



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

August 18, 2016

MEMBERS PRESENT

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

MEMBERS ABSENT

Noah Myers

Staff Representatives: Mark Shipley, Community Development Director

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

CITIZEN FORUM

Mayor McGill announced that Annette Brun will be leaving the Planning Commission. The Mayor indicated that he plans to appoint Drew Carson to fill her term.

Mul Wyman spoke regarding the Knoxville/Knox County MPC's current update of the Southwest Sector Plan. He asked the commission if they would be okay with the Town asking the MPC staff to include a reference to the Town's planning link on the Town's web site. This would direct anyone interested in the Town of Farragut portion of the Southwest Sector to refer to the Town's web site. The Commission felt that this was a good idea. The staff indicated that they would contact the MPC staff to address this.

APPROVAL OF AGENDA

A motion was made by Commissioner Povlin to approve the agenda as submitted. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

APPROVAL OF MINUTES

A motion was made by Commissioner Povlin to approve the July 21, 2016 minutes as submitted. The motion was seconded by Commissioner Dick and the motion passed unanimously with the exception of Commissioner Kile abstaining due to being absent from the meeting in July.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR SMC KNOX TURKEY CREEK 3 FOR A SMALL CELL AND DISTRIBUTED ANTENNA SYSTEM , WITHIN THE PARKSIDE DRIVE RIGHT-OF-WAY, ZONED C-2, LOCATED IN FRONT OF 11433 PARKSIDE DRIVE (Telecad Wireless on behalf of Zayo, Applicant)

The staff reviewed this item and a long discussion ensued. The staff recommended that if this was approved it should be subject to the following conditions:

- 1) Staff recommends that all structures be placed within a vault underground. This would alleviate all of the potential issues with above ground applications and nullify the need to replace the light poles that would support such structures. The staff is concerned that allowing above ground applications, particularly along Parkside Drive where utilities are placed underground, would create an environment for similar structures to be added to other poles and clutter the streetscape;
- 2) Please note that the closest address to the site should be: 11455 Parkside Drive (Marshalls Department Store);
- 3) Sheet Title: Trenching Detail – TOF Engineering Department generally does not permit open cut trenching within streets, sidewalk or driveways, and probably not at these locations. Please revise current note #1 to the following: All conduit is to be installed by means of horizontal directional drilling within all public rights-of-way. The Town of Farragut does not permit open cut trenching in any street, sidewalk or driveway without prior written approval from the Town Engineer. It is the responsibility of the contractor to contact the Town of Farragut Engineering Department at (865) 966-7057 for preapproved repairs. All sections below are for pre-approved repairs only;
- 4) Sheet Title: Trenching Detail – Please add the following note: All utility main separation guidelines and utility main easements must be honored. The horizontal separation path between a new utility and existing utility should be both designed and targeted at a minimum distance of 8 feet or more when determined practical and doable. Reductions in this guideline may be considered on a case by case basis. If approved, at no time will the minimum separation shown on the plans or targeted in the field, be inside the absolute minimum of 5 feet horizontal separation between any existing utility main and the new utility. This separation is to be measured from the outside diameter of the known utility to the outside edge of the conduit bundle;
- 5) On the cover sheet, please correct the fire department information to the correct jurisdiction;
- 6) On Page 4, please make sure all proposed improvements are within the public ROW. It appears that some of the improvements are encroaching onto the private property;
- 7) On Page 8, the utilities in the Parkside Drive area are underground, therefore aerial cable cannot be installed within these areas. The cluster of trees to the east of the Belk store for men shall not be disturbed with the extension of the fiber cable. This section of cable would also appear to be within an area that is not within a platted easement. This is not permitted;

- 8) If the poles are replaced, please provide footer and foundation information and ensure that any structures on the poles will not interfere with the Town's use of the poles or create any visibility issues or interference with nearby pedestrian facilities;
- 9) A lease agreement approved by the Town Attorney and Board of Mayor and Aldermen will be required for the use of public infrastructure/right of way;

A motion was made by Commissioner Kile to approve the proposed location for the small cell proposed in the right of way near 11455 Parkside Drive subject to the applicant submitting to the staff, which would then be forwarded to the commissioners, a more definitive description of the dimensions, mounted height, etc., of the proposed structures. Such submittal would use Option 2 as a base to establish the most discrete applications possible without placing such structures underground. The motion was also subject to staff comments 2-9 being satisfactorily addressed as verified in writing by the Town staff. The motion was seconded by Commissioner Brun and the motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR SMC KNOX TURKEY CREEK 4 FOR A SMALL CELL AND DISTRIBUTED ANTENNA SYSTEM , WITHIN THE PARKSIDE DRIVE RIGHT-OF-WAY, ZONED C-2, LOCATED IN FRONT OF 11865 PARKSIDE DRIVE (Telecad Wireless on behalf of Zayo, Applicant)

The staff recommended that if this was approved it should be subject to the following conditions:

- 1) Staff recommends that all structures be placed within a vault underground. This would alleviate all of the potential issues with above ground applications and nullify the need to replace the light poles that would support such structures. The staff is concerned that allowing above ground applications, particularly along Parkside Drive where utilities are placed underground, would create an environment for similar structures to be added to other poles and clutter the streetscape;
- 2) Closest address to the site should be: 11656 Parkside Drive
- 3) Sheet Title: Trenching Detail – TOF Engineering Department generally does not permit open cut trenching within streets, sidewalk or driveways, and probably not at these locations. Please revise current note #1 to: All conduit is to be installed by means of horizontal directional drilling within all public right-of-way. The Town of Farragut does not permit open cut trenching in any street, sidewalk or driveway without prior written approval from the Town Engineer. It is the responsibility of the contractor to contact the Town of Farragut Engineering Department at (865) 966-7057 for preapproved repairs. All sections below are for pre-approved repairs only.
- 4) Sheet Title: Trenching Detail – Please add the following note: All utility main separation guidelines and utility main easements must be honored. The horizontal separation path between a new utility and existing utility should be both designed and targeted at a minimum distance of 8 feet or more when determined practical and doable. Reductions in this guideline may be considered on a case by case basis. If approved, at no time will the minimum separation shown on the plans or targeted in the field, be inside the absolute minimum of 5 feet horizontal separation between any existing utility main and the new utility. This separation is to be measured from the outside diameter of the known utility to the outside edge of the conduit bundle;
- 5) On the cover sheet, please correct the fire department information to the correct jurisdiction;

- 6) On Page 4, please make sure all proposed improvements are within the public ROW. It appears that some of the improvements are encroaching onto the private property;
- 7) On Page 8, the utilities in the Parkside Drive area are underground, therefore aerial cable cannot be installed within these areas. The cluster of trees to the east of the Belk store for men shall not be disturbed with the extension of the fiber cable. This section of cable would also appear to be within an area that is not within a platted easement. This is not permitted;
- 8) If the poles are replaced, please provide footer and foundation information and ensure that any structures on the poles will not interfere with the Town's use of the poles or create any visibility issues or interference with nearby pedestrian facilities;
- 9) A lease agreement approved by the Town Attorney and Board of Mayor and Aldermen will be required for the use of public infrastructure/right of way;

A motion was made by Commissioner Kile to approve the proposed location for the small cell proposed in the right of way near 11656 Parkside Drive subject to the applicant submitting to the staff, which would then be forwarded to the commissioners, a more definitive description of the dimensions, mounted height, etc., of the proposed structures. Such submittal would use Option 2 as a base to establish the most discrete applications possible without placing such structures underground. The motion was also subject to staff comments 2-9 being satisfactorily addressed as verified in writing by the Town staff. The motion was seconded by Commissioner Brun and the motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON SITE PLAN FOR SMC KNOX TURKEY CREEK 3 FOR A SMALL CELL AND DISTRIBUTED ANTENNA SYSTEM , WITHIN THE PARKSIDE DRIVE RIGHT-OF-WAY, ZONED C-2, LOCATED IN FRONT OF 11433 PARKSIDE DRIVE (Telecad Wireless on behalf of Zayo, Applicant) The staff recommended that if this was approved it should be subject to the following conditions:

- 1) Staff recommends that all structures be placed within a vault underground. This would alleviate all of the potential issues with above ground applications and nullify the need to replace the light poles that would support such structures. The staff is concerned that allowing above ground applications would create an environment for similar structures to be added to other poles and clutter the streetscape;
- 2) Closest address to the site should be: 11311 Campbell Lakes Drive
- 3) Sheet Title: Trenching Detail – TOF Engineering Department generally does not permit open cut trenching within streets, sidewalk or driveways, and probably not at these locations. Please revise current note #1 to: All conduit is to be installed by means of horizontal directional drilling within all public right-of-way. The Town of Farragut does not permit open cut trenching in any street, sidewalk or driveway without prior written approval from the Town Engineer. It is the responsibility of the contractor to contact the Town of Farragut Engineering Department at (865) 966-7057 for preapproved repairs. All sections below are for pre-approved repairs only.
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minimum separation shown on the plans or targeted in the field, be inside the absolute minimum of 5 feet horizontal separation between any existing utility main and the new utility. This separation is to be measured from the outside diameter of the known utility to the outside edge of the conduit bundle;

- 5) Please note that Campbell Lakes is Drive rather than Road;
- 6) Please verify that the placement of the new light pole will not create a visibility issue given it is only 6 feet off the back edge of the curb;
- 7) Please provide footer and foundation information for the pole;
- 8) Please include a detail of the proposed lighting to verify it complies with Town specifications; and
- 9) A lease agreement approved by the Town Attorney and Board of Mayor and Aldermen will be required for the use of public infrastructure/right of way.

A motion was made by Commissioner Kile to approve the proposed location for the small cell proposed in the right of way near 11311 Campbell Lakes Drive subject to the applicant submitting to the staff, which would then be forwarded to the commissioners, a more definitive description of the dimensions, mounted height, etc., of the proposed structures. Such submittal would use Option 2 as a base to establish the most discrete applications possible without placing such structures underground. The motion was also subject to staff comments 2-9 being satisfactorily addressed as verified in writing by the Town staff. The motion was seconded by Commissioner Brun and the motion passed unanimously.

DISCUSSION ON A REQUEST TO REZONE A PORTION OF PARCEL 116.01, TAX MAP 130, NORTH OF FARRAGUT COMMONS AND CHAPEL POINT, FROM R-2 AND FPD TO R-4 AND FPD, PARCELS 96 AND 96.01, TAX MAP 142, LOCATED ON GRIGSBY CHAPEL ROAD, FROM R-4 TO S-1, 19.73 ACRES (Diversified Holdings, Inc., Applicant)

For discussion purposes only.

DISCUSSION ON COMMUNITY DEVELOPMENT'S FY17 WORK PROGRAM AS IT RELATES TO AGENDA ITEMS INVOLVING THE PLANNING COMMISSION

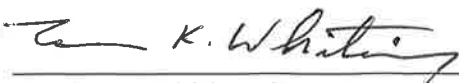
For discussion purposes only.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time.

ADJOURNMENT

The meeting adjourned at 10:00 p.m.



Edwin K. Whiting, Secretary