



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

April 20, 2017

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Louise Povlin, Alderman
Noah Myers
Betty Dick
Rose Ann Kile
Jack Coker, Youth Representative

MEMBERS ABSENT

Ed Whiting, Secretary
Ralph McGill, Mayor
Drew Carson

Staff Representatives: Mark Shipley, Community Development Director

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

1. CITIZEN FORUM

Scout Troop 444 was present for merit badges. John Nils spoke about the need for bicycle lanes for bicyclists. The staff noted that Ashley Miller had taken another job and reminded the Commissioners that a training session was upcoming in early May for mixed use neighborhoods.

2. APPROVAL OF AGENDA

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

3. APPROVAL OF MINUTES

A motion was made by Commissioner Povlin to approve the March 16, 2017 minutes. The motion was seconded by Commissioner Dick and the motion passed with Commissioner Myers and Commissioner St. Clair abstaining due to being absent.

4. DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR OCHO COMPANY SUBDIVISION, PARCEL 10, TAX MAP 152, LOCATED AT 12403 KINGSTON PIKE, 2 LOTS, 3.85 ACRES (Tim Dunaway, Applicant)

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

- 1) If any portion of a sinkhole is on the property please show the sinkhole lip elevation and the 50 foot building setback. An MFE is required if a sinkhole exists on the property and all applicable provisions of the Farragut Sinkhole Ordinance shall apply;
- 2) The front building setbacks are 80, 60, or 20 feet, depending on the placement of the parking lot in relation to the building;

A motion was made by Commissioner St. Clair to approve the final plat subject to the staff recommendations. A motion was seconded by Commissioner Myers and the motion was approved unanimously.

5. DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR THE DOLLAR GENERAL STORE, 12403 KINGSTON PIKE, A PORTION OF PARCEL 10, TAX MAP 152, LOCATED ON KINGSTON PIKE TO THE EAST OF THE OLD STAGE ROAD INTERSECTION, 1.29 ACRES (JMB Investment Co., LLC, Applicant)

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

- 1) The terminal island along the southeast row of parking is required to be a minimum of five (5) feet in width as measured from back of curb to back of curb. You may request to lose an additional parking space if necessary. Please correct;
- 2) Please correct the tree preservation/removal plan so that it is up to date with the site and grading plan sheets;
- 3) Please coordinate the proposed exterior light fixtures with the Town staff. There are still some questions that remain;
- 4) Based on existing tree cover, please show the one inch water line so that it avoids the removal of trees. It is still unclear on the plans if the location shown is the best in terms of avoiding tree removal;
- 5) Based on the building's dimensions, there is 500 square feet of landscaped area required between the building and parking lot. Please provide for this and update both the site plan and landscape plan and ensure that they are consistent with each other;
- 6) Please remove the light duty pavement shown on the westernmost interior parking lot island on Sheet 4. This was probably just a layer that wasn't turned off;
- 7) Please remove Note #4 from Sheet 4. This references an older building;
- 8) The minimum sidewalk width is 5 rather than 4 feet. Please correct;
- 9) Please provide the calculated fire flow and quantity of fire hydrants required in accordance with appendix B and C of the 2012 International Fire Code. This must be included on the drawings, not as a separate submittal, preferably on sheet 5 of 23;
- 10) The landscape plan will be reviewed by the VRRB. A grading permit cannot be issued until the landscape plan is approved;
- 11) Where cut is proposed within the drip line of trees to be saved, an arborist assessment and recommendations are required. Root pruning and possibly other measures may be needed;
- 12) Prior to the issuance of a Certificate of Occupancy a digital as-built will be required in a JPEG format;
- 13) Please submit drainage fee of \$620;
- 14) Please submit Erosion Control Letter of Credit in the amount of \$11,500;
- 15) Please submit TDOT Entrance Permit; and
- 16) Please submit NOC.

After a brief discussion, Commissioner Myers noted that an additional item that would need to be addressed is to show how the compact car spaces would be identified. With this additional item, Commissioner Myers moved to approve the site plan subject to the staffs' recommendations. A motion was seconded by Commissioner Povlin and the motion passed unanimously.

6. DISCUSSION AND PUBLIC HEARING ON AN AMENDMENT TO THE SITE PLAN FOR FOX DEN COUNTRY CLUB, PARCEL 12, TAX MAP 152, ZONED R-2, LOCATED AT 12284 NORTH FOX DEN DRIVE, 156.99 ACRES, TO AMEND THE BUILDING FAÇADE MATERIALS (Cory Griffis, Applicant)

Staff recommended approval of the amendment since the ADS has some flexibility in relation to accessory buildings based on the context (e.g. distance from property lines and compatibility with materials on nearby buildings).

After some discussion, a motion was made by Commissioner Povlin to approve the site plan modification for the following reasons:

- 1) The ADS provides for some flexibility in building materials for minor projects (like accessory buildings);*
- 2) The proposed building is over 350 feet from the nearest property line; and*
- 3) The proposed materials on the buildings are compatible with materials that are used on nearby buildings on the same parcel.*

The motion was seconded by Commissioner Kile and the motion passed with Commissioners Dick and Myers abstaining.

7. DISCUSSION ON A CONCEPT SKETCH PLAN FOR THE KNICKERBOCKER BUILDING, PARCEL 137.14, TAX MAP 142, LOCATED ON MUNICIPAL CENTER DRIVE EAST OF THE POST OFFICE, ZONED C-1, 1.7 ACRES (MBH, Inc., Applicant)

For discussion purposes only. Some discussion topics related to this item may include building scale, permeable pavers in parking lot to accommodate stormwater and relaxed parking lot setbacks, providing for pedestrian facilities and connectivity, and on-street parking (particularly along Municipal Center Drive).

The staff introduced this item. Though there were some questions and details that will need to be addressed when more detailed plans are prepared, the staff and commissioners were receptive to this concept.

8. DISCUSSION ON A REQUEST TO REZONE PARCELS 79, 80, 81, 97, 96, 96.01, TAX MAP 151 AND PORTIONS OF PARCELS 78, 95 AND 95.01, TAX MAP 151, LOCATED ALONG KINGSTON PIKE AND S. WATT ROAD, 18.65 ACRES, FROM R-1 AND C-1 TO PCD (GBS Engineering, Applicant)

For discussion purposes only. Some discussion topics related to the master concept plan reflect the need for a land planner to be actively involved in the complete design process. Some general issues with the current draft design include:

- 1) A lack of inventorying the physical opportunities that the property provides and working them into the design. As an example, retail/restaurants could have an active and scenic outdoor space that capitalizes on the properties physical characteristics (e.g. making the drainageway a heavily landscaped bioswale with outdoor seating facing this area and a walking trail running parallel with the bioswale as an amenity for the development);
- 2) Moving the outer buildings up to the street with landscaped outdoor space and shifting the parking to sides and the rear. This would provide for a better and more inviting entrance to the Town and the development from the west and would help address some of the language specified in the ADS and CLUP as it relates to this portion of the Town;
- 3) Providing for significantly more pedestrian and vehicular connections within the development and to abutting properties;
- 4) Removing drive-thru's from the periphery of the development and instead bringing the building to the street to establish a more inviting feel that signals a different type of development from traditional commercial;
- 5) Ensuring that the scale of buildings transition properly to the surrounding properties;
- 6) The fuel center is shown over a platted sanitary sewer easement and this would not be permitted;
- 7) The parking must be broken up into smaller pods. The central parking area is massive and detracts from the project as a whole, particularly given the project's residential component;
- 8) Though this would be more site plan level detail, locations for shopping carts have not been factored into the concept;
- 9) More pockets of functional and connected open space are needed, especially given the residential component of the development. The various components of the project must blend together and this can be assisted with connected and functional open space;
- 10) Please account for the LID requirements in the PCD District and blend them with other project objectives (e.g. walking trail along bioswale);
- 11) Please note that parking space allocations are more flexible with the PCD and the Town has also recently amended our parking requirements to further provide more flexibility. These should be included in the design.

The staff introduced this item and noted some concerns and comments regarding the master concept plan. The Commissioners agreed that modifications were needed and could be presented as a workshop discussion item at the meeting in May.

9. DISCUSSION ON UPDATES TO THE COMPLETE STREETS CROSS SECTIONS IN THE PEDESTRIAN AND BICYCLE PLAN

For discussion purposes only.

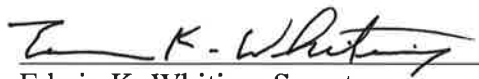
The staff conducted a charrette involving different collector streets and cross section options that would be most desirable when these streets are improved.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time.

ADJOURNMENT

The meeting adjourned at 9:14 p.m.


Edwin K. Whiting, Secretary