

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

July 19, 2007

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Staff Representative:

Ruth Viergutz Hawk, Community Development Director
Darryl Smith, Town Engineer
Gary Palmer, Associate Town Administrator
Casey Wood, Assistant to Town Engineer
Brandon Harvey, Planner I
Jennifer Fudem, Engineering Office Manager

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

CITIZEN FORUM

Ruth Hawk introduced Brandon Harvey.

APPROVAL OF MINUTES

Mayor Ford moved to approve the June 21, 2007 minutes. Commissioner St. Clair seconded the motion and the motion passed 8-0-1 with Commissioner Evans abstaining.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON TRAFFIC CALMING MEASURES ON CLOVER FORK DRIVE (Clover Fork Traffic Team, Applicant)

Casey Wood of Town's Engineering Department made a power point presentation on the proposed traffic calming measures on Clover Fork Drive and introduced residents of the Clover Fork subdivision. The proposed devices are portable and can be removed for snow removal or if found to be unsatisfactory. Staff recommended approval of the traffic calming devices.

Commissioner St. Clair moved to recommend approval of the traffic calming devices for Clover Fork subdivision to the Board of Mayor and Aldermen. Commissioner LaMarche seconded the motion and the motion passed 9-0.

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DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT OF THE SUMMER OAKS SUBDIVISION, ZONED R-1, 27 RESIDENTIAL LOTS (30 LOTS TOTAL), PARCEL 106, TAX MAP 151, 19.226 ACRES LOCATED ON THE SOUTH SIDE OF OLD STAGE ROAD AND WEST SIDE OF DIXON ROAD AND A VARIANCE REQUEST FROM THE REQUIREMENT TO CONSTRUCT A SIDEWALK ON DIXON ROAD AT LOT 16 (Eagle Bend Realty, LLC, Applicant)

Staff recommended approval of variance request to construct a sidewalk or walking trail on Lot 16 on Dixon Road. Because the elevation differences between the Rockwell Farm trail, Dixon Road, and Summer Oaks, the tie into the Rockwell Farm trail was made farther to the north. Dixon Road is at a higher elevation than both the Rockwell Farm trail and Lot 16 in Summer Oaks. Lot 16 is an open space lot and the goal was to save as many trees as possible. Raising the elevation for a trail adjacent to Dixon Road would have required the removal of numerous trees.

Mayor Ford moved to approve the variance request. Commissioner St. Clair seconded the motion and the motion passed 9-0.

Staff recommended approval of final plat subject to addressing the following items:

1. There are two plat note #11 and no #12. Please change according;
2. The total area and open space calculations in plat note #3 are not consistent with the preliminary plat. Per the preliminary plat, there are a total of 19.22 acres (inclusive of ROW dedicated) and 2.55 acres of open space. Where did the extra open space come from? Change plat note #3 accordingly;
3. The sign easement that has been added is not large enough to accommodate a sign that meets all setback requirements and provides for adequate room for maintenance/construction of the sign. Please change the sign easements on Lots 1 and 30 accordingly;
4. Submit a landscape plan for the storm water basin and replacement trees. The plan must be approved by the Visual Resources Review Board (VRRB) and then all required material satisfactorily installed or, because of the time of year involved, a completion letter of credit provided in an amount determined by Town staff based on the approved landscape plan. When all plant material is satisfactorily installed (fall of 2007) the completion letter of credit will have to be converted to a 2-year landscape maintenance letter of credit or a new maintenance letter of credit provided before the completion letter of credit can be released. The VRRB meets on the fourth Tuesday of each month and the filing deadline is the Monday 15 days prior to the meeting;
5. Complete all items on staff's punchlist, including stabilization. Sidewalk interior to the subdivision (not along Old Stage Road) and asphalt surface course within the subdivision can be covered with a completion letter of credit, the amount being computed upon request by the applicant;

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6. Submit two-year irrevocable letter of credit for maintenance of streets, sidewalks, walking trails and detention basin for \$35,000;
7. Submit verification of detention basin's location, maximum slopes, volume and capacity as compared with design parameters;
8. Obtain the appropriate signatures; and
9. Meet all Town requirements.

Commissioner Edlund moved to approve final plat subject to staff's recommendations. Commissioner Rutenber seconded the motion and the motion passed 9-0.

DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR VARIANCE FROM THE FARRAGUT MUNICIPAL CODE, TITLE 16, CHAPTER 4, DRIVEWAYS AND OTHER ACCESS WAYS, SECTION 16-406, (2)(a) NUMBER OF ACCESS POINTS, FOR TWO DRIVEWAYS AT 826 LOOP ROAD, ZONED R-1 (William and June Lindsey, Applicants)

Staff recommended denial of variance request. A general discussion followed. It was discussed that Loop Road is an old county road that is substandard in width and backing onto the road is difficult. Also, the road is inadequate in width for on street parking.

Mayor Ford moved to approve variance request. Commissioner St. Clair seconded the motion and the motion passed 9-0.

DISCUSSION AND PUBLIC HEARING OF A SITE PLAN FOR THE RECREATIONAL AREA AT PARK PLACE SUBDIVISION, ON PARK PLACE BOULEVARD, LOCATED BEHIND TOWN HALL, PARCEL 56, TAX MAP 142MD, 0.96 ACRES, ZONED R-4 (Cress Development, LLC/Gerald Cress, Applicant)

Staff recommended approval of site plan.

Commissioner Evans moved to approve site plan. Commissioner LaMarche seconded motion and the motion passed 9-0.

DISCUSSION AND PUBLIC HEARING OF A SITE PLAN FOR THE TURKEY CREEK WASTEWATER TREATMENT PLANT (WWTP) IMPROVEMENTS, LOCATED ON THE WEST SIDE OF CONCORD ROAD, JUST SOUTH OF THE RAILROAD TRACKS, PARCEL 37.07, TAX MAP 153, 11.68 ACRES, ZONED A (First Utility District of Knox County, Applicant)

Staff recommended approval of site plan subject to addressing the following items:

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1. On the title page, include all the parcel numbers. These should coincide with the parcel numbers on the plat;
2. The subdivision plat indicates there are 35.22 acres, but the site plan indicates 26.84 acres. Clarify;
3. Daylight the 24" RCP on FUD land and provide energy dissipation prior to reaching the property line (Sheet SG1.5) or submit approved Land Use Permit from TVA to allow such discharge on their property;
4. A pre-construction meeting will be required prior to the issuance of a grading permit to, among other items, ensure that the tree protection fencing has been satisfactorily installed;
5. It appears that one (1) tree is proposed to be removed in the area where the paved access is proposed along the south property line. Is this the only tree that will be affected by this project? Please specifically address;
6. A survey will be required to verify that Clarifier #4 complies with the required setbacks from the south property line;
7. Submit copy of NOC;
8. Submit irrevocable letter of credit for erosion control for \$21,000;
9. Submit Drainage Fee of \$1225; and
10. Meet all Town requirements.

Mayor Ford moved to approve site plan subject to staff's recommendation. Commissioner Edlund seconded the motion and the motion passed 9-0.

DISCUSSION AND PUBLIC HEARING ON A PRELIMINARY PLAT FOR THE EVERETT HILLS SUBDIVISION, LOCATED ON THE WEST SIDE OF EVERETT ROAD APPROXIMATELY 2500' NORTH OF SMITH ROAD, PARCEL 98, TAX MAP 141, 50.77 ACRES, 105 LOTS, ZONED R-1 & OSR (G&B Services, Applicant)

Staff recommended approval of preliminary plat subject to the following items:

1. Provide flow in GPM, static and residual pressures, time, date and agency testing closest exiting fire hydrant to point of proposed service tap;
2. A note shall be provided stating that " New fire hydrants shall provide adequate flow and pressure to provide a minimum 1000 gpm at 20 psi. Hydrant shall be installed in accordance with Town of Farragut, FUD, and other nationally recognized standards;"
3. Recommend providing a loop tie into Fox Run Subdivision to assist with pressure issues;
4. Engineer shall re-evaluate gpm and pressure after considering looping of the water lines;
5. Indicate the present zoning classification for all adjoining property - Cox property is zoned R-1 and the property located to the south is also zoned R-1;
6. Sheets 3-6: change note, which reads "Install silt fence along property lien and other areas as shown". To read "Install silt fence where shown and other areas as needed as determined in the field;

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7. Sheet 2, Note #19, indicate that the building coverage is 4,300 sq.ft.;
8. Submit TDEC determinations on water course, wetlands, etc. and label on plans accordingly;
9. Utility plans must be signed off by each utility provider. This includes cable and telephone. Ensure that water meters, transformers, and catch basins do not conflict with walking trail connections to the streets;
10. Sheet U19 - Do not have such long cuts under the road for LCUB. Lines should run perpendicular across streets;
11. Sheet 2, Note #6 - What utilities are not shown. All utilities must sign their service plans for the subdivision;
12. The utility sheets should be part of the submittal. Include in page numbering sequence. Number sheets 1 of 20, 2 of 20, etc.;
13. Include tree fencing around the sinkhole;
14. Sheet 2, plat note #18 -Change from Lots 46 - 92 to 86 - 92;
15. Regarding Note #12 on Sheet 2, river rock would only be needed on detention basin slopes steeper than 3:1. Retention basin slopes would not need river rock unless desired by the owner or to satisfy some other requirement;
16. In tree covered areas where silt fence is needed, silt fence should be installed in front of the tree protection fencing;
17. Do you have permission to install the silt fence on the Pack property? There still appears to be some grading on this property;
18. All disturbance must be kept outside the sinkhole lip elevation. This will be very tight;
19. The trail to the south will need to be situated so that it can be extended into both Lots 1 and 2. This is what is shown on Sheet L-1 but is different on Sheets 2 and 3 where the tie in appears to stub into only Lot 1;
20. Remove the word "Possible" in reference to the sinkhole. This is a sinkhole;
21. Ensure that the proposed limits of disturbance account for utility work and grading needed to establish tapered, accessible, and mowable grades off the edge of roadways and walking paths;
22. There are two tree #26's in the tree inventory. Please change to list a tree #27;
23. Re-visit the tree fencing shown in the area near tree #27. It appears that it reflects where the walking path was to extend through this area as shown on the previous submittal. Since this path is being eliminated in this submittal, the fencing needs to be amended accordingly;
24. Show cross drain under walking trail in low area at rear of lot 85, or align trail to allow runoff to continue on western side of trail as the trail extends north. Are the cross drains under walking trails concrete? Walking trail on Lot 104 extends up a 3:1 slope. This should be aligned to climb the grade more gently;
25. Detail of detention basin berm shows river rock underwater. This is not necessary. Normally, river rock and geomembrane are used to stabilize steep slopes, as

the steeper slopes cannot easily vegetate and maintenance is difficult. Is the geomembrane being used as a pond liner? In this same detail, what type of end treatment is shown on the pipe? This should be a mitered-end section or perhaps a pipe boot;

26. Properly label the detail for the anti-seep collars proposed for the pipe at the detention basin. Oddly enough, this has actually been an issue on another development. Check spelling of “asphalt” on bollard detail;
27. Utility plans must be signed by utility companies. Show locations for telephone and cable. Plans should include the note that lines are to be installed deep enough in cuts for future driveway ties;
28. Final plat will require tie to the Farragut Grid System;
29. Submit NOC;
30. Submit irrevocable letter of credit for erosion control for \$150,000;
31. Submit Drainage Fee of \$2880; and
32. Meet all Town requirements.

*Mayor Ford moved to approve preliminary plat subject to staff's recommendation.
Commissioner Honken seconded motion and the motion passed 9-0.*

DISCUSSION AND PUBLIC HEARING ON THE PRELIMINARY RIGHT-OF-WAY PLANS FOR THE RECONSTRUCTION OF EVERETT ROAD FROM SMITH ROAD NORTH 2500 FEET

Staff recommended approval of preliminary right-of-way plans subject to addressing the following items:

1. There should be a maximum 3:1 (vs. 2:1) slope with the driveway entrance typical section (Sheet 2);
2. You own Tract No. 43 (Parcel 98.01, Tax Map 141). The necessary easements should be dedicated as part of the subdivision development;
3. Number the sheets Sheet 1 of 10, 2 of 10, etc.;
4. The right-of-way acquisition for Everett Road improvements will need to be included as part of the final plat for Everett Hills;
5. The minimum driveway width is 12 feet. The detail on Sheet 2 shows 10 feet;
6. Tree protection measures may need to be employed to save selected trees abutting the proposed area of disturbance. This will be reviewed as part of the pre-construction meeting that will be needed for this work. Please include this as a note on the plans;
7. TO FMPC: The preliminary plans for the Everett Road improvements are in good shape and well presented. Comments generated at this point should not be too specific, as the design more or less *evolves* toward Final ROW Plans. While residents will certainly wish to know how they are to be affected by the project, it is still very early in the design

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process to consider exact driveway ties, slope limits, etc. Given the normal pace of acquisition of ROW and easements, as well as the probable schedule for reconstructing Everett Road, a large portion of the development will most likely be completed well before the roadway is ready to re-open. This can be discussed in greater detail at the FMPC meeting;

8. These plans show the reconstruction of Everett Road from its current 16'-17' width to two 12' lanes with curb & gutter and 8' paved walking paths on each side. The work will include significant cuts and fills that will prevent maintenance of traffic without lane shifts and detours. The plans show a 45 mph design (both horizontally and vertically), which could be dropped to a 40 mph design to better fit the existing alignment and reduce cuts and fills. While staff prefers the 45 mph design shown, 40 mph (by AASHTO) is our minimum for collector roads within the Town. Please consider how traffic is to be maintained during construction, in case temporary detours or lane shifts are required;
9. Show Begin and End Construction on the layout sheets, and indicate "Meet Future Construction – By Others" at the beginning of the project. This will mark the point between this cost-share project and the Town's portion south of Smith Road;
10. The parking lot at Tract 39 may be impacted quite heavily during construction. Please show the full impact expected;
11. Tract 40 has significant impact due to deep cut in front of the house. Most likely, this can be greatly reduced by adjusting the profile to the 40 mph design described above;
12. Please identify the detention area on Tract 41. Can this be avoided? and
13. Meet all town requirements.

Commissioner St. Clair moved to approve preliminary right-of-way plans subject to staff's recommendation. Commissioner LaMarche seconded the motion and the motion passed 9-0.

Recessed for 20 minutes.

Commissioner Rutenber moved to hear Item 11 at this time. Commissioner St. Clair seconded motion and the motion passed 9-0.

DISCUSSION AND PUBLIC HEARING OF A REQUEST TO AMEND FARRAGUT ZONING ORDINANCE, CHAPTER 3, SECTION III, R-1 RURAL SINGLE-FAMILY RESIDENTIAL DISTRICT, D, 6, MAXIMUM LOT COVERAGE, TO INCREASE THE TOTAL BUILDING COVERAGE TO 30% AND THE TOTAL LOT COVERAGE TO 40% (Robert Skinner, Applicant)

Staff presented the request and a general discussion followed.

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Commissioner Edlund moved to postpone request until next FMPC meeting. Commissioner Honken seconded the motion and the motion passed 9-0.

DISCUSSION AND PUBLIC HEARING OF A REQUEST TO AMEND FARRAGUT ZONING ORDINANCE, TO CREATE A MIXED USED ZONING DISTRICT TO ALLOW FOR COMMERCIAL, RETAIL, OFFICE, AND RESIDENTIAL WITHIN THE SAME DISTRICT (Southern Home Development, Inc., Applicant)

Staff presented recent draft of ordinance and a general discussion followed.

Commissioner Rutenber moved to continue discussion on August 3, 2007 at 8:30 am. Commissioner LaMarche seconded the motion and the motion passed 9-0.

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)(g), GROUND-MOUNTED SIGNS, TO ALLOW CHANGEABLE COPY IN SIGN FACE (Walgreen's, Applicant)

Request withdrawn by applicant.

PUBLIC HEARING ON OTHER PROPOSED LOCATIONS FOR UTILITIES

None at this time.

ADJOURNMENT

The meeting recessed at 10:31 pm. to be reconvened at 8:30 a.m. on Friday, August 3, 2007.

The meeting reconvened at 8:55 a.m. on Friday, August 3, 2007. Commissioners Hill, St. Clair, Evans, Holladay, LaMarche, and Mayor Ford were in attendance. The commission discussed the mixed use zoning district to allow for commercial, retail, office, and residential within the same district (Southern Home Development, Inc., Applicant). No action was taken. The meeting adjourned at 11:12 a.m.

Carol Evans, Secretary