



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

November 16, 2017

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Noah Myers
Rose Ann Kile
Drew Carson
Jack Coker, Youth Representative

MEMBERS ABSENT

Ed Whiting, Secretary
Ralph McGill, Mayor
Louise Povlin, Alderman
Betty Dick

Staff Representatives: Mark Shipley, Community Development Director
Bart Hose, Assistant Community Development Director
David Smoak, Town Administrator

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

1. CITIZEN FORUM

2. APPROVAL OF AGENDA

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

3. APPROVAL OF MINUTES

A motion was made by Commissioner St. Clair to approve the October 19, 2017 minutes. The motion was seconded by Commissioner Myers and the motion passed unanimously.

4. DISCUSSION AND PUBLIC HEARING ON A RESUBDIVISION PLAT INVOLVING PARCELS 78.03, 79, 80, 81, AND A PART OF PARCELS 95, 95.01, 96, 96.01, AND 97 AS SHOWN ON TAX MAP 151, ZONED PCD AND R-1, 26.4 ACRES (Beginning Point Land Surveying, LLC, Applicant)

Staff noted that one of the remaining comments was that a pedestrian facility (likely a sidewalk) would be required along the Kingston Pike frontage as part of the plat approval unless a variance from this requirement was requested and approved. The applicant noted that they would like to request a variance from this subdivision regulation requirement due to the fact that the pedestrian facility would be constructed as part of the site development and would be a condition of site plan approval.

The staff indicated that if a variance were approved it would need to be noted on the plat and subject to construction as part of the site plan approval and site development process.

After a short discussion, a motion was made by Commissioner St. Clair to approve the variance to the subdivision regulation requirement that pedestrian facilities be constructed as part of the plat process provided a note is added to the plat that the pedestrian facilities that would otherwise be required as part of the plat approval will be constructed as part of the site plan approval and site development process. The motion was seconded by Commissioner Carson and the motion passed unanimously.

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

- 1) Please provide, on the plat, the name and address of the person representing Watt Road Investments;
- 2) The existing zoning for lots 4 & 5 is listed as R-1. This is only applicable for the areas located within Farragut. Most of lot 5, and virtually all of lot 4 is in Loudon Co. and the zoning note should reflect the difference;
- 3) The resubdivision also affects properties in Loudon Co. and will have to be approved by their planning commission. There is no certificate on the plat for the Loudon Co. PC to sign;
- 4) Though hard to see it appears that existing structures were added to the plat. It is unclear which ones are being removed. Staff must ensure that new property lines do not create building setback encroachments. Lot 5, for example, shows buildings where new property lines are proposed. These buildings would have to be removed in order to approve the adjusted property boundaries;
- 5) The applicant has not addressed the required open-space dedication requirements or the issue of common area restrictions and covenants; and
- 6) There is a natural drainage that extends across the property, from Loudon County to a culvert running under Watt Road. It is not provided for on the plat. Staff originally asked for a drainage easement but one may not be needed. Please clarify how this is being addressed.

A motion was made by Commissioner St. Clair to approve the resubdivision plat subject to the staffs' recommendation. The motion was seconded by Commissioner Carson and the motion passed unanimously.

5. DISCUSSION AND PUBLIC HEARING ON A PRELIMINARY PLAT FOR THE OLD STAGE FARMS SUBDIVISION, PARCEL 105.02, TAX MAP 151, ZONED R-2, 5.64 ACRES, 9 LOTS (Urban Engineering, Applicant)

Staff recommended that, due to the property's specimen trees and the presence of a sinkhole, the applicant consider pursuing a rezoning to R-1/OSR. The staff reviewed the plat and indicated that the applicant has requested a variance from the lane width requirement of 13 feet to a proposed width of 11 feet due to the length of the proposed street and average daily trips. The staff noted that the Commission would need to first take action on the variance request before proceeding to the plat. The staff recommended approval of the variance due to the length of the street, the fact that it cannot be extended and thus would have low ADT's, and the applicant has provided for mountable curb for fire truck access should that be necessary.

A motion was made by Commissioner Myers to approve the variance request for the reasons noted by the staff. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

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

- 1) Please provide a fire hydrant at the entrance to the development;
- 2) The grading and drainage plan sheets show a portion of the proposed detention basin being located on Lot 5 with an associated easement. Given issues that the Town has faced with detention basins on homeowner lots, the staff would encourage the detention basin to be situated entirely on a common open-space lot. These plan sheets also show a drainage pipe across the entrance to Lot 5 and a proposed permanent diversion ditch along the southern side of the property. These features should be protected by drainage easements. The proposed drainage and associated grading plans constrain Lot 5 and should be revisited. Note: these drainage plan issues were not identified during the initial plat review and were not discussed at the staff/developer conference meeting. An OSR zone could help with the detention basin placement;
- 3) The applicant's comment response letter notes that driplines were added to the plat around trees to be protected. There are discrepancies between the dripline protected trees shown on the revised plan sheets, the tree preservation and removal plan sheet, and possibly, the grading plan sheet;
- 4) The staff would strongly encourage measures to be employed to save the 46 inch oak shown on Lot 2. There is also a very nice red cedar on Lot 2 that the staff would encourage saving. An OSR zone could help with these efforts;
- 5) The water and sewer utility provider has not yet signed off on the plans, and the developer is still waiting on all other utility provider plans (gas, electric, phone, cable);
- 6) Please provide detail FOR 6-30 curb & gutter, and use minimum 6" gutter depth;
- 7) Minimum pipe size is 18" diameter. The 15" HDPE pipe under trail on Lot 4 should be 18" RCP;
- 8) Please provide copy of NOC;
- 9) Please submit irrevocable letter of credit for erosion control for \$14,000; and
- 10) Please submit Drainage Fee of \$210.

A motion was made by Commissioner Kile to approve a preliminary plat subject to the staffs' recommendation. The motion was seconded by Commissioner Myers and the motion passed unanimously.

6. DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR A RIGHT IN AND RIGHT OUT ACCESS ONTO KINGSTON PIKE ASSOCIATED WITH A NEW OFFICE BUILDING AT 12640 KINGSTON PIKE, ZONED C-1, .68 ACRES (GBS Engineering, Mark Bialik, Applicant)

The staff reviewed this item and recommended denial for the following reasons:

- 1) The right in and right out access is substantially (275 feet) less than the required 400 feet and, as a result, would create frequent confusion in terms of turning movements. Someone exiting Way Station Trail may not know whether an east bound traveler is turning onto Way Station Trail or into the subject property 125 feet to the east. This could create safety issues (a good example of such conflict is the entrance to the Shiloh Subdivision and Glen Abbey Boulevard off Kingston Pike);
- 2) A full access is provided for off of Way Station Trail. This is similar to the 4 story office building on the west side of Way Station Trail. The 4 story office building does not have

direct Kingston Pike access. An access to Kingston Pike for the property in question, especially for an office development, is not necessary particularly in such close proximity to the full access at Way Station Trail; and

- 3) The substantial amount of variance needed in this case would, if approved, create a bad precedent for future access requests. Approving an access onto Kingston Pike would also create the possibility of an access variance being needed on the north side of Kingston Pike for the Swan property when it develops. It could also create conflicts in the turn lanes when the Swan property develops which would again create safety issues.

A motion was made by Commissioner St. Clair to deny a request for a right in and right out access onto Kingston Pike for the reasons outlined by staff. The motion was seconded by Commissioner Kile and the motion passed unanimously.

7. DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR A NEW OFFICE BUILDING AT 12640 KINGSTON PIKE, ZONED C-1, .68 ACRES (GBS Engineering, Mark Bialik, Applicant)

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

- 1) If the right in and right out access onto Kingston Pike is denied please update the site plan accordingly;
- 2) The applicant is requesting relief from the C-1 zoning district's vehicular connectivity requirement to the property to the east. The planning commission should consider whether vehicular connectivity is appropriate given the context of the site and surrounding area. The applicant maintains that the portion of the property located immediately to the east of the site is undevelopable given the location of a stream and the Town's requirements. While staff agrees that the area to the east is highly constrained and unlikely to develop, the planning commission must determine the potential need for, and desirability of a future connection point. The commission may also want to consider the applicants variance request for a substandard access drive on Kingston Pike and its effect on the property to the east;
- 3) The Cover Sheet Legend should be updated to reflect the symbols/patterns used to identify the permeable paving and the underground hybrid detention facilities depicted on the plan sheets. The symbols/patterns should be shown consistently across all sheets to avoid any future confusion;
- 4) A note should be added to the plan that clearly states that no existing trees will be removed as part of the project, or a tree preservation/removal plan should be submitted;
- 5) A separate landscape plan will have to be prepared by landscape professional and approved by the VRRB. The revised plan will be taken to the VRRB on November 28;
- 6) Kingston Pike frontage is now shown to be 6-30 curb & gutter, but should extend to the edge of travel lane of Kingston Pike. In other words, the radius return at Way Station Trail should swing farther to the north to eliminate the existing "shoulder," then extend to the east along the edge of travel lane of Kingston Pike. This will allow the taper to right-in/right-out to be more pronounced, while allowing a larger triangular island (if the requested Kingston Pike access is approved). Additionally, this will have the benefit (to property owner) of providing more space to move sidewalk to the north;
- 7) Sidewalk should tie to existing sidewalk on Kingston Pike near eastern property line;
- 8) Please submit irrevocable letter of credit for erosion control for \$5000; and
- 9) Please submit Drainage Fee of \$286.

Comment #2 was discussed in some depth and, given the physical characteristics of the property to the east, a cross parcel connection from the subject property would not be appropriate or beneficial. It was also noted that Comment #5 needed to be modified to omit the language that stated that the landscape plan will have to be prepared by a landscape professional. The plan was prepared by a qualifying landscape professional based on the project's size. A motion was made by Commissioner St. Clair to approve a site plan subject to the staffs' recommendation with the above noted amendments to Comment #'s 2 and 5. The motion was seconded by Commissioner Myers and the motion passed unanimously.

8. DISCUSSION AND PUBLIC HEARING ON A REQUEST TO CORRECT AN ERROR IN THE ZONING DESIGNATION FOR THE PROPERTY AT 12603 EVANS ROAD TO CHANGE THE DESIGNATION FROM R-1, RURAL RESIDENTIAL, TO A, AGRICULTURAL (Town of Farragut, Applicant)

Staff recommended approval of Resolution PC-17-10 which recommends approval of Ordinance 17-18

A motion was made by Commissioner Myers to approve Resolution PC-17-10 which recommends approval of Ordinance 17-18. The motion was seconded by Commissioner Kile and the motion passed unanimously.

9. DISCUSSION ON A CONCEPT SITE PLAN FOR A RESTAURANT PROPOSED ON PARCEL 63.08, TAX MAP 151 (WESTERN OUTPARCEL IN FRONT OF RENAISSANCE FARRAGUT), ZONED C-1, 1.34 ACRES (GBS Engineering, Mark Bialik, Applicant)

For discussion purposes only.

10. DISCUSSION ON AMENDMENTS TO THE FARRAGUT SUBDIVISION REGULATIONS CONCERNING STANDARDS FOR CERTAIN PUBLIC IMPROVEMENTS

For discussion purposes only.

ADJOURNMENT

The meeting adjourned at 9:18 p.m.


Edwin K. Whiting, Secretary