



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

December 19, 2019

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ron Williams, Mayor
Louise Povlin
Scott Russ
Betty Dick
Jon Greene
Noah Myers
Melanie Cionfolo, Youth Representative

MEMBERS ABSENT

Rose Ann Kile

Staff Representatives: Mark Shipley, Community Development Director

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

1. Citizen Forum

Chairman Holladay commended the Town on the holiday lights at Founders Park. Mayor Williams noted that the sidewalk abutting the retaining wall along N. Campbell Station Road will be closed for 3 months so that the area can be prepared for a masonry application during this time on the face of the retaining wall.

2. Approval of agenda

Staff noted that Agenda Item #7 has been withdrawn at the request of the applicant due to incomplete field items.

A motion was made by Commissioner Povlin to follow staffs' recommendation. Motion was seconded by Mayor Williams and motion passed unanimously.

3. Approval of minutes – November 21, 2019

Staff recommended approval.

A motion was made by Mayor Williams to follow staffs' recommendation. Motion was seconded by Commissioner Myers and motion passed unanimously.

4. Discussion and public hearing on a gas system improvement project for KUB in the Concord Hills Subdivision (KUB, Applicant)

Staff reviewed this item and recommended approval subject to the following:

- 1) Please obtain a grading and right of way permit from the Town and use directional boring to the greatest extent possible. Silt and tree fencing (where needed) must be installed and then inspected and approved by the Town staff;
- 2) At a minimum, please restore any affected areas to their pre-construction condition and ensure that all affected areas are completely stabilized;
- 3) Please ensure that proper traffic control measures are in place; and
- 4) Please provide an as-built of the gas line placement and easements to the Town once the project is complete.

A motion was made by Commissioner St. Clair to follow staffs' recommendation. Motion was seconded by Commissioner Povlin and motion passed unanimously.

5. Discussion and public hearing on a site plan for the Ivey Farms Clubhouse off Road B in the Ivey Farm Subdivision, 52.3 Acres, Zoned R-1/OSR (SITE, Incorporated, Applicant)

Staff reviewed this item and recommended approval subject to the following:

- 1) Please provide calculated fire flow and quantity of required hydrants in accordance with 2018 IFC;
- 2) Please provide construction type of size of building;
- 3) Please provide theoretical hydrant flow data;
- 4) The architectural renderings call for painted brick & siding. Please indicate the colors on the plan and provide material boards for the P.C. meeting. Please include the same information for the central mail facility and the solid-waste enclosure;
- 5) The lighting plan should show foot-candle values at the property lines; and
- 6) A separate landscape plan application will have to be made for review by the VRRB. Any ground signs will also need to be applied for separately and reviewed by the VRRB.

A motion was made by Commissioner Povlin to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and motion passed unanimously.

6. Discussion and public hearing on a site plan for an addition to the Farragut Christian Church at 138 Admiral Road, 5.1 Acres, Zoned R-1 and FPD (Johnson Architecture, Applicant)

Staff reviewed this item and noted that the following items remain and that the Commission will need to consider whether they are okay with the Northeast building elevation being (temporarily) out of compliance with the masonry requirements in the Architectural Design Standards:

- 1) The revised plan includes remnants for staff's first markup (comment clouds, measuring lines, etc.). Please provide a clean copy of the final plan for the permanent file;
- 2) Site lighting is not addressed. Please provide details and plan for any new/revised site lighting;
- 3) Please verify that the proposed building F.F.E. meets the Town's floodplain management requirements;

- 4) The Planning Commission will need to consider and approve the proposed material percentage on the NE building elevation (the applicant is requesting to use a hardie-board siding at this time due to the fact that an expansion is planned to this portion of the building in the near future;
- 5) A landscaping plan will need to be submitted as a separate application for VRRB approval;
- 6) All engineering and planning development punch-list items should be completed before final approval;
- 7) A new detention basin is proposed on the site plan. Please update SWPPP accordingly;
- 8) To minimize confusion, please remove any reference to non-impaired streams throughout this SWPPP since the entire length of Turkey Creek is impaired; and
- 9) Please submit NOC and provide an erosion control letter of credit for \$7,500.

After a discussion, a motion was made by Commissioner Povlin to approve the site plan subject to the remaining staff comments and that the Northeast building elevation may be exempt from the masonry requirements in the Architectural Design Standards for up to 5 years from the date of this approval. This recommendation was subject to the applicant providing the Town staff with a Phase 2 exhibit which shows the envisioned expansion and this exhibit being part of the record for this agenda item. Motion was seconded by Commissioner Myers and motion passed unanimously.

7. **Discussion and public hearing on a final plat for Brookmere Phase II, 13.57 Acres, 39 Houselots and 1 Open Space Lot, Zoned R-1/OSR and FPD (Ryan Lynch, Applicant)**
Postponed at the request of the applicant.
8. **Discussion and public hearing on a request for approval for an MCI Metro Fiber Installation project along portions of Admiral Road, Campbell Lakes Drive, N. and S. Campbell Station Road, Everett Road, Fretz Road, Grigsby Chapel Road, Herron Road, Kingston Pike, Municipal Center Drive, Parkside Drive, Sonja Drive, Station West Drive, Union Road, Virtue Road, West End Avenue, West Point Drive, N. Watt Road, and Woodland Trace Drive (Mastec, Applicant)**

Staff reviewed this item and recommended approval subject to the following:

- 1) Please obtain a grading and right of way permit from the Town and use directional boring for the underground fiber installation. Silt and tree fencing (where needed) must be installed and then inspected and approved by the Town staff;
- 2) At a minimum, please restore any affected areas to their pre-construction condition and ensure that all affected areas are completely stabilized;
- 3) Please ensure that proper traffic control measures are in place;
- 4) Given the linear feet of affected public rights of ways, a letter of credit will be required in an amount determined by the Town Engineer to ensure that all disturbed areas are properly restored and any damaged infrastructure (should this occur) is satisfactorily repaired; and
- 5) Please provide an as-built of the fiber installation once the project is complete.

A motion was made by Commissioner St. Clair to follow staffs' recommendation. Motion was seconded by Mayor Williams and motion passed unanimously.

- 9. Discussion and public hearing on amendments to Article II. B. Concept Plan 1. n.; Article II. C. Preliminary Plat 6. q.; and Article III. A. Streets 18., to clarify when a waiver may be considered in relation to vehicular and pedestrian connectivity (Town of Farragut, Applicant)**

Staff reviewed this item and recommended approval of Resolution PC-19-11.

A motion was made by Commissioner Myers to follow staffs' recommendation. Motion was seconded by Commissioner Povlin and motion passed unanimously.

10. Approval of utilities

None

The meeting was adjourned at 8:25.

A handwritten signature in cursive script, reading "Rose Ann Kile", written in black ink.

Rose Ann Kile, Secretary