

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

June 20, 2013

MEMBERS PRESENT

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

MEMBERS ABSENT

Annette Brun

Staff Representatives: Ruth Viergutz Hawk, Community Development Director
Jason Scott, Stormwater Coordinator
Gary Palmer, Assistant Town Administrator

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

CITIZEN FORUM

Two boy scouts (Troop 59 and Troop 15) were in attendance and working on their Community and Communication Badges.

APPROVAL OF MINUTES

*Commissioner Honken moved to approve the May 16, 2013, minutes as submitted.
Commissioner St. Clair seconded the motion and the motion passed 6-0-2 with Mayor McGill and Commissioner Povlin abstaining because they were not in attendance.*

AGENDA ITEMS

**APPROVAL OF PLANNING COMMISSIONER STORMWATER ADVISORY
COMMITTEE (SAC) REPRESENTATIVE**

Commissioner St. Clair moved to appoint Ed Whiting as the planning commission Stormwater Advisory Committee (SAC) representative. Mayor McGill seconded the motion and the motion passed 8-0.

**DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR THE VILLAS AT
ANCHOR PARK - PHASE I, LOCATED ON THE NORTH SIDE OF TURKEY CREEK
ROAD ACROSS FROM ANCHOR PARK, 10.95 ACRES, 35 UNITS, ZONED R-4
(Benchmark Associates, Applicant)**

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

1. Sheets 3 - 5 are quite cluttered. Delete unnecessary information. For example, delete the M.B.S. line, the 18" CMP on the Town owned property at the trail, pavement lines in ROW, all unnecessary lines on the ROW's, the storm drains etc. on the ROW's, etc.;
2. Label centerline and ROW width on Sheet 1 or 2 and delete from Sheets 3 - 5;
3. Indicate the distances from the periphery property line to the individual lots on Sheets 1 or 2;
4. What is the slope easement on the non-numbered lot referencing? This likely is no longer valid and should be deleted accordingly;
5. Indicate setbacks on Lot 15 to ensure compliance and not create a substandard situation;
6. Indicate dimensions from peripheral property lines to individual lots;
7. Address the substandard lot labeled future development. This area must be consistent with the preliminary plat and concept plan;
8. In the legend, define the line type used for the old property line;
9. Area Table - what is "remaining Tract 1"? Label on map portion of plat;
10. Sheet 5 - What is the dashed line that runs through the buffer strip on Lot 15 and to the north? If this represents a building setback, please delete;
11. Indicate dimensions/distances of the platted building envelopes [like what has been done with the outdoor areas];
12. Plat note #12 - delete the #3 in the text; and "and" between the words "Lots" and "shall";
13. On the map portion of the plat on Lot 15, reference plat note #21;
14. A landscape completion/maintenance letter of credit is required prior to the recording of the final plat;
15. Submit a copy of private restrictions or covenants. These must be approved by the Town and be recorded prior to building permits being issued;
16. Submit As-built drawings;
17. Complete all items on staff's punchlist, which will be assembled after walk-thru at the end of the construction. Please note that all disturbed areas must be stabilized with growing grass prior to acceptance of Final Plat;
18. Staff will calculate a Completion Letter of Credit once it is determined what elements are not going to be constructed at this time;
19. Submit two-year Maintenance Letter of Credit for maintenance of sidewalk, greenways, roadways, drainage and detention basins for \$35,000; and
20. Meet all town requirements.

*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 PANDA EXPRESS,
11482 PARKSIDE DRIVE, LOCATED BETWEEN JC PENNEY AND TENNESSEE
STATE BANK, 3.412 ACRES, ZONED C-1 (Ray Flake, 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 written approval from First Utility District of Knox County;
3. Provide the calculated fire flow, in accordance with appendix B & C of the International Fire Code. The designer may utilize the sprinkler reduction described within that section;
4. Submit a certified address verification from the Addressing Division of the Knoxville/Knox County Metropolitan Planning Commission;
5. Prior to the issuance of any Certificate of Occupancy, please submit a pdf of the finalized stamped approved site plans;
6. A two year maintenance Letter of Credit from a local lending institution will be required for the landscaping prior to the issuance of a Certificate of Occupancy;
7. Indicate the color of the dumpster enclosure gate;
8. Sheet A-100.2 - Clarify details for fixtures L-82, L-70, CL, FS-1 to insure compliance or replace with compliant fixtures;
9. Sheet C-4 - More clearly show existing contours. Delete irrelevant layers of information so that the topo lines are legible;
10. Sheet C-5 - note #28, FUD vs. KUB supplies water;
11. Show all existing lines the service lines are tying into [gas, sewer, electric, water, comm.];
12. The tree inventory on the tree preservation/removal plan still does not reflect what is on site. Please correct;
13. There are some trees shown to be saved on the tree preservation/removal plan that have silt fencing going through them on the erosion control plan. Please address this conflict;
14. The required setback for the parking lot is based on the distance from the property line(s) to the nearest portion of the curbing. Please ensure that the dimensions that are called out reflect this measurement;
15. The landscape plan should not be included in this submittal. This is a separate application and review;
16. Heavy Duty asphalt pavement includes 8" stone, 2-1/2" base mix and 1-1/2" surface. Staff suggests using binder ("B mix") instead of base ("A" mix). Light Duty asphalt pavement includes 8" base stone and 2-1/2" surface. Due to the lower structural strength of surface mix, suggest using 2" binder plus 1-1/4" surface mix;
17. Submit Drainage Fee of \$570;
18. Submit irrevocable letter of credit for erosion control for \$5,000; and
19. Meet all town requirements.

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

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR THE TOWN OF FARRAGUT OUTDOOR CLASSROOM, PARCEL 128, TAX MAP 142, LOCATED ON THE SOUTHEAST CORNER OF N. CAMPBELL STATION ROAD AND THE FARRAGUT HIGH SCHOOL ENTRANCE, 1.4 ACRES, ZONED OS-P

Jason Scott presented the site plan for the Town of Farragut Outdoor Classroom. A general discussion followed.

Commissioner Honken moved to approve the site plan as presented. Commissioner Myers seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A PRELIMINARY PLAT FOR SHEFFIELD SUBDIVISION - UNIT 2, PARCEL 52.03, TAX MAP 152, 27.4 ACRES, 56 LOTS, ZONED R-1 & OSR, AND VARIANCE REQUESTS FOR SAG CURVE K VALUE FROM 49 TO 11.7 AT INTERSECTION TRANSITION ROAD 'A' AT INGLECREST (Saddlebrook Properties, LLC, Applicant)

Staff recommended approval of the variance request because it does not affect sight distance and it is near the intersection, which is a stop condition. The sag or “dip” will encourage traffic to slow down as approaching the intersection.

Commissioner St. Clair moved to approve the variance. Commissioner Myers seconded the motion and the motion passed 8-0.

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

1. As part of the preliminary plat (24' x 36' sheets), each utility must sign off on their respective utility plan sheet;
2. Add a 4" empty conduit across the street at all LCUB crossings;
3. On the title page, include the total acreage for this phase, the total number of lots for this phase, the open space acreage and calculations for this phase. Also include the total acreage for this phase and the first phase, the total number of lots for this phase and the first phase, and the total open space acreage and calculations for this phase and the first phase;
4. The maximum bulb wattage for the street light fixture is a 50 watt HPS (vs. 150 watt HPS or 100 watt MH);
5. On the LCUB plans, per comment letter, show changed location for transformer at Lots 49/50. This must coincide with street light location. As shown, the street light will be located at Lots 50/51. If the transformer is placed at that location, show the service line to Lot 49;
6. Sheet CR.07 - modify bollard detail so that bollards are 4' apart and so that bollard sleeves into the ground with no protrusions above ground when removed;

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7. Because the road and all other public infrastructure is part of this phase, Lots 50 & 51 will need to be final platted as part of this phase. A note will need to be added stating that lots are not buildable until sewer is provided through Unit 3;
8. Delete side flares of sidewalk/trails handicap ramps when crossing grass strips;
9. Sheet CE.03 - Note # 4 - clarify length of the rip rap. It should be based on drainage calculations (volume and velocity);
10. Sinkhole 2 cannot be disturbed. The purpose of the OSR district is to design around environmentally sensitive areas, such as sinkholes. Please refer to plan note #11 from the approved concept plan. Verify that Lots 57 & 58 are buildable. They may need to be combined into one lot or designated as open space. Modify plans accordingly;
11. Remove sediment trap 4 and stockpile area from Sinkhole 2;
12. An arborist letter/assessment for the 36 inch red oak tree between Lots 25 & 26 has been provided. Per the arborist's recommendation, the tree should be removed. Amend the tree replacement table to reflect this removal accordingly;
13. Given the relatively tight space involved, the staff would recommend using a smaller species of tree, such as Winter King Hawthorn, in lieu of red maple for some of the replacement trees;
14. A landscape maintenance letter of credit will be needed for the replacement trees prior to approval of a final plat;
15. Submit an irrevocable letter of credit for Erosion Control in the amount of \$90,000.00;
16. Submit a drainage fee of \$1,650.00; and
17. Meet all town requirements.

Commissioner Myers moved to approve the preliminary plat subject to staff's recommendation. Commissioner Honken seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING OF A REQUEST FOR ABANDONMENT OF RIGHT-OF-WAY OF OLD SNYDER ROAD RIGHT-OF-WAY AT N. CAMPBELL STATION ROAD, LOCATED BETWEEN PARCELS 122 & 123.02, TAX MAP 130, FARRAGUT MUNICIPAL CODE, TITLE 16, CHAPTER 3. ROAD CLOSING OR TERMINATING POLICY (Eddie Kherani/Marathon Gas Station, Applicant)

Staff recommended denial of Resolution PC-13-06, which recommends approval of Ordinance 13-20 and the request for abandonment of the right-of-way of old Snyder Road ROW at N. Campbell Station Road to the Board of Mayor and Aldermen.

Commissioner Honken moved to approve Resolution PC-13-06. Commissioner Whiting seconded the motion and the motion failed 0-8.

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 (Kay Wellons, Applicant)

For discussion purposes only

DISCUSSION AND PUBLIC HEARING ON AN AMENDMENT TO THE FARRAGUT SUBDIVISION REGULATIONS, ARTICLE III. GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN, F. SUITABILITY OF THE LAND, 2. LAND SUBJECT TO FLOODING, E. (1). TO UPDATE THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBERS PER THE MOST RECENT FLOOD STUDY

Staff recommended approval of Resolution PC-13-07.

Commissioner Honken moved to approve Resolution PC-13-07. Commissioner St. Clair seconded the motion and the motion passed 8-0.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

Mayor McGill announced Louise Povlin appointment to the Farragut Municipal Planning Commission (FMPC).

ADJOURNMENT

The meeting adjourned at 8:35 p.m.



Edwin K. Whiting, Secretary