

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

December 18, 2014

MEMBERS PRESENT

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

MEMBERS ABSENT

Annette Brun

Staff Representatives: Ashley Miller, Assistant Community Development Director

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

CITIZEN FORUM

Chairman Holladay announced that the Town hosted the annual FUN and Committee Volunteers holiday breakfast this morning to show appreciation to the volunteers of the Town of Farragut.

Chairman Holladay announced that Item #7 will be moved to Item #1 due to the number of citizens present for this item.

APPROVAL OF MINUTES

Commissioner Honken moved to approve the November 20, 2014 minutes as submitted.

Commissioner St. Clair seconded the motion and the motion passed 7-0-1 with Mayor McGill abstaining because he was absent.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE PARCEL 115.01 AND A PART OF PARCEL 116.01, TAX MAP 130 AND PARCELS 96 AND 96.01, TAX MAP 142 FROM R-2 AND R-4 AND FLOODPLAIN DISTRICT TO R-6 AND FLOODPLAIN DISTRICT (TDK Construction Company, Inc., c/o Ross Bradley, Applicant)

Staff presented Resolution PC-14-13 which recommends approval of Ordinance 14-20. Several citizens were present and addressed the Planning Commission.

Commissioner Whiting moved to table the request so the Town Attorney could draft potential conditions and covenants related to conditional zoning for the Commission's review.

Commissioner St. Clair seconded the motion and after considerable discussion withdrew his second. The motion failed due to a lack of a second.

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After further discussion, Commissioner Whiting moved to table the request so that staff could evaluate creating a new zoning district for elderly housing. The motion failed due to a lack of a second.

Commissioner St. Clair moved to deny Resolution PC-14-13. Commissioner Dick seconded the motion and the motion passed 6-2, with Commissioners Myers and Whiting voting against the motion.

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR PHASE II OF THE SPLIT RAIL FARM SUBDIVISION, PARCEL 141, TAX MAP 98.01, 38 LOTS, 13.20 ACRES (SRF Holdings, LLC, Applicant)

Staff recommended approval subject to the following items being satisfactorily addressed:

1. All field items/corrections must be satisfactorily completed before the final plat will be ready for final signatures and recording;
2. Please provide verification from the project engineer that stormwater treatment units are complete and operating as intended. How are these units to be maintained? This needs to be addressed for the entire subdivision;
3. Please submit an irrevocable letter of credit for \$18,000 for the 2-year maintenance of streets, pedestrian facilities, and drainage for Phase II; and
4. Please submit an irrevocable letter of credit for \$28,000 for the completion of the roadway surface.

Commissioner Myers moved to approve the final plat for Phase II of the Split Rail Farm Subdivision subject to staff's recommendation. Commissioner Honken seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR PARKING LOT MODIFICATIONS AT THE FARRAGUT VILLAGE AT 609 N. CAMPBELL STATION ROAD, 4.96 ACRES (Barry Byrd Architecture, Applicant)

Staff recommended approval subject to the following items being satisfactorily addressed:

1. Please include in a table the required number of parking spaces, including handicap spaces, and the number of bicycle parking spaces being provided. The parking should be factored at 1 space per 200 square feet of building and revised on the plan;
2. Please consider locating the bicycle spaces closer to the building;
3. Please ensure that any modified interior and terminal islands are at least five (5) feet in width (as measured from back of curb to back of curb) throughout their entire depth;
4. Please include wheel stops in the parking spaces adjoining the sidewalk next to the building in order to ensure that a minimum of five (5) feet of sidewalk is available along this interface;
5. Please revise the lighting plan to reflect where the Type "A" fixtures will be located on the site and provide a detail for each type of lighting proposed in the lighting fixture schedule;
6. Please verify lot coverage;
7. Please correct the building setback note; and

8. Please submit a landscape plan for the parking area renovation and verify compliance with shade tree requirements and the landscaping required between the building and parking lot. It appears six (6) trees are proposed to be removed with this renovation and replacement trees that are shown on a landscape plan will need to be reincorporated onto the site. If the area around the statue feature is to be landscaped please show those improvements on the landscape plan as well as landscaping for all new or modified parking lot islands. All islands must be landscaped.

Commissioner Myers moved to approve the site plan for parking lot modifications at the Farragut Village subject to staff's recommendation but with the removal of item #4. Commissioner Honken seconded the motion and the motion passed 8-0.

**DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR DRAINAGE
MODIFICATIONS ASSOCIATED WITH PARCELS 1.00, 1.01 AND 1.02, TAX MAP 152-
C, SOUTHWEST CORNER OF KINGSTON PIKE AND CHAHO ROAD, 1.37 ACRES
(Bill Hodges, Applicant)**

The staff recommended approval of the drainage modifications proposed on this site plan subject to the following comments being addressed:

1. Please coordinate the landscaping with the planning division. The modified drainageway will be required to be landscaped;
2. A plat will be needed once drainage and grading work approved by the Town is complete. This plat will provide for any modified easements and required right of way per the subdivision regulations;
3. As noted on the plan sheets, this is a site plan associated with drainage improvements. Consequently, please remove reference to a proposed driveway. Since the only known improvements proposed at this time relate to the relocated drainage, consideration of an access is premature. If the access, as proposed, is considered by the commission as part of this site plan, the staff recommends denial because it does not comply with the Town's Driveways and Other Accessways Ordinance. Again, consideration of such a site element is premature since improvements associated with a driveway, such as the building and parking lot placement, are not known at this time. Only the construction entrance access should be shown on these plans since it is required in association with the drainage improvements. The construction entrance access is correct in the location proposed;
4. Please coordinate with the Town Attorney on how this proposal should be addressed as it relates to the stipulations provided for in the existing drainage easement as recorded in Deed Book 1771/Page 994;
5. Additional silt fence will likely be required on south side of new drainage way until site is stabilized;
6. Please submit an irrevocable letter of credit for erosion control in the amount of \$9400;
7. Please submit copy of NOC, as well as SWPPP. This comment was not generated from prior submittal, as staff misread that the intent is to regrade the entire properties, comprising more than one acre of disturbance; and
8. If grading work is to encroach onto TDOT ROW a permit from TDOT will be required.

Commissioner Honken moved to approve the site plan for drainage modifications subject to staff's recommendation as listed. Commissioner St. Clair seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR THE FARRAGUT APARTMENTS, PARCELS 108 AND 109, TAX MAP 130, 820 N. CAMPBELL STATION ROAD, 32.31 ACRES (GBS Engineering/Mark Bialik, Applicant)

Staff presented the remaining comments related to this site plan:

1. Please provide adequate turning radius for a 53' long single axel aerial fire apparatus. It appears that the island at the front entrance will create an obstruction. Additionally, the turn back to access the secondary access point is obstructed by another island;
2. Please provide the required fire flow and hydrant quantity calculations in accordance with the 2012 IFC appendix B and C and please include these calculations on the drawings;
3. Please provide current fire hydrant flow data for the closest fire hydrants used to satisfy appendix B and C. Data shall be less than 1 year old and include the name of agency performing test, static pressure, residual pressure, and flow in GPM;
4. Please provide written approval from First Utility District of Knox County;
5. Please confirm that all roads are the minimum of 26' wide and all gate access is in excess of 20';
6. Please provide fire lane markings adjacent to each fire hydrant and fire department connection access. Additional fire lanes must be provided at the club house and fitness center;
7. Please confirm that the maximum 30' access distance for aerial fire apparatus is provided from the front fire apparatus access road to the structure. (Per Section D105.3 in the 2012 IFC);
8. Please revise the building materials for the proposed buildings. The ordinance requires a significant masonry element, which fiber cement siding does not meet this requirement. As defined in Webster's Dictionary, masonry is stonework or brickwork. Staff does not feel that the revisions provide for a significant masonry element and thus do not meet the intent of the ordinance provisions;
9. Please provide for addressing on the accessory buildings;
10. Please clarify that parking lot islands measurements are from back of curb to back of curb or edge of sidewalk (as applicable) and include a detail clarifying this measurement;
11. Please verify that there will be no grading within the 50 foot buffer where trees exist;
12. Please specify what accessory structures are being shown within the 100 foot setback near the pool area. Only the pool is permitted in this area. Depending on what is being proposed, some encroachments may need to be removed;
13. Please note that the only fences allowed in buffer strips are fences used for buffering purposes. The staff is unsure why there is a fence shown in the buffer;
14. Please locate some of the bike racks near the club house area. Please ensure that there is enough space so that cars do not hit parked bicycles where the racks are being planned for;
15. Please provide the location and screening detail for the HVAC systems;

16. Please be aware that the sign will require approval by the VRRB. Based on the rendering provided, it appears the entry sign exceeds the maximum allowable square footage of forty (40) square feet. Please omit all signage from the site plan submittal since signage is independent of the site plan;
17. Please continue to make adjustments that will lessen disturbance on the steepest slopes and accommodate stormwater to the greatest extent possible in the parking lot. Strive to significantly reduce the size of the detention basin (or the need for the detention basin) near the Zimmerman property. If additional bioswales were provided for throughout the parking lot in lieu of traditional islands and some permeable pavers were strategically used, it is likely the traditional detention basins could be significantly lessened in size. Also, a cistern(s) may be able to be implemented to supplement irrigation that may also be able to reduce the runoff calculations and mitigate the size of the basin(s);
18. Please include a detail for the dry well Xeripavers;
19. Please note that ultimately a subdivision plat will be required for this property to combine Parcels 108 and 109 and plat the common open space (staff would recommend platting the common open space as its own recorded lot and referencing it as an exhibit in a covenant that runs with the land and that is also recorded at the Register of Deeds) and any applicable easements, etc.
20. Please coordinate with the Town Engineer the right of way to be dedicated based on the minor arterial roadway requirements in the subdivision regulations;
21. Please clarify on the lighting plans that the proposed building mounted fixtures will have a frosted lens so that the bulbs are not visible. Please also clarify that the building mounted fixtures will not be more than 15 feet from the top of the fixture to the adjacent finished grade;
22. Please provide details for the retaining walls and differentiate between the different types of walls proposed in different locations. These will need to be designed and verified by a structural engineer with expertise in this field;
23. Please provide more detail on grading that is proposed near the aquatic buffer;
24. All landscaping per the approved landscape plan will have to be installed and a 2-year landscape maintenance letter of credit provided prior to the issuance of any Certificate of Occupancy;
25. Please ensure that tree fencing is offset from the drip line of trees to be protected;
26. Please submit drainage calculations. Details will be necessary for all detention basin outfall boxes;
27. How will spillways into bioretention areas be stabilized? Please provide detail if possible;
28. The previous submittal included a large area draining directly to N. Campbell Station Road through the entrance of the development. Plans have now been revised to pick up a large portion of this runoff prior to entering N. Campbell Station Road and re-direct it to the detention basin. Drainage calculations should show that the two 8" PVC pipes are capable of carrying this runoff, at least to the 10-year storm intensity;
29. The ditch along the north side of N. Campbell Station Road should be picked up in a pipe (with headwall) and directed accordingly;
30. Tapers and deceleration lane should be super elevated to match existing cross slopes, with consideration of transitions in cross slope per AASHTO. Both taper and deceleration lane should be paved in accordance with the Town's Subdivision Regulations for arterial streets. Please include detail for this paving section;

31. Curb and gutter (TDOT 6-30) should extend the full length of the Campbell Station Road frontage. Please add detail for 6-30 curb & gutter;
32. Response letter indicated that a level spreader had been added to the detention basin in the southeast corner of the property, but the spreader isn't shown on Sheet C-5. Due to the close proximity of the aquatic buffer in the northern basins, spreaders should likely be added in those locations. Please provide detail;
33. Pipes discharge at the top of slopes leading down into detention basins which will likely create maintenance issues with erosion. How will these slopes be protected?
34. Please provide retaining wall details;
35. Electrical, telephone and cable lines should be shown, including ties to buildings;
36. Please submit irrevocable letter of credit for erosion control for \$107,000;
37. Please submit drainage fee of \$8400; and
38. Please submit copy of NOC.

Staff noted that an additional action that will be required in relation to the site plan is consideration of a variance to the Driveways and Other Accessways Ordinance due to the proposed access being within 400 feet of the Holiday Inn Express access. This item will need to be voted on separately.

Commissioner Myers moved to approve an access variance of 71.38-feet from the Driveways and Other Accessways Ordinance. Commissioner St. Clair seconded the motion and the motion passed 8-0.

Commissioner Myers moved to approve the site plan for Farragut Apartments subject to staff's recommendation with Item #8 being revised to be 70% brick visible from N. Campbell Station Road Right-of-Way. Commissioner Honken seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, CHAPTER 3., SECTION XXIII. TELECOMMUNICATION TOWER OVERLAY ZONE (T), C. 1., TO LIMIT THE OVERLAY IN THE MIXED USE TOWN CENTER AREA OUTLINED IN THE COMPREHENSIVE LAND USE PLAN

Staff recommended approval of Resolution PC-14-17.

Commissioner Honken moved to approve Resolution PC-14-17. Commissioner Myers seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON AMENDMENTS TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, CHAPTER 3. SECTION XXVI., PLANNED COMMERCIAL DEVELOPMENT DISTRICT (PCD), AS IT RELATES TO THE MIXED USE TOWN CENTER OUTLINED IN THE COMPREHENSIVE LAND USE PLAN

Staff recommended approval of Resolution PC-14-18.

Commissioner Honken moved to approve Resolution PC-14-18. Commissioner St. Clair seconded the motion and the motion passed 8-0.

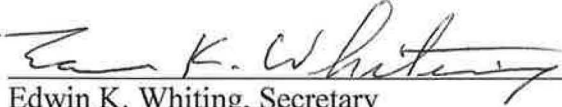
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PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 10:35 p.m.


Edwin K. Whiting, Secretary