

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

March 20, 2008

MEMBERS PRESENT:

Bob Hill, Chairman
Ed St. Clair, Vice-Chairman
Carol Evans, Secretary
Eddy Ford, Mayor
Dot LaMarche, Alderman
Bob Edlund
Rita Holladay
Connie Rutenber

MEMBERS ABSENT:

Ron Honken

Staff Representative:

Ruth Viergutz Hawk, Community Development Director
Darryl Smith, Town Engineer

Chairman Hill called the meeting to order at 7:00 p.m.

CITIZEN FORUM

No items discussed.

APPROVAL OF MINUTES

Mayor Ford moved to approve the February 21, 2008, minutes as presented. Commissioner St. Clair seconded the motion and the motion passed 7-0-1, with Commissioner Rutenber abstaining because she had been absent.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING FOR A 60 DAY EXTENSION OF SITE PLAN APPROVAL FOR FLP SHOPS, 600 N. CAMPBELL STATION ROAD, PARCEL 150, TAX MAP 142, LOCATED ON THE NORTHEAST CORNER OF NORTH CAMPBELL STATION ROAD AND PARKSIDE DRIVE, ZONED C-2, APPROXIMATELY 4.55 ACRES (Farragut Land Partners, LLC, Applicant)

Staff recommended approval of the 60 day extension.

Commissioner St Clair moved to approve the extension. Mayor Ford seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A CONCEPT PLAN FOR THE COTTAGE AT PRYSE FARM, PARCEL 8 AND A PORTION OF PARCEL 9, TAX MAP 162, LOCATED ON THE SOUTHEAST CORNER OF EVANS AND MCFEE ROADS, ZONED R01/OSMR, 45.5 ACRES (The Cottage Group Inc., Applicant)

Staff presented the concept plan and a general discussion followed. Staff recommended approval of the concept plan subject to addressing the following items:

1. The location of Units 98 & 99 to be finalized at time of preliminary plat;
2. Roadway profiles should provide AASHTO "K" values for 35 mph design. ; and
3. Meet all town requirements.

Mayor Ford moved to approve the concept plan subject to staff's recommendation. Commissioner Edlund seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR THE KNOXVILLE CHRISTIAN HIGH SCHOOL, 11549 SNYDER ROAD, PARCEL 129, TAX MAP 130, ZONED R-2, APPROXIMATELY 67.68 ACRES (Knoxville Christian High School, Applicant)

Commissioner St. Clair moved to postpone. Commissioner Rutenber seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON THE MASTER CONCEPT PLAN FOR THE FIRST BAPTIST CHURCH OF CONCORD, 11704 KINGSTON PIKE (First Baptist Church of Concord, Applicant)

No action is required by the planning commission on the master concept plan, but staff supports Master Concept Plan 2, which relocates Belleaire Drive. If the planning commission concurs with staff, the commission should do so by consensus.

A lengthy discussion followed. John King spoke on behalf of the applicant. Arthur Seymour spoke on behalf of the residents of Belleaire, Shiloh, and Derby Chase subdivisions. Several residents also spoke.

The commissioners asked that the letter of requests/concerns prepared by Arthur Seymour on behalf of the residents and John King's response letter, which is to be prepared based on Mr. King's presentation before the planning commission, be made part of the minutes.

The commission supported Master Concept Plan 2.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO CLOSE A PORTION OF BELLEAIRE DRIVE BEGINNING AT KINGSTON PIKE AND ENDING APPROXIMATELY 1,212 LINEAR FEET TO THE SOUTH OF KINGSTON PIKE (First Baptist Church of Concord, Applicant)

Staff recommended approval of Resolution PC-08-08, which recommends approval of Ordinance 08-05 and the road closure to the Board of Mayor and Aldermen. A general discussion followed.

Mayor Ford moved to approved Resolution PC-08-08. Commissioner Evans seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING OF THE PRELIMINARY PLAT FOR THE RELOCATION OF BELLEAIRE DRIVE AND THE CONSTRUCTION OF A DETENTION BASIN FOR THE FIRST BAPTIST CHURCH OF CONCORD, 11704 KINGSTON PIKE, PARCELS 1,7,8,9 AND 19, TAX MAP 142NB, ZONED R-3, R-2, R-1-S-A, APPROXIMATELY 47.16 ACRES (First Baptist Church of Concord, Applicant)

Staff presented the preliminary plat. A general discussion followed. Staff recommended approval subject to addressing the following items:

1. Provide one additional fire hydrant assembly off the new 6" line approximately across from the detention pond;
2. Submit separate sheets for each utility (LCUB, KUB, TDS, FUD, Charter, etc.). Each utility must sign off on the utility plan. The gas line should be kept in the right-of-way. Charter should sign off on the LCUB plan because they bury their lines in the same trench as LCUB;
3. On Sheet C-1.0/2, include a diagram of the total property with the zoning indicated appropriately;
4. On Sheet C6.1, indicate the dimensions of the stop sign as 30" x 30" (vs. 24" x 24"). The sign is appropriately sized on the plan sheets;
5. On Sheet C0.0, add a plat note which reads as follows: Lot 1 shall have no access to the relocated Belleaire Drive or the cul-de-sac;
6. On Sheet C0.0, add a plat note which reads as follows: Access from First Baptist Church of Concord to Kingston Pike from the old Belleaire Drive is temporary and that this access shall be eliminated at such time when the old buildings (flat tops and A-frame) located immediately to the east of the old sanctuary are demolished. Such demolition shall occur prior to any town approvals for any remodeling and/or modifications to the old sanctuary building. At the time the old buildings are demolished, a new driveway to line up with Russgate Boulevard shall be constructed and the existing driveway located immediately to the west of the old church sanctuary shall be eliminated. The old buildings are to be eliminated as shown on the Master Concept Plan;

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7. On Sheet C0.0, add a plat note which reads as follows: A fence per Town of Farragut standards shall be constructed adjacent to the new Belleaire Drive and around the cul-de-sac prior to the recording of the final plat;
8. Add a 35' buffer strip (vs. 25') adjacent to the Tobler land;
9. Add a 25' buffer strip with a privacy fence adjacent to the Shiloh subdivision;
10. The landscape plan for the detention basin must be approved, plants planted, and a two-year landscape maintenance Letter of Credit posted with the Town prior to a final plat being recorded;
11. Only specimen trees (generally trees 24 inch DBH or greater – see definition in tree protection ordinance) factor into the tree replacement requirements in association with preliminary plats;
12. Non-invasive hardwood trees 10 inches DBH or greater and evergreen trees 15 inches DBH or greater can be credited where they are to be saved as part of this project and are within 50 feet of proposed limits of disturbance;
13. For those trees where tree credit and replacement are applicable, the plan needs to identify which trees are to be removed. There are some trees along the limits of disturbance where it is unclear as to whether they will be saved or removed;
14. Drainage calculations indicate the detention basin will perform admirably, particularly in larger storm. However, peak outfall from 1-year storm is still slightly higher than existing flow (0.12 cfs), and the pond only provides 0.26' of freeboard (917.74 vs. 918.00). Please adjust. Detail for outfall structure shows invert of 3" x 6" orifice at 778.25, which should be 907.35;
15. 700' vertical curve should be shortened to provide better drainage on roadway. Reduce K value below 167;
16. The final plat will require tie to Farragut Grid System;
17. TDOT permits and NOI's must be amended, or new permits submitted;
18. Submit irrevocable letter of credit for erosion control for \$50,000;
19. Submit Drainage Fee of \$120; and
20. Meet all Town requirements.

Mayor Ford moved to approve the preliminary plat subject to staff's recommendation. Commissioner St. Clair seconded the motion and the motion passed 8-0.

RECESS FROM 10:40PM TO 10:55PM

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO AMEND THE TEXT OF THE FARRAGUT MUNICIPAL CODE, TITLE 9, CHAPTER 4, SIGN ORDINANCE, SECTION 9-406 (3), TO ALLOW SIGNS TO BE PLACED ON THE INTERSTATE SIDE OF BUILDINGS (Farragut Land Partners, LLC, Applicant)

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DISCUSSION AND PUBLIC HEARING ON A REQUEST TO AMEND THE TEXT OF THE FARRAGUT MUNICIPAL CODE, TITLE 9, CHAPTER 4, SIGN ORDINANCE, SECTION 9-406, TO PROVIDE FOR ADDITIONAL SIGNAGE FOR LARGE TENANT SPACES (Kroger Co., Applicant)

Staff recommended approval of Resolution PC-08-06, which recommends approval of Ordinance 08-04 and the sign ordinance amendment to the Board of Mayor and Aldermen. Ordinance 08-04 addresses both the Farragut Land Partners, LLC, and Kroger Co. requests.

Commissioner Edlund moved to approve resolution PC 08-06. Alderman LaMarche seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE A PORTION OF PARCEL 09601 AND 11051, TAX MAP 142, LOCATED ON THE NORTH SIDE OF GRIGSBY CHAPEL ROAD BETWEEN WESTSIDE UNITARIAN UNIVERSALIST CHURCH AND CHAPEL POINT SUBDIVISION, FROM R-4 ATTACHED SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-6 MULTI-FAMILY RESIDENTIAL DISTRICT, 5.05 ACRES (Diversified Holdings, Applicant)

Staff presented the rezoning request. Staff recommended approval of Resolution PC-08-09, which recommends approval of Ordinance 08-06 and the rezoning to the Board of Mayor and Aldermen. A general discussion followed.

Commissioner Edlund moved to approve Resolution PC-08-09. Commissioner St. Clair seconded the motion and the motion passed 5-3, with Mayor Ford and Commissioners Rutenber and Evans casting the dissenting votes.

DISCUSSION AND PUBLIC HEARING ON AN AMENDMENT TO THE FARRAGUT SUBDIVISION REGULATIONS, ARTICLE II. PROCEDURE FOR SUBDIVISION APPROVAL, C. PRELIMINARY PLAT, TO REQUIRE APPLICANT TO SUBMIT NOTICE OF SUBMISSION OF PRELIMINARY PLAT TO THE UNITED STATES POST OFFICE

Staff presented the text amendment. Staff recommended approval of Resolution PC-08-07.

Commissioner Rutenber moved to approve Resolution PC-08-07. Commissioner Evans seconded the motion and the motion passed 8-0.

PUBLIC HEARING ON OTHER PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time.

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ADJOURNMENT

The meeting adjourned at 12:05 am

Carol Evans, Secretary

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