

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

June 18, 2015

MEMBERS PRESENT

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

MEMBERS ABSENT

Rita Holladay, Chairman

Staff Representatives: Mark Shipley, Community Development Director
David Smoak, Town Administrator
Gary Palmer, Assistant Town Administrator

Vice-Chairman St. Clair called the meeting to order at 7 p.m.
Vice-Chairman St. Clair and Commissioner Honken commented on the FMPC Public Input Etiquette.

CITIZEN FORUM

None.

APPROVAL OF AGENDA

Commissioner Honken moved to approve the June 18, 2015 agenda with item #10 being changed from a public hearing to a workshop discussion item. Commissioner Myers seconded the motion and the motion passed 8-0.

APPROVAL OF MINUTES

Commissioner Whiting moved to approve the May 21, 2015 minutes as submitted. Commissioner Povlin seconded the motion and the motion passed 6-0-2 with Vice-Chairman St. Clair and Commissioner Honken abstaining because they were absent.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A PRELIMINARY PLAT FOR MCKINLEY STATION SUBDIVISION, LOCATED AT 421 EVERETT ROAD, A PORTION OF PARCEL 104, TAX MAP 141, ZONED R-1/OSR, 30 LOTS, 15.385 ACRES (Saddlebrook Properties, LLC, Applicant)

Staff recommended approval subject to the following being addressed:

- a) Please finalize the concept plan and the rezoning;
- b) Please record the plat which establishes the tract from which this subdivision will be platted;
- c) Please provide written approval from First Utility District of Knox County on water and sewer plans;
- d) Please submit all utility plans. Staff understands that phone and cable are typically located with electric, but these should also be included in the project plans;

FMPC – Minutes

6/18/15

Page 2

- e) Please submit NOC;
- f) Please submit irrevocable letter of credit for erosion control for \$72,000;
- g) Drainage fee is \$750.

Commissioner Honken moved to approve a preliminary plat for McKinley Station Subdivision subject to staff's recommendation. Commissioner Dick seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR THE SHOPS AT TOWN CENTER, PARCEL 137.09, TAX MAP 142, ZONED C-1, 103 S. CAMPBELL STATION ROAD, 2.21 ACRES (Legends Holdings, LLC, Applicant)

Staff displayed a revised building elevation which addressed the 2-story comment from a prior staff review. The staff recommended approval of the revised site plan subject to the following items being addressed:

- a) Please provide location and size of fire line tap;
- b) On the building elevations please add a note which specifies that at least 75% of the building materials (excluding doors and windows) to be used on all building elevations is face brick;
- c) Please include a detail for the dumpster enclosure and doors even though the staff understands that the desire is to renovate the existing dumpster enclosure;
- d) Please include details of the proposed wall mounted lights and verify that the total height of the pole lights does not exceed 28 feet;
- e) Please wrap the sidewalk along S. Campbell Station Road along the joint permanent easement to connect into and along the south edge of the development – this is consistent with the following design standards from the Architectural Design Standards document:
 - a. Standard 1.6 – Design the street frontage to promote pedestrian activity;
 - b. Standard 1.8 – Provide pedestrian and bicycle connections into and between properties;
 - c. Standard 1.38 – Locate incremental improvements to anticipate future development;
- f) The interior parking lot island along the western portion of the property needs to be shown as being landscaped on Sheet C-6;
- g) Please provide irrevocable letter of credit for erosion control for \$12,000;
- h) Please provide copy of NOC.

Commissioner Whiting moved to approve the site plan for the Shops at Town Center 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 BANK OF AMERICA, PARCEL 37.02, TAX MAP 131, ZONED C-1, 10735 KINGSTON PIKE, 1.07 ACRES (Stanley Hill, Applicant)

The staff noted that, depending on the commission's thoughts on the comments below, this item may not be ready for a formal vote. The remaining staff comments were as follows:

- a) Please provide letter of credit for erosion control for \$6,000;
- b) Please provide Drainage Fee of \$600;
- c) Please address how this site and building will be compatible with the Architectural Design Standards. Some design standards that need to be discussed are as follow:
 - a. Standard 1.21 - Minimize the visual impact of surface parking (the site is significantly over parked for a bank – There are 14 required parking spaces and 31 provided);
 - b. Standard 2.6 – Use iconic design features to foster a unique sense of place;
 - c. Standard 2.8 – Create a sense of visual interest by using a variety of roof forms along the street;
 - d. Standard 2.9 – Consider provided a roof form that provides a “cap”;
 - e. Standard 2.20 – Use exterior material, paint and roof colors that are compatible with the surrounding context (e.g. using an earth tone brick color similar to the Walgreen’s building to the east);
- d) Please provide a detail on the lighting plans of the light proposed for the flag pole;
- e) Please verify on the site plan what is the required vs. provided landscaping between the building and parking lot;
- f) Please remove non-regulatory signage from the architectural sheets. They still show the proposed wall mounted sign;
- g) The isofootcandle sheet is faded and hard to determine compliance;
- h) Please correct the pole height for the pole lights. The total permitted height to the tallest portion of the pole light from the adjacent grade is 28 feet;
- i) Staff is concerned about the one-way exit and creating conflicts and confusion.

Commissioner Myers moved to approve a site plan for Bank of America subject to staff's recommendation, the exit becoming an entrance and exit, removing the six parking spaces on the northwest portion of the parking lot, relocating the dumpster, and incorporating permeable pavers into the parking lot, especially since the parking that is provided greatly exceeds what is required. Commissioner Honken seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR FIRST BAPTIST CONCORD SPORTS FIELD IMPROVEMENTS, PARCEL 9.01, GROUP B, TAX MAP 142N, ZONED R-1-S-A, R-2 AND R-3, 11704 KINGSTON PIKE, 34.11 ACRES (First Baptist Concord, Applicant)

Staff recommended approval subject to the following:

- a. Please submit NOC;
- b. Please submit irrevocable letter of credit for \$2500;
- c. Consistent with Architectural Standard 2.16 f., synthetic stucco, similar in appearance to what is found on other buildings at First Baptist Concord, could be permitted to allow for flexibility in materials on the façade of a minor project. This building is also temporary which would further support the flexibility provided for in the Standards.

Commissioner Honken moved to approve a site plan for First Baptist Concord Sports Field Improvements subject to staff's recommendation. Commissioner Brun seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR THE OVERLOOK AT CAMPBELL STATION, PARCELS 108 AND 109, TAX MAP 130, ZONED R-6/OSMFR, 820 N. CAMPBELL STATION ROAD, 31.91 ACRES (GBS Engineering, Applicant)

Staff recommended denial of the site plan as submitted.

After a long discussion, Commissioner Whiting made a motion to approve the new site plan for the Overlook at Campbell Station subject to the staff approval of all aspects of the new site plan to ensure compliance with all applicable requirements, including the Architectural Design Standards. Commissioner Myers seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE A PORTION OF PARCEL 69, TAX MAP 142, NORTH OF THE FARRAGUT CHURCH OF CHRIST, 19.66 ACRES, FROM R-2 TO R-6 (Continental 333 Fund, LLC, Applicant)

Staff recommended that action be taken on Resolution PC-15-05, which recommends approval of Ordinance 15-05.

After a long discussion, Vice-Chairman St. Clair called for a vote. Commissioner Myers moved to approve Resolution PC-15-05, which recommends approval of Ordinance 15-05. Mayor McGill seconded the motion. The motion failed with a vote of 4-4 with Mayor McGill, Commissioner Brun, Commissioner Myers and Commissioner Whiting voting aye and Vice-Chairman St. Clair, Commissioner Dick, Commissioner Honken, and Commissioner Povlin voting nay.

DISCUSSION ON A REQUEST TO AMEND THE TOWN CENTER DISTRICT (TCD) AND THE TOWN CENTER DISTRICT DESIGN REQUIREMENTS AS THEY RELATE TO PARKING AND SIGNAGE (Craig Allen, Applicant)

For discussion purposes only.

DISCUSSION ON A REQUEST TO REZONE A PORTION OF PARCEL 37.03, TAX MAP 153, LOCATED OFF OF CONCORD ROAD ADJOINING CLARITY POINTE AND FIRST UTILITY DISTRICT, 6.77 ACRES, FROM R-1/OSR TO C-1 AND TELECOMMUNICATIONS TOWER OVERLAY (Branch Towers, Applicant)

For discussion purposes only.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 11:17 p.m.


Edwin K. Whiting, Secretary