town will not be considering a gun ordinance that would require every household to have a weapon.

APPROVAL OF MINUTES

*Commissioner Honken moved to approve the March 21, 2013, minutes as submitted.
Commissioner Whiting seconded the motion and the motion passed 8-0.*

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR CLARITY POINTE COURT, PARCEL 37.04, TAX MAP 153, LOCATED ON THE WEST SIDE OF CONCORD ROAD APPROXIMATELY 1,200 FEET NORTH OF NORTSHORE DRIVE, ZONED C-1, 12.31 ACRES (Tom Schaffler, Jr., Applicant)

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

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1. In the title block, label Sheet 1 of 2, and Sheet 2 of 2;
2. Plat note #9 - clarify “recreational uses” allowed. In this case, it would be walking trails;
3. Meet all town requirements; and
4. Obtain appropriate signatures.

*Commissioner Honken moved to approve the final plat subject to staff's recommendation.
Commissioner St. Clair seconded the motion and the motion passed 8-0.*

**DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR A SWIMMING POOL
AT THE COTTAGES AT PRYSE FARMS RECREATION AREA, 744 PRYSE FARMS
BOULEVARD, ZONED R-1 & OSMR, .89 ACRES (Michael Versen, Applicant)**

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

1. Correct pool gate note on sheet C-2 to reflect compliance with the 1999 Standard Swimming Pool Code;
2. Detail P1/Fixture SA - indicate that no glass/globe/plastic etc. may protrude below the fixture housing;
3. Pool fence detail - indicate height, color, and construction material;
4. The bollard light detail is difficult to see, but it appears to not comply;
5. Delete Sheet 4;
6. A landscape maintenance letter of credit for \$12,500 is needed prior to the issuance of any C.O. This is for all of the landscaping shown on the landscape plan; and
7. Meet all town requirements.

*Commissioner Whiting moved to approve the site plan subject to staff's recommendation.
Commissioner Myers seconded the motion and the motion passed 8-0.*

**DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR A RETAIL BUILDING
AT THE COSTCO WAREHOUSE, 115 LOVELL ROAD, PARCEL 34, TAX MAP 131,
1.75 ACRES, ZONED C-1 (George Armour Ewart, Architect, Applicant)**

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

1. Provide written approval from First Utility District of Knox County;
2. Provide the calculated fire flow, in accordance with appendix B & C of the International Fire Code. Pay particular attention to table B105.1 and C105.1. The designer may utilize the sprinkler reduction described within that section;
3. Please re-check the square footage of the proposed landscaped area on the south side of the building. It does not appear to add up to the 443 square feet listed;

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4. The improved swale should be referenced as Detail 15/C2.1 rather than C2.2. Also, do you have any information on the “concrete cloth” that is proposed. This information needs to be included as a detail;
5. Replacement trees approved by the Town will be required for any trees that were planted as part of the Costco project that are adversely affected by this project;
6. The landscape plan will be reviewed by the VRRB on April 23. Separate comments (if there are any) will be generated on this plan;
7. Landscape stone flume detail should be called out as on sheet C2.1, not C2.2;
8. Please submit Drainage Fee of \$1100;
9. Please submit Erosion Control Letter of Credit for \$9600;
10. Please submit NOC; and
11. Meet all town requirements.

Commissioner Honken moved to approve the site plan subject to staff's recommendation. Commissioner Mustard seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE A PORTION OF PARCEL 14, TAX MAP 151EA, 109 WAY STATION TRAIL, OLD STAGE HILLS SUBDIVISION, FROM R-2 TO B-1 (Stephen Prince, Applicant)

Staff (Hawk) announced that she is a resident of Old Stage Hills neighborhood, but does not live near this rezoning. Commissioner Myers announced that this rezoning does affect his commercial BD-4 project, but that he is not the owner of the project.

Resolution PC-13-04 recommends approval of Ordinance 13-16 and the rezoning request.

Staff stated that approval of this rezoning is a precedent setting action. The primary question before the planning commission is whether you feel it is appropriate to rezone a portion of a single-family parcel at the entrance to a neighborhood so that:

1. The commercial building can be constructed closer to the residential neighborhood;
2. No buffer strip is required on the commercially zoned property next to the residential land; and
3. The commercially zoned property can be developed more intensely than the zoning district would otherwise allow.

A lengthy discussion followed.

Commissioner Honken moved to approve Resolution PC-13-04. Commissioner Dick seconded the motion and the motion passed 6-1-1 with Commissioner Mustard voting “nay” and Commissioner Myers abstaining.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR A FOUR-STORY FINANCIAL CENTER BUILDING, PARCEL 63, TAX MAP 151, LOCATED ON THE SOUTHWEST CORNER OF KINGSTON PIKE AND WAY STATION TRAIL IN THE RENAISSANCE DEVELOPMENT, 2.547 ACRES, ZONED BD-4 (Myers Bros. Holding /Knick Myers, Applicant)

Staff stated the following items remain outstanding on the site plan:

1. The building is 82' from the existing R-2 zoning district (currently minimum 100' is required). The rezoning must be finalized prior to the issuance of a building permit;
2. The parking lot is 15' from the existing R-2 zoning district (currently minimum 35' buffer strip required). The rezoning must be finalized prior to the issuance of a building permit or prior to grading occurring within the required buffer strip;
3. Sheet C0 - HVAC screening note #3 - revise note stating the town requires HVAC units to be screened from adjacent properties and rights-of-way;
4. On the line-of-sight drawing, show on the plans where the units will be located and show the HVAC units' height in relation to the parapet wall height;
5. Verify compliance with the 75% face brick minimum requirement;
6. Sheet A-3.0 - the dumpster enclosure must use the same face brick as the building. Modify detail and notes accordingly;
7. Sheet A-3.0 - indicate the color of the dumpster doors;
8. Headwall 4 - remove the rip rap from the 10' perimeter parkway;
9. On at least one sheet clearly show the retaining wall locations;
10. Submit retaining wall details;
11. Include a detail of the railing for the top of the retaining walls;
12. Please be aware that the Town will need certification on the construction of the retaining walls. The designer must inspect the retaining walls as they are being constructed submit certifications accordingly - add a plan note;
13. A request has been made to the Board of Zoning Appeals for a variance from the 10' minimum setback for the retaining wall from Way Station Trail right-of-way. The variance must be approved prior to the issuance of any permits;
14. A request has been made to the Board of Zoning Appeals for a variance from the requirement to construct a sidewalk on Way Station Trail to the south property line. The variance must be approved prior to the issuance of any permits;
15. Show sewer line relocation per FUD approved design;
16. Sheet C2 - Note 01 - is that applicable with pavers? Notes 02 & 03 are identical. Is that for the pad or for the site? Note 04 - pavement?
17. Sheet C7 - the headwall detail must show the actual extent of the rip rap at the headwall and/or include internal baffles for energy dissipation;
18. Sheet C8 - Since the parking lot will be permeable pavers, are Details 01/C7.0, 02/C7.0 & 03/C7.0 for this site?

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19. In a plan note or with the detail, indicate how often the permeable pavers are to be vacuumed upon installation;
20. The utility sheet (water and sewer) must be signed by First Utility District;
21. A plat of correction reflecting the relocated sewer easement must be approved and recorded prior to the issuance of any Certificate of Occupancy;
22. Provide a sequence of events for the construction of the permeable pavers. This was discussed at the staff/developer meeting but needs to be outlined on the plans;
23. The tree preservation/removal plan must be prepared by a professional provided for in the *Tree Protection Ordinance*. The plan also needs to be revised per retaining wall approval;
24. If portions of tree drip lines are encroached upon as a result of this project please address if and what type of protection/treatment measures will need to be taken;
25. Use metal t-posts instead of wooden posts for the tree protection fencing. These are more durable and can be re-used;
26. Submit Drainage Fee of \$1285;
27. Submit Erosion Control Letter of Credit for \$13,500;
28. Submit NOC; and
29. Meet all town requirements.

A general discussion followed.

Commissioner St. Clair moved to approve the site plan subject to addressing items #1-29. Commissioner Honken seconded the motion and the motion passed 7-0-1 with Commissioner Myers abstaining.

DISCUSSION AND PUBLIC HEARING ON AN AMENDMENT TO THE FARRAGUT ZONING ORDINANCE, CHAPTER 4., SECTION XIII. OUTDOOR SITE LIGHTING, A., 5., TO ADD BACK DECORATIVE WALL LIGHT REQUIREMENTS

Staff recommended approval of Resolution PC-13-03, which recommends approval of Ordinance 13-15 and the Zoning Ordinance text amendment to the Board of Mayor and Aldermen.

Commissioner Honken moved to approve Resolution PC-13-03. Commissioner St. Clair seconded the motion and the motion passed 8-0.

DISCUSSION OF A REQUEST TO AMEND THE 2012 COMPREHENSIVE LAND USE PLAN UPDATE, PARCEL 109, TAX MAP 130, LOCATED ON THE EAST SIDE OF N. CAMPBELL STATION ROAD, NORTH OF HOLIDAY INN EXPRESS, 30.5 ACRES, FROM OPEN SPACE CLUSTER RESIDENTIAL TO MIXED USE (Kim Wellons, Applicant)

For discussion purposes only

DISCUSSION AND PUBLIC HEARING ON THE FY 2014 CAPITAL INVESTMENT PLAN

Gary Palmer presented the FY 2014 Capital Investment Plan. A general discussion followed.

Commissioner Honken moved to approve the FY 2014 CIP with prioritizing improvements to Everett Road from Smith Road to Split Rail Farm subdivision entrance, McFee Park, Everett Road from Union Road to Smith Road, and move back Union Road improvements with the potential of moving it out of the 5 year plan. Commissioner Myers seconded the motion and the motion passed 8-0.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 9:03 p.m.



Edwin K. Whiting, Secretary