



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

November 15, 2018

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ed Whiting, Secretary
Ron Williams, Mayor
Louise Povlin, Alderman
Betty Dick
Rose Ann Kile
Jon Greene
Nick LiMandri

MEMBERS ABSENT

Noah Myers

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

Chairman Holladay announced that the Kingston Pike sidewalk project abutting Willow Creek Golf Course received an ACEC award. Chairman Holladay also noted that the 8th Annual Light the Park Celebration will be on November 26. Staff reminded commissioners of upcoming training on November 27 and 28 regarding Creating Truly Safer Streets. Stefanie Genua with R2R Studios presented some exterior upgrade concepts for the Outlet Mall building to Commissioners for their preliminary input. Commissioners were favorable to the proposed changes.

2. APPROVAL OF AGENDA

A motion was made by Commissioner Povlin to approve the agenda as presented. The motion was seconded by Commissioner Dick and the motion passed unanimously.

3. APPROVAL OF MINUTES

A motion was made by Commissioner Povlin to approve the October 18, 2018 minutes as presented. The motion was seconded by Commissioner Williams and the motion passed unanimously.

4. DISCUSSION AND PUBLIC HEARING ON A RESOLUTION TO APPROVE PROPOSED CHANGES TO THE TOWN OF FARRAGUT STORMWATER ORDINANCE, ARTICLE 1 (IN GENERAL), SECTION 111-1 DEFINITIONS;

5. **ARTICLE 2 (ADMINISTRATION AND ENFORCEMENT), DIVISION 2 (GRADING PERMIT), SECTION 111-111 REQUIRED; AND ARTICLE 4 (STANDARDS AND REQUIREMENTS), SECTION 111-150 GENERAL PERFORMANCE CRITERIA FOR STORMWATER MANAGEMENT (TOWN OF FARRAGUT, APPLICANT)**

Staff recommended approval of Resolution PC-18-17 which recommends approval of Ordinance 18-16.

A motion was made by Commissioner St. Clair to approve Resolution PC-18-17. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

6. **DISCUSSION AND PUBLIC HEARING ON A PRELIMINARY PLAT FOR WAY STATION TRAIL EXTENSION, 12639 KINGSTON PIKE, ZONED NCC, OS-P, AND FPD (SITE, INC., APPLICANT)**

Staff noted that the applicant has requested a variance to reduce the lane widths from 12 feet to 11 feet and this request would need to be acted on separately. Staff recommended approval of the variance due to the street length and to match the proposed lane widths along the improved section of Union Road.

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

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

- 1) The stub street connection should be extended to the western property line;
- 2) Staff's comments regarding the use of a minimum of 25% LID stormwater runoff control measures were intended to prompt the applicants to evaluate reducing the size of the planned detention basins before construction not afterwards and during lot development;
- 3) The standard 25-foot aquatic stream buffer needs to be extended (widened) to the Floodway limit. This applies to both sides of the creek and is a code requirement;
- 4) The location of the planned sewer line in the middle of the property would seem to potentially complicate or limit future site development;
- 5) The grading plan seems to indicate grading beyond the No Fill Line. Is there any conflict?
- 6) Please ensure that sidewalks are extended and tie into existing sidewalks along the entire Kingston Pike frontage;
- 7) There appears to be a plant labeling error within one of the medians on the streetscaping plan;
- 8) The tree preservation/removal plan must be prepared by a landscape professional as provided for in the Tree Protection Ordinance. Staff recommends that some of the borderline trees that are currently shown for removal be identified for assessment with a certified arborist to evaluate the possibility of saving some of these trees and what measures would need to be employed;
- 9) The water and sewer plans must be approved in writing by FUD;
- 10) Please add a note to the plans that a walking trail along the eastern portion of the property will be constructed from Kingston Pike to Union Road as part of site development on the property;
- 11) This approval, and as noted in the rezoning ordinances for the Ivey Property and the Swan Property, the rezonings, are subject to and conditioned upon the Owner entering into an agreement, in recordable form, the obligations of which run with the land and bind future owners of the property, which agreement is to be between the owner of the property (the

- 12) "Owner"), and the Town, in form and substance satisfactory to the Town Attorney, and which agreement must include the provisions and requirements set forth in the rezoning ordinances adopted with respect to the Swan Property and the Ivey Property. The agreement has previously been delivered by the Town Attorney to counsel representing the Owner;
- 13) All drainage pipes must be Class III Concrete (RCP), not HDPE;
- 14) Note to Planning Commission: Traffic Impact Study shows that signalization of the Kingston Pike intersection will be warranted by development of the Swan property alone, but not by development of the Ivey property alone. Planning Commission should consider at what point the developer will be required to signalize this intersection;
- 15) Please show existing field entrance approximately 480' east of Ivey Farms Road to be removed, with replacement of drop curb with new 6-30 curb & gutter;
- 16) The roadway alignment still includes a 22' horizontal curve and a 55.23' horizontal curve. Both should be eliminated in order to avoid difficulty (or lack) of superelevation. With 30 mph Design Speed, full superelevation should be 3.8%, and transition from normal crown (-2%) to +3.8% should be minimum 125' for one lane, 225' to transition two lanes. Transition should be distributed approximately 80% on the tangent. Please contact staff for further information if necessary;
- 17) Please show locations for gas, electric, telephone and cable in relation to roadway;
- 18) Please provide TDOT access permit for connection to Kingston Pike;
- 19) Please provide irrevocable letter of credit for erosion control for \$165,000;
- 20) Drainage Fees will be assessed at time of development of the adjacent parcels; and
- 21) Please provide copy of NOC.

Staff reviewed this agenda item and, of the three options presented by the applicant, staff noted that Option 3 (the metal screening) would most closely match some material (the black metal coping) that is being used on the buildings. Staff recommended that, if approved, the applicant should install one screening panel (perhaps around the unit over the Starbucks building). Commissioners could then assess this in terms of architectural compatibility and determine if this should be continued on the remainder of the project.

A motion was made by Commissioner Povlin to approve the plat 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 RELATED TO PROPOSED IMPROVEMENTS AT THE TENNOVA TURKEY CREEK MEDICAL CENTER, 10820 PARKSIDE DRIVE, ZONED C-1-3 (ZACH PARROTT, APPLICANT)

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

- 1) Please ensure the shading pattern clearly delineates sodded areas from sidewalk areas.

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

8. DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR AN AMENDMENT TO THE SITE PLAN FOR TIRE DISCOUNTERS, 709 N. CAMPBELL STATION ROAD, 1 ACRE, ZONED C-2 (LEESMAN ENGINEERING AND ASSOCIATES, APPLICANT)

Staff reviewed this item and recommended approval of a variance from the Driveways and Other Accessways Ordinance of 145 feet from the requirement for 200 feet of separation between an access point and an intersecting street along a collector street. Staff noted their approval would only support a *right in access* for the proposed eastern access point along Campbell Lakes Drive. Staff indicated that they do not support the full access as requested by the applicant due to a lack of stacking and that a full two-way access would provide for greater through traffic flow across the front of the Tire Discounters building and create more vehicular/pedestrian conflicts.

After a long discussion, a motion was made by Commissioner St. Clair to approve a variance that would allow an eastern two-way access onto Campbell Lakes Drive roughly 55 feet from the curbline of Kingston Pike with the stipulation that speed bumps be added within the Tire Discounters site and reflected on a revised site plan so as to slow traffic traveling across the front of the Tire Discounters building. The motion was seconded by Commissioner Williams and the motion passed 7-1 with Commissioner Greene voting no.

9. DISCUSSION AND PUBLIC HEARING ON AN AMENDMENT TO THE FARRAGUT ZONING ORDINANCE, APPENDIX A, CHAPTER 4, SECTION XX. A., 3., NUMBER OF PARKING SPACES REQUIRED, TO PROVIDE FOR THE BOARD OF ZONING APPEALS TO HAVE THE AUTHORITY TO DETERMINE BICYCLE PARKING REQUIREMENTS FOR UNLISTED USES (KNOXVILLE-FARRAGUT STORAGE, LLC., APPLICANT)

For discussion purposes only.

10. APPROVAL OF UTILITIES – CHOTO LOOP– KUB GAS SYSTEM IMPROVEMENT PROJECT

Staff reviewed this item and recommended approval subject to proper notification and coordination as it relates to impacted property owners and citizens within the Town. Any street or trail closures will require coordination with the Town and possible approval from the Board of Mayor and Aldermen.

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

ADJOURNMENT

The meeting adjourned to a training session at 8:49 p.m.



Edwin K. Whiting, Secretary