

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

October 15, 2015

MEMBERS PRESENT

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

MEMBERS ABSENT

Noah Myers

Staff Representative: Mark Shipley, Community Development Director

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

CITIZEN FORUM

The staff announced some upcoming meetings. There will be the second meeting on Impact Fees on Wednesday, October 28, from 5 – 9 pm at the Town Hall and a Property Rights Training session on Thursday, October 29, from 6 – 8 pm at the Town Hall.

Bob Hill spoke about the need for the Town to contest a recent rezoning on a parcel within its Urban Growth Area in Knox County. The parcel was recently rezoned for up to 18 dwelling units per acre.

APPROVAL OF AGENDA

Commissioner Honken moved to approve the October 15, 2015 agenda with the deletion of Agenda #'s 8 and 13. Commissioner Brun seconded the motion and the motion passed 8-0.

APPROVAL OF MINUTES

Commissioner St. Clair moved to approve the September 17, 2015 minutes. Commissioner Honken seconded the motion and the motion passed 8-0.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR PHASE II OF THE BRIARSTONE SUBDIVISION (FORMERLY THE VILLAS AT ANCHOR PARK SUBDIVISION PROPERTY) LOCATED ON THE NORTH SIDE OF TURKEY CREEK ROAD ACROSS FROM ANCHOR PARK, A PORTION OF PARCEL 59 AND PARCEL 59.04, TAX MAP 152, 20.83 ACRES (Saddlebrook Properties, LLC, Applicant)

The staff reviewed this item and recommended postponement due to the incomplete nature of the field items. The staff noted that, should the commission wish to vote on the plat, it would need to be very clear that the Town staff and the Secretary of the Planning Commission will not sign off on the plat until the following items were satisfactorily addressed as verified in writing by Town staff:

- a) All paving, grading, drainage, utility, and stabilization work needed for the lots being proposed for platting must be satisfactorily completed to the Town's standards. All

drainage related issues that have adversely affected certain portions of the Inverness Subdivision must be corrected;

- b) The plat must reflect the as-constructed condition of utilities and roadways;
- c) That a digital copy of the plat that reflects the as-constructed conditions be provided in a TIF or JPEG format;
- d) That four (4) replacement trees be provided in consultation with the Town staff for the Hackberry tree that was removed;
- e) That the zoning lines on the plat need to be clarified. The Scarborough property (Lot 81) should be zoned R-2. There appears to be a zoning line that bisects the area that would become a public right of way on Lot 81. Property lines must follow zoning lines. Also the zoning is incorrectly referenced as R-1 on Sheet 2;
- f) Please include the R-2 zoning district information in Note #5;
- g) The area that would become the right of way on Lot 81 needs to be identified in a manner similar to what was shown in the area where Dunlin will tie into Finch;
- h) Please coordinate the street name and regulatory signage with Bud McKelvey, the Public Works Director;
- i) The covenants will need to be amended to include the additional lots. This should be a very simple amendment; and
- j) Please provide any letters of credit required by the Town Engineer (at this point the site is too incomplete for dollar amounts to be calculated).

After a long discussion a motion was made by Commissioner St. Clair to approve the final plat subject to the staffs' comments. The motion was seconded by Commissioner Honken and the motion failed 4-4, with Commissioners Dick, Holladay, Povlin, and Honken voting in opposition due to the significantly incomplete field items. The result of this vote is postponement of the final plat to the November 19 FMPC agenda.

DISCUSSION AND PUBLIC HEARING ON A PRELIMINARY PLAT FOR PHASE III OF THE BRIARSTONE SUBDIVISION (FORMERLY THE VILLAS AT ANCHOR PARK SUBDIVISION PROPERTY) LOCATED ON THE NORTH SIDE OF TURKEY CREEK ROAD ACROSS FROM ANCHOR PARK, A PORTION OF PARCEL 59, TAX MAP 152, 7.22 ACRES, 19 LOTS, ZONED R-1/OSMR (Rackley Engineering, Applicant)

The staff recommended approval subject to the following comments being satisfactorily addressed as verified in writing by Town staff:

- a) Upon completion of calculations, please provide a note confirming that fire hydrants are designed to provide a minimum flow of 1000GPM at 20PSI, based on the current flow information provided;
- b) Please finalize the concept plan for Briarstone that includes this phase;
- c) Please account for Lot 40;
- d) Please note that this is an open space residential zoning district overlay. Tree covered areas, especially where mature stands of trees exist on open space lots, are to be preserved. Please omit or modify grading in these areas. The staff can review specific trees with the applicant and/or arborist if desired;
- e) FUD must sign off on the water and sewer plans;
- f) Please add the zoning districts of adjoining properties;
- g) Please show gas, electric, telephone and cable utility locations;

- h) Please submit irrevocable letter of credit for erosion control for \$23,000; and
- i) Please submit Drainage Fee of \$570.

After some discussion, a motion was made by Commissioner Honken to approve the preliminary plat subject to the staff recommendations with item d) being modified to state "Please note that this is an open space residential zoning district overlay. Tree covered areas, especially where mature stands of trees exist on open space lots, are to be preserved. The staff will review with the applicant the tree(s) in question and tree replacement, if required, will be coordinated with the Town staff." The motion was seconded by Commissioner Dick and the motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A CONCEPT PLAN REVISION OF THE COTTAGES AT PRYSE FARM SUBDIVISION, PARCEL 047, GROUP C, TAX MAP 162B AND PARCEL 8.01, TAX MAP 162, 30.81 ACRES, 45 LOTS, ZONED R-1/OSMR (Robert G. Campbell & Associates, Applicant)

The staff reviewed this item and recommended against the removal of the intermediate walking trail connection between Lots 71R and 74R. The staff indicated that they would support moving the trail slightly to the south to help address concerns expressed by any residents that may have a concern about the trail location.

After some discussion a motion was made by Mayor McGill to approve the request to omit the walking trail connection between Lots 71R and 74R due to the fact that the development was otherwise providing a significant amount of pedestrian facilities and the current residents in the development did not want this connection. Motion was seconded by Commissioner Honken and the motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR PHASE 2 OF THE COTTAGES AT PRYSE FARM SUBDIVISION, PARCEL 047, GROUP C, TAX MAP 162B AND PARCEL 8.01, TAX MAP 162, 23.94 ACRES, 34 LOTS, ZONED R-1/OSMR (Robert G. Campbell & Associates, Applicant)

The staff reviewed this item and noted that, although they were further along than Briarstone, the staff must recommend postponement due to the incomplete nature of the field items. The staff noted that, should the commission wish to vote on the plat, it be noted that the Town staff and Secretary of the Planning Commission will not sign off on the plat until the following items were satisfactorily addressed as verified in writing by Town staff:

- a) All required public improvements associated with this phase must be completed. This would include roadways, pedestrian facilities, stabilization, and landscaping. The platted rights of ways and walking trail and utility easements shown on what will become the recorded plat must be centered on constructed streets, walking trails, and installed utilities;
- b) Please make sure the calls and dimensions for the walking trails and easement areas are clearly shown, they appear to be faded;
- c) A landscape plan for the rain gardens must be presented to and approved by the Visual Resources Review Board;
- d) If landscaping (tree and shrub installation) is to be completed later in the fall a completion letter of credit will be required prior to the Town signing off on the final plat.

Once landscaping is satisfactorily completed per the approved landscape plan, a 2-year landscape maintenance letter of credit will be required (the completion letter of credit could be re-worded to transition into this letter of credit);

- e) Please include the setbacks in a plat note (please note that the setbacks shall be in accordance with the R-1/OSMR Zoning District and Overlay);
- f) Please show how the coverage calculations were determined based on the formula in the OSMR overlay;
- g) Why is Lot 102R being revised? This is the clubhouse lot;
- h) From an engineering perspective, review of this final plat is premature and should wait until completion of all items including roadways, utilities and stabilization. At that time, staff can provide a final punchlist and determine amounts for maintenance and completion letters of credit.

After some discussion, a motion was made by Commissioner Honken to approve the final plat subject to the staffs' recommendations. The motion was seconded by Commissioner Brun and failed 7-1 with all commissioners, except for Commissioner Brun, voting in opposition due to the incomplete field items. The result of this vote is postponement of the final plat to the November 19 FMPC agenda.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR TELECOMMUNICATIONS TOWER, A PORTION OF PARCEL 37.03, TAX MAP 153, LOCATED OFF OF CONCORD ROAD ADJOINING CLARITY POINTE AND FIRST UTILITY DISTRICT, ZONED C-1 AND TELECOMMUNICATIONS TOWER OVERLAY, 5.24 ACRES (Branch Towers, Applicant)

Removed from the agenda as part of the approval of the agenda. The applicant did not submit site plan revisions and was not ready for consideration. This will likely be on the November 19 FMPC agenda.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR CONCORD SQUARE BUILDING 2, PARCEL 12, GROUP B, TAX MAP 143H, ZONED C-1 AND B-1, 11000 KINGSTON PIKE, 2.48 ACRES (Meagan Grohol, R2R Studio, LLC, Applicant)

Staff recommended approval subject to the following comment being satisfactorily addressed and then verified in writing by Town staff:

- a) Please confirm construction type is accurate by a field verification. Staff does not believe type VB to be accurate.

A motion was made by Commissioner Honken to approve the site plan subject to the staff comment being addressed. Motion was seconded by Commissioner Povlin and the motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR A PARKING LOT FOR THE HUGHES PROPERTY, PARCEL 21, GROUP A, TAX MAP 142L, ZONED O-1, 11553 KINGSTON PIKE, 0.9 ACRES (Urban Engineering, Inc., Applicant)

Staff recommended approval subject to the following comments being satisfactorily addressed and then verified in writing by Town staff:

- a) The landscaping for the buffer strip will need to be approved by the Visual Resources Review Board;
- b) A landscape maintenance letter of credit or escrow deposit will be required upon completion of the installation of required landscaping; and
- c) TDOT will require a permit for working within the state's right of way. Please submit copy of that permit.

A motion was made by Commissioner Honken to approve the site plan subject to the staffs' recommendations. Motion was seconded by Commissioner St. Clair and the motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR THE FARRAGUT CHILI'S RESTAURANT, PARCEL 191.17, TAX MAP 130, ZONED C-1 AND B-1, 11454 PARKSIDE DRIVE, 2.212 ACRES (Chili's, Inc., Applicant)

The staff reviewed this item and, other than the discussion points related to the Architectural Design Standards noted below, recommended approval of the site plan subject to the following comments being satisfactorily addressed and then verified in writing by Town staff:

- a) Please provide fire lane markings in vicinity of FDC/sprinkler riser room access;
- b) Staff was unable to locate fire sprinkler FDC;
- c) Staff was unable to locate signage indicating "Sprinkler Riser Room" at access point;
- d) Staff was unable to locate Knoxbox secure key vault;
- e) When data becomes available, please provide fire flow calculations in accordance with Appendix B of the 2012 IFC. This should be no less than 1500 gpm, in a sprinkled building, and should be documented within the drawings;
- f) When data becomes available, please provide the requested fire hydrant flow data for the closest existing fire hydrant to the proposed tap location, in accordance with item 91 on the checklist. This should be documented within the drawings;
- g) Please number ALL sheets 1 of .., 2 of ..., etc. The architectural sheets were not numbered consistent with the other site plan sheets;
- h) On Sheet 3, please include the B-1 Zoning District in the zoning table;
- i) Terminal islands must be at least 5 feet in width throughout their depth. Please include dimensions on the plan and a detail for interior and terminal parking lot islands which demonstrates that there will be at least five feet of width provided throughout the length of the island as measured from the back of curb to back of curb or edge of sidewalk;
- j) Though the turning radius striping at the entrance to and exit from the site is helpful, the striped area should be ramped (but mountable) so as to physically slow patrons entering and exiting the site but permit large service trucks to turn without damaging traditional curbing or landscaping. This will help promote a safer pedestrian crossing;
- k) Please remove all signage from the site plan/architectural sheets, which includes all elevation sheets. The chili logo is still shown on a number of sheets. This is a sign;
- l) The lighting plan is incomplete. There are some areas along the western property line where the maximum number of foot candles at the property line (3.0 for adjacent properties that are zoned office or commercial) are exceeded. Please correct. There are also no images of proposed fixtures included in the plans nor any illustrated detail on the pole light structure, height, etc. Cut sheets are required for all exterior lighting fixtures and must be on the lighting plan sheets. These are to show that no portion of the bulb or

material surrounding the bulb which allows light through shall protrude from the light box/housing. Lighting shall be directed toward the ground with no glare produced. The plans must demonstrate compliance with these requirements;

- m) The lighting plan must be prepared and certified by a licensed electrical engineer. No one has signed and sealed the lighting sheet that was submitted;
- n) The landscape plan must be reviewed and approved separately by the Visual Resources Review Board;
- o) 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;
- p) Please submit irrevocable letter of credit for erosion control for \$9,000; and
- q) Please submit copy of NOC.

In terms of the Town's adopted Architectural Design Standards (ADS), the staff requested the planning commission's recommendations on the following discussion items:

- r) Standard 1.10 – Locate outdoor open space to provide a focal point. Outdoor seating is not being proposed. This apparently is something that Chili's does not typically provide. They are proposing a bench for patrons waiting to be seated. The purpose of this design standard is to encourage more active storefronts;
- s) Standard 1.13 encourages the use of Low Impact Development (LID) measures which could especially help with sites where parking is provided that far exceeds the parking space requirements. In addition to extra landscaping, the Bank of America
- t) Project that was recently approved provided for visually different parking surfaces, including porous pavement over a number of their "extra" parking spaces. Chili's is proposing some additional screening type landscaping but no pavement modifications. Since providing for enhanced tree cover is an LID measure, the staff would recommend, if no structural LID's are provided, that additional trees be provided in areas currently shown as sod. There is a large area, for example, on the southwest portion of the parking lot where several additional trees could be planted. A substantial amount of native plant material, which typically performs better than non-native material, should also be provided since this is encouraged in the ADS. The landscape plan currently has very little native plant material;
- u) Should the parking lot be broken into smaller pods as recommended per Standard 1.21? Staff would recommend that a parking lot interior island be added in the two rows of 12 parking spaces along the eastern side of the building. This would also provide for additional landscaping areas to help address the LID measures; and
- v) Does the building satisfy the ADS in terms of height variation, iconic design, and colors?

After a long discussion, a motion was made by Commissioner Honken to approve the site plan subject to the staffs' comments a-q and to the recommendation that 1) the 16 parking spaces on the southernmost portion of the site be designated for employee parking; 2) that the colors on the back or south elevation of the building be muted and earth tone; 3) that the landscaping be increased to provide for enhanced screening and to address the LID standards in the ADS; and 4) that a letter be sent by the Town Administrator to the appropriate garbage pick-up service that would request, if possible, that pick-up be provided during operating hours rather than early

in the morning to address noise impacts to nearby residents. The motion was seconded by Commissioner Brun and the motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE A PORTION OF PARCEL 78.01, TAX MAP 142, LOCATED AT 200 BORING ROAD, FROM R-2 TO R-1 (Ryan Lynch, Applicant)

The staff recommended approval of Resolution PC-15-17 which recommends approval of the requested rezoning as reflected in Ordinance 15-19. The staff recommended as a condition of the rezoning approval that a portion of the existing barn would have to be removed so that it is at least 35 feet from all property lines. This is the required setback for agricultural structures in the R-1 Zoning District and the applicant is aware of this condition. A plat will also have to be submitted as a condition of the rezoning since zoning lines must follow property lines.

After a short discussion, a motion was made by Commissioner Honken to approve Resolution PC-15-17 which recommends approval of the requested rezoning as reflected in Ordinance 15-19. The approval was conditioned on the removal of a portion of the existing barn so that it will be at least 35 feet from all property lines and to the submittal of a subdivision plat that would establish the lot that is the subject of the rezoning since zoning lines must follow property lines. Motion was seconded by Commissioner Povlin and motion passed unanimously.

DISCUSSION ON AMENDMENTS TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, CHAPTER 3. SECTION XII., GENERAL COMMERCIAL DISTRICT (C-1), SUBSECTION F., MIXED USE TOWN CENTER, AS IT RELATES TO WALL SIGNAGE (Legends Holdings, Applicant)

Removed from the agenda as part of the approval of the agenda. The applicant requested that this item be withdrawn.

DISCUSSION AND PUBLIC HEARING ON THE ADOPTION OF A VESTED PROPERTY RIGHTS ORDINANCE AND AMENDMENTS TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE AND THE FARRAGUT SUBDIVISION REGULATIONS TO ADDRESS NEW LEGISLATION REGARDING VESTED PROPERTY RIGHTS AS ESTABLISHED IN §T.C.A. 13-4-310.

The staff reviewed some modifications recommended by the Town Attorney and recommended approval of Resolution PC-15-14, which recommends approval of Ordinance 15-17, and Resolution PC-15-15, which recommends approval of Ordinance 15-18.

The staff noted that the resolution that would apply to the subdivision regulations, Resolution PC-15-16, will be presented at the November 19 planning commission meeting so that the referenced Vested Property Rights in Development Standards can first be presented for adoption.

After a short discussion a motion was made by Commissioner Honken to approve Resolution PC-15-14 which recommends approval of Ordinance 15-17. Motion was seconded by Commissioner Povlin and motion passed unanimously.

A motion was then made by Commissioner Honken to approve Resolution PC-15-15 which recommends approval of Ordinance 15-18. Motion was seconded by Commissioner Povlin and motion passed unanimously.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 9:40 p.m.



Edwin K. Whiting, Secretary