



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

May 18, 2017

MEMBERS PRESENT

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

MEMBERS ABSENT

Drew Carson

Staff Representatives: Mark Shipley, Community Development Director
David Smoak, Town Administrator
Darryl Smith, Town Engineer
Sue Stuhl, Parks and Leisure Services Director
David Sparks, Assistant Town Engineer

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

1. CITIZEN FORUM

2. APPROVAL OF AGENDA

A motion was made by Commissioner Kile to approve the agenda but, due to public interest, move agenda item #9 up the agenda to agenda item #5. The motion was seconded by Commissioner Dick and the motion passed unanimously.

3. APPROVAL OF MINUTES

A motion was made by Commissioner Myers to approve the April 20, 2017 minutes. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

**4. DISCUSSION AND PUBLIC HEARING ON THE APPOINTMENT OF THE FMPC
STORMWATER ADVISORY COMMITTEE REPRESENTATIVE**

A motion was made by Commissioner St. Clair to re-appoint Ed Whiting as the Planning Commission representative for the Stormwater Advisory Committee. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

5. DISCUSSION ON A REQUEST TO REZONE PARCELS 52, 54, 54.01, 55, AND 57, TAX MAP 151, LOCATED AT 12723, 12733, 12737, 12743, AND 12751 UNION ROAD, 115 ACRES, FROM A TO R-1/OSR (SITE INC., APPLICANT)

For discussion purposes only.

6. DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR PHASE 2 REMODELING AT THE WEST END CENTER AT 126 AND 156 WEST END AVENUE, 6.99 ACRES, ZONED C-1 (STUART ANDERSON, APPLICANT)

The staff reviewed this item and recommended approval subject to the lighting being verified and approved by the Town staff.

A motion was made by Commissioner Povlin to approve the site plan subject to the staffs' recommendation. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

7. DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR THE NHC MEMORY CARE FACILITY AT 120 CAVETTE HILL LANE, 15.504 ACRES, ZONED C-1 (NATIONAL HEALTHCARE CORPORATION, APPLICANT)

The staff reviewed this item and a long discussion ensued regarding the provision of pedestrian facilities along the Kingston Pike frontage of Parcel 22 and the Sugarwood Drive frontage of Parcel 22.05. The staff noted that, other than a final determination of pedestrian facilities, they would recommend approval of the site plan subject to the following items being satisfactorily addressed as verified in writing by the Town staff:

- 1) All sheets must be signed and sealed. The landscape architect sheets were not signed and sealed;*
- 2) Please show the correct location for the walking trail easement on Parcel 22;*
- 3) Please provide curb line fire lane markings to facilitate aerial apparatus access to the roof structure at a minimum of two points around the structure;*
- 4) Please provide for pedestrian facilities as approved by the Planning Commission (the staff would recommend that this not hold up the approval of the site plan and that the details of the required pedestrian facilities be worked out with Town staff);*
- 5) Please include on the plans a detail and lumen output for each proposed exterior light fixture and a cross section of the proposed light poles to verify height compliance;*
- 6) Please ensure that terminal islands are at least 5 feet in width throughout their depth;*
- 7) Please label the slopes where they are proposed to be steeper than 3:1;*
- 8) Check notes for accuracy of disturbed area acreage. There were three different values on different sheets.*
- 9) Sheet C2.04: text referring reviewer to sheet C4.02 for detention basin info has a typo;*
- 10) Sheet C4.03: River rock apron notes are referencing Knox County;*
- 11) Please provide a table in site details showing pre-and post-development stormwater discharges;*
- 12) Please provide information regarding maintenance requirements of the bioretention and detention basins;*
- 13) Please show entire length of the required construction phase aquatic buffer;*

- 14) *As an added precaution, please consider installing tree protection fencing along the entire length of the aquatic buffer and consider posting signs along the fencing stating that the aquatic buffer is not to be disturbed.*
- 15) *Please add note stating when sediment basin can be converted to a detention basin. Per the Construction General Permit, a sediment basin shall be provided until final stabilization of the site. Final stabilization means that "all soil disturbing activities at the site have been completed" and "A perennial, preferably native, vegetative cover with a uniform (i.e., evenly distributed, without large bare areas) density of at least 70 percent has been established on all unpaved areas and areas not covered by permanent structures, and all slopes and channels have been permanently stabilized against erosion."*
- 16) *Please show a concrete washout area, if applicable, and include specs in site details*
- 17) *Please submit Drainage Fee of \$2235;*
- 18) *Please submit irrevocable letter of credit for erosion control for \$38,000; and*
- 19) *Please submit NOC*

A motion was made by Commissioner Myers to approve the site plan subject to the staffs' recommendation and that the applicant work with the Town staff on a plan for the required pedestrian facilities. The motion was seconded by Commissioner Povlin and the motion passed unanimously. The staff, commission, and applicant discussed the need for an on-site meeting to look at options. The staff indicated they would coordinate this.

8. DISCUSSION AND PUBLIC HEARING ON AN AMENDMENT TO THE CONCEPT PLAN ASSOCIATED WITH THE KINGSTON PIKE TOWN CENTER TO PROVIDE FOR A NEW ACCESS TO N. CAMPBELL STATION ROAD, PARCEL 131, TAX MAP 142, 16.23 ACRES, ZONED TCD (CRAIG ALLEN, APPLICANT)

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

- 1) *Please ensure that the FFE meets the Town's freeboard requirement;*
- 2) *Please label the zoning on the map as TCD rather than O-1. Also, the outdoor classroom property is zoned OS-P rather than C-1. Please ensure that the zoning lines and designations are consistent on all sheets and in accordance with the zoning map;*
- 3) *TDOT and the Town of Farragut must grant approval for the use of their property for this connection;*
- 4) *A deceleration lane being added for the N. Campbell Station Road access; and*
- 5) *Please update Note #4 to reflect the latest TIS.*

A motion was made by Commissioner St. Clair to approve the site plan subject to the staffs' recommendation. The motion was seconded by Commissioner Myers and the motion passed unanimously.

9. 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.

10. DISCUSSION AND PUBLIC HEARING ON THE PROPOSED FY 2018 CAPITAL INVESTMENT PLAN

Town Administrator, David Smoak, presented the CIP and recommended approval. A motion was made by Commissioner Whiting to approve the FY2018 CIP as presented. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

11. DISCUSSION ON UPDATES TO THE MAJOR ROAD PLAN

For discussion purposes only.

ADJOURNMENT

The meeting adjourned at 11:15 p.m.

A handwritten signature in black ink, appearing to read "Edwin K. Whiting", is written over a horizontal line.

Edwin K. Whiting, Secretary