

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

August 20, 2015

MEMBERS PRESENT

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

MEMBERS ABSENT

Ron Honken, Alderman

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

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

CITIZEN FORUM

APPROVAL OF AGENDA

Commissioner St. Clair moved to approve the August 20, 2015 agenda with agenda item #14 being postponed at the request of the applicant. Commissioner Povlin seconded the motion and the motion passed 8-0.

APPROVAL OF MINUTES

Commissioner St. Clair moved to approve the July 16, 2015 minutes as submitted. Commissioner Whiting seconded the motion and the motion passed 5-0 with Commissioner Povlin, Commissioner Dick and Mayor McGill abstaining because they were absent.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE A PORTION OF PARCELS 69 AND 69.01, TAX MAP 142, NORTH OF THE FARRAGUT CHURCH OF CHRIST, 22 ACRES, FROM R-2, B-1, O-1 AND C-1 TO R-6 (Continental 333 Fund, LLC, Applicant)

The staff introduced this item and noted that Resolution PC-15-10 would recommend approval of Ordinance 15-13 to rezone a portion of Parcels 69 and 69.01, Tax Map 142, north of the Farragut Church of Christ, 22 Acres, from R-2, B-1, O-1 and C-1 to R-6. After two formal presentations and a long discussion, a motion was made by Commissioner Whiting to approve Resolution PC-15-10. The motion was seconded by Commissioner Brun. The staff asked for a roll call vote and the motion failed 6-2 with Commissioners St. Clair, Holladay, McGill, Myers, Povlin, and Dick voting in opposition.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR THREE MINUTE MAGIC CARWASH, PARCEL 1.29, TAX MAP 143, ZONED C-1, B-1 AND FLOODPLAIN, 11133 KINGSTON PIKE, 5.3 ACRES (Rooney Land Development, LLC, Applicant)

Staff recommended approval subject to the following items being addressed:

- a) Determination of whether the proposed yellow and blue are considered accent colors and consistent with Standard 2.20 of the Architectural Design Standards – staff would encourage the use of earth tone or muted colors;
- b) Please omit any lighting at the vacuums;
- c) Please use a style of vacuum that is unobtrusive and an earth tone or muted color on all vacuum components so that these will be as discrete as possible. The commission stipulated that shorter vacuums painted brown with unobtrusive hoses be used – as presented to the commission at the meeting and that will be reflected on the revised plans;
- d) Please explore options for screening the vacuums from Kingston Pike. Enhanced landscaping could help in this regard;
- e) Please number and include the retaining wall sheets on the index sheet;
- f) The light fixture detail for fixtures AA and BB are difficult to assess. Please provide additional clarification/pictures, etc., on this fixture;
- g) Please show the photometric values along the property lines;
- h) Please submit a letter of credit for landscape maintenance prior to the issuance of a Certificate of Occupancy. The dollar amount will be determined by the staff based on the approved landscape plan;
- i) As a reminder, prior to the issuance of a Certificate of Occupancy, please submit a digital as-built in a TIF or JPEG format;
- j) Please submit an irrevocable letter of credit for erosion control for \$2500;
- k) TDOT will likely require permit for working on State Right of Way. Please submit;

Commissioner Whiting moved to approve a site plan for Three Minute Magic Carwash subject to staff's recommendation and with the blue and yellow colors as proposed as accent to the building. The predominant façade area would be brick and/or stone and in an earth color. Commissioner Brun seconded the motion and the motion passed 6-2 with Commissioners Myers and Dick voting no due to the blue and yellow accent colors in relation to the Town's Architectural Design Standards.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR THE REMODELING OF WEST END CENTER, PARCEL 1.27, MAP 143, ZONED C-1, LOCATED AT 129 WEST END AVENUE, 4.82 ACRES (Stuart Anderson, George Ewart Architect, Applicant)

Staff recommended approval subject to the following items being addressed:

- a) Some clarification of the proposed external light fixtures is needed and should be coordinated with Town staff;
- b) A determination by the planning commission as to whether the wall signage, as proposed, is acceptable in terms of color compatibility.

Commissioner Myers moved to approve a site plan for the remodeling of West End Center subject to staff's recommendation and, in relation to item "b", that an earth tone palette of colors be used for the signs. Commissioner Povlin seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR A LIQUID PROPANE GAS DISPENSING STATION AT THE COSTCO AT 10745 KINGSTON PIKE, ZONED C-1 (Teresa Caccam, Applicant)

Staff recommended approval subject to the following:

- a) Please darken the resubmittal so that all information is legible;
- b) Please include details of the No Parking signs and the fire lane striping;
- c) Please address whether the tank can be placed underground for safety and aesthetic purposes. ;
- d) Please include on the site plan sheets the architectural rendering of the proposed dispensing station.

Commissioner Myers moved to approve a site plan for a liquid propane gas dispensing station at the Costco subject to staff's recommendation and, in relation to item "c", that the tank be underground unless there was a compelling reason to leave it above ground. Commissioner St. Clair seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A PRELIMINARY PLAT FOR SHEFFIELD SUBDIVISION - PHASE III, LOCATED OFF OF TURKEY CREEK ROAD, PARCEL 52.04, TAX MAP 152, ZONED R-1/OSR, 49 LOTS, 26.93 ACRES (Saddlebrook Properties, LLC, Applicant)

Staff recommended approval subject to the following:

- a) There are two sheet 12's. If no changes are needed to these sheets the staff will re-number;
- b) Please correct the grading plan to show no grading within any tree covered portions of open space. This is an Open Space Overlay Zoning District where tree covered portions of open space are not to be disturbed. Trees 6-9 are specimen trees on open space and cannot be removed. Please revise the plans accordingly;
- c) On Sheet TP-1, the identification of different tree covered areas is blacked out. Please correct;
- d) Please list the square footages for the building and lot coverages calculations;
- e) As a reminder, prior to the issuance of a building permit, please provide digital copies in a TIF or JPEG format of the public infrastructure (roads, pedestrian facilities, and stormwater system) as constructed;
- f) Please submit an irrevocable letter of credit for erosion control for \$75,000;
- g) Please submit a Drainage Fee of \$1470.

Commissioner Myers moved to approve a preliminary plat for the Sheffield Subdivision – Phase III, subject to staff's recommendation. Commissioner St. Clair seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE A PORTION OF PARCEL 59.04, TAX MAP 152, LOCATED AT 11737 TURKEY CREEK ROAD, 7.22 ACRES, FROM R-2 TO R-1/OSMR (KnoxFi Two, LLC, Applicant)

Staff recommended approval of Resolution PC-15-11, which recommends approval of Ordinance 15-14, with the condition that the zoning line be described in metes and bounds on a survey that would be added to Ordinance 15-14 as Exhibit B prior to first reading before the Board of Mayor and Aldermen.

Commissioner St. Clair moved to approve Resolution PC-15-11 and Ordinance 15-14 subject to staff's recommendation. Commissioner Myers seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A CONCEPT PLAN REVISION FOR THE BRIARSTONE SUBDIVISION TO INCLUDE PHASE III, PARCEL 59.04, TAX MAP 152, 11737 TURKEY CREEK ROAD, 18 LOTS, 7.22 ACRES (Saddlebrook Properties, LLC, Applicant)

Staff recommended approval subject to the following:

- a) Please note that 72 lots are used for the coverage calculations but there are 73 dwelling lots in Briarstone. Please update the coverage calculations;
- b) The tree covered descriptions are blacked out on Sheet L-1. Please correct;
- c) As part of the preliminary plat please show trees on open space as being protected where abutting house lots;
- d) As a reminder, prior to the issuance of a building permit, please provide digital copies in a TIF or JPEG format of the public infrastructure (roads, pedestrian facilities, and stormwater system) as constructed.

Commissioner Myers moved to approve a concept plan revision for the Briarstone Subdivision subject to staff's recommendation. Commissioner Povlin seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE A PORTION OF PARCEL 131, TAX MAP 142, LOCATED TO THE WEST OF VILLAGE VETERINARY AND TO THE EAST OF THE FORMER PHILLIPS 66 ON KINGSTON PIKE, FROM O-1 TO TCD (Craig Allen, Applicant)

Staff recommended approval of Resolution PC-15-13, which recommends approval of Ordinance 15-16, with the condition that the zoning line be described in metes and bounds on a survey that would be added as Exhibit B to the ordinance prior to first reading before the Board of Mayor and Aldermen and to the following comments on the concept plan being satisfactorily addressed:

- a) The conclusions and recommendations of the Traffic Impact Study conducted by Cannon & Cannon in August 2015 must be implemented, as appropriate, as part of any future site plan approval. This should be noted and cross referenced on the concept plan;
- b) Please ensure that the concept (and the subsequent project) will be able to meet all FEMA related requirements. Please clearly label the floodway on the concept plan. The pedestrian walking trail and any other encroachments within the regulatory floodway will require a "no-rise" certification or LOMR;

- c) Please clearly delineate existing zoning districts. The general floodplain area, for example, is zoned Open Space/Park (OS-P). The OS-P should not be part of the area under consideration for rezoning since it is not developable;
- d) Low impact development (LID) stormwater measures need to be incorporated into the design;
- e) Though it is hard to assess (and very preliminary) at this stage, please ensure that individual buildings address the different design requirements provided for in the Town Center District Design Requirements;
- f) That it be clear that the concept plan is a very general and preliminary level of analysis that is subject to change when more in depth site evaluations are conducted.

Commissioner Myers moved to approve Resolution PC-15-13 and Ordinance 15-16 subject to staff's recommendation. Commissioner Povlin seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO AMEND THE 2012 COMPREHENSIVE LAND USE PLAN FOR A PORTION OF PARCEL 37.03, TAX MAP 153, LOCATED OFF OF CONCORD ROAD ADJOINING CLARITY POINTE AND FIRST UTILITY DISTRICT, FROM CIVIC/INSTITUTIONAL TO COMMERCIAL (Branch Towers, Applicant)

Staff recommended approval.

Commissioner St. Clair moved to approve the request to amend the 2012 Comprehensive Land Use Plan for a portion of Parcel 37.03, Tax Map 153, from Civic Institutional to Commercial. Commissioner Myers seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING 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, FROM R-1/OSR AND A TO C-1 AND TELECOMMUNICATIONS TOWER OVERLAY (Branch Towers, Applicant)

Staff recommended that if the rezoning reflected in Ordinance 15-15 is approved through Resolution PC-15-12 it be conditioned on the following:

- a) A height limitation for the tower that is established by the planning commission;
- b) That only one (1) tower be permitted on this property and that this condition run with the land through a covenant approved by the Town;
- c) That a tower concealment or stealth application approved by the planning commission be applied and subsequently reflected in the site plan and building permit submittals;
- d) That the zoning line be described in metes and bounds on a survey that would be added as Exhibit B to the ordinance prior to the first reading before the Board of Mayor and Aldermen.

After some discussion, Commissioner Whiting moved to approve Resolution PC-15-12, which recommends approval of Ordinance 15-15, subject to the staff's recommendations. As part of this motion the tower height could not exceed 170 feet and a mono-pine stealth application would be required to help conceal the tower and that the maintenance of this stealth application be included in a covenant that would run with the land and apply as long as the tower was in place. Motion Commissioner Myers seconded the motion and the motion passed 8-0.

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DISCUSSION ON A REQUEST TO REZONE PARCEL 117, TAX MAP 142, LOCATED AT THE INTERSECTION OF N. CAMPBELL STATION ROAD AND HERRON ROAD, APPROXIMATELY 4.5 ACRES, FROM R-2 TO R-6 (Peter Falk for Autumn Care II, LLC, Applicant)

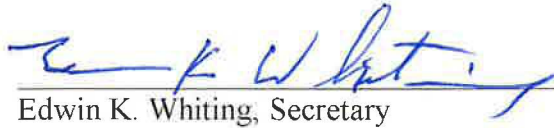
This item has been postponed at the request of the applicant.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 11:16 p.m.


Edwin K. Whiting, Secretary