

**MINUTES  
FARRAGUT MUNICIPAL PLANNING COMMISSION**

**May 17, 2007**

**MEMBERS PRESENT:**

Bob Hill, Chairman  
Ed St. Clair, Vice-Chairman  
Carol Evans, Secretary  
Eddy Ford  
Bob Edlund  
Rita Holladay  
Ron Honken

**MEMBERS ABSENT:**

Dot LaMarche  
Connie Rutenber

**Staff Representative:** Ruth Viergutz Hawk, Community Development Director  
Darryl Smith, Town Engineer  
Gary Palmer, Associate Town Administrator  
Sue Stuhl, Leisure Services Director  
Mark Shipley, Development Coordinator

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

**CITIZEN FORUM**

Mayor Ford made the following re-appointments to the Planning Commission: Bob Hill, Bob Edlund, Connie Rutenber, and Carol Evans. Mayor Ford also reported on Alderman Dot LaMarche being appointed as the Board Member/Commissioner for the FMPC.

Chairman Hill commented on the card received from the students of St. John Neumann Catholic School.

**APPROVAL OF MINUTES**

*Mayor Ford moved to approve the April 19, 2007 FMPC meeting minutes. Commissioner Edlund seconded the motion. The motion passed 5-0-2 with Commissioners Honken and St. Clair abstaining because they were absent.*

**AGENDA ITEMS**

**DISCUSSION AND PUBLIC HEARING FOR THE MCFEE ROAD PARK, LOCATED ON THE WEST SIDE OF MCFEE ROAD BETWEEN EVANS AND BOYD STATION ROADS**

Jennifer Salyer, BWSC, presented the plan. Staff recommended approval.

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*Commissioner St. Clair moved to approve the site plan for McFee Road Park . Mayor Ford seconded the motion and the motion passed 7-0.*

**DISCUSSION AND PUBLIC HEARING OF THE COMPREHENSIVE DEVELOPMENT PLANS FOR ANCHOR PARK, MAYOR BOB LEONARD PARK, AND CAMPBELL STATION PARK**

Sue Stuhl presented the park plans. Staff recommended approval.

*Commissioner Edlund moved to approve the comprehensive development plans for the parks as proposed. Commissioner Evans seconded the motion and the motion passed 7-0.*

**PRESENTATION ON CAMPBELL STATION PARK STREAM BANK STABILIZATION AND LANDSCAPE PLAN**

Sam Rogers and Leah Gardner, UT Landscape Design, presented the plan for a pilot section of stream bank in Campbell Station Park.

**DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR A VARIANCE FROM THE FARRAGUT MUNICIPAL CODE, TITLE 16, CHAPTER 4, DRIVEWAYS AND OTHER ACCESS WAYS, SECTION 16-406. (1)(b) DISTANCE BETWEEN DRIVEWAYS, FOR ACCESS TO 233 ADMIRAL ROAD (Robert C. Barber, Applicant)**

Staff recommended approval of the 135' variance to the north because the proposed driveway location has adequate sight distance and it lines up with an existing driveway on the east side of Admiral Road, provided the old entrance is removed.

*Commissioner Honken moved to approve the variance as proposed. Commissioner St. Clair seconded the motion and the motion passed 7-0.*

**DISCUSSION AND PUBLIC HEARING ON THE RESUBDIVISION OF PARCELS 22-24, TAX MAP 143AA, LOCATED ON THE NORTHWEST CORNER OF ADMIRAL ROAD AND KINGSTON PIKE, 2.22 ACRES, ZONED C-1 AND FLOOD PLAIN DISTRICT, AND VARIANCE REQUEST FROM THE REQUIREMENT TO CONSTRUCT CURB, GUTTER, AND SIDEWALK ON KINGSTON PIKE AND ADMIRAL ROAD (Chris Oser, Applicant)**

Staff recommended denial of the variance request because sidewalks along Kingston Pike are needed and a sidewalk on Admiral Road would be an important link to the residents of that area.

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Staff recommended approval of the plat subject to:

1. Submitting a \$40,000 letter of credit for the completion of the sidewalk, curb, and gutter on Admiral Road and Kingston Pike;
2. Submitting a \$2,000 letter of credit for maintenance of sidewalk; and
3. Obtaining the appropriate signatures.

A lengthy discussion followed.

*Mayor Ford moved to postpone action. Commissioner St. Clair seconded the motion and the motion passed 7-0.*

**PUBLIC HEARING ON A SITE PLAN FOR THE RECREATIONAL AREA AT BRIDGEMORE SUBDIVISION, ZONED R-1 AND OSR, LOT 439 ON HIGHWICK CIRCLE FOR THE CONSTRUCTION OF A CLUBHOUSE AND SWIMMING POOL, AND A VARIANCE REQUIRES FROM THE FARRAGUT MUNICIPAL CODE, TITLE 16, CHAPTER 4, DRIVEWAYS AND OTHER ACCESS WAYS, SECTION 16-406. (2)(a) NUMBER OF ACCESS POINTS (Placemaker Partnership/Jerry Whitehead, Applicant)**

Staff recommended denial of the variance request for a third driveway. Elimination of the driveway adds eight additional parking spaces to the site. A general discussion followed.

*Commissioner St. Clair moved to deny the variance. Commissioner Honken seconded the motion and the motion passed 8-0.*

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

1. Provide fire hydrant data for hydrant at Bridgemore Blvd and Highwick Circle. FUD has been made aware of the closed valve and is in the process of opening it so that testing may be conducted;
2. The maximum building height is 35';
3. If building lights are added, a lighting plan must be submitted to the Town for approval. Such wall lights must comply with the Town's site lighting requirements;
4. Pole lights - no glass/globe is allowed to protrude below the cover/canister;
5. On the lighting plan, include the pole light locations;
6. Indicate that the pole lights are for the parking lot and the pool area;
7. The HVAC and trash enclosures must be constructed of opaque materials and be architecturally compatible with the building. The wrought iron fences may be okay for the exterior, but additional screening is required behind the wrought iron fence;

8. Include stamped construction detail of the retaining walls. Verification on wall construction must be submitted after construction is complete. Indicate retaining wall heights;
9. On the stamped plans, include the railing detail for the top of the retaining walls; (29)
10. Note #7 on Sheet C2 is not correct. The side setback is a total of 40 feet combined with a minimum of 15 feet from any one side property line; (37)
11. Submit a correct irrevocable letter of credit for erosion control for \$8000;
12. Submit Drainage fee of \$780; (46) and
13. Record the plat of correction;
14. Meet all town requirements.

*Mayor Ford moved to approve the site plan subject to staff's recommendation. Commissioner Evans seconded the motion and the motion passed 7-0.*

**PUBLIC HEARING ON A SITE PLAN FOR A DENTAL OFFICE TO BE LOCATED AT 11221 WEST POINT DRIVE, PARCEL 3, TAX MAP 143HE, BACKING UP TO THE KINGSTON PIKE HIGH SCHOOL ENTRANCE ROAD, ZONED C-1, .75 ACRES (Joseph Hicks, Applicant)**

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

1. Engineer shall include all highlighted items submitted including Fire Flow and Duration, Number and Distribution of Hydrants and calculated flow at 99 psi on sheet C5.0.;
2. Submit irrevocable letter of credit for erosion control for \$4000;
3. Submit Drainage Fee of \$335; and
4. Meet all town requirements.

*Commissioner Edlund moved to approve the site plan subject to staff's recommendation. Commissioner St. Clair seconded the motion and the motion passed 7-0.*

**PUBLIC HEARING ON A SITE PLAN FOR THE RECREATIONAL AREA AT PARK PLACE SUBDIVISION, LOCATED BEHIND THE TOWN HALL, PARCEL 56, TAX MAP 142MD, ZONED R-4 (Gerald Cress, Applicant)**

*Commissioner St. Clair moved to postpone the item. Mayor Ford seconded the motion and the motion passed 7-0.*

**DISCUSSION AND PUBLIC HEARING OF THE ANNUAL APPROVAL OF THE CONCEPT PLAN FOR BRIDGEMORE SUBDIVISION, KNOWN AS THE McFEE FARM, ZONED R-1 AND OSR (Placemakers, LLC, Applicant)**

Staff recommended approval.

*Commissioner St. Clair moved to approve the concept plan. Mayor Ford seconded the motion and the motion passed 7-0.*

**DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR A PARISH HALL AND PARKING LOT AT ST. JOHN NEUMANN CATHOLIC CHURCH, 625 ST. JOHN COURT, ZONED R-1 (St. John Neumann Catholic Church, Applicant)**

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

1. Provide approval of site water plans from First Utility District of Knox County;
2. On the site plan sheet, indicate the proposed walkway dimensions
3. On the site plan sheet, include dimensions of revised spaces and islands by Parish Hall;
4. On the title page lot coverage information, add the parking lot construction and the patio by the Parish Hall in the diagram and the calculations;
5. On the title page, add the parking lot construction in the title;
6. On Sheet A-004, include the new parking lot in the parking space calculations;
7. Number the sheets 1 of 15, 2 of 15, etc. This is not included on all sheets;
8. Indicate the width of all new landscape islands at the end of new parking lot and behind the Parish Hall;
9. Sheet 13 - Clearly identify and label the front property line;
10. The parking lot must be setback 20' from the front property line;
11. Consider going with 250 watt bulbs vs. 400 watt bulbs;
12. Existing approved site plan sheets that show the larger area affected should be updated to include the church, parish hall, and parking lot expansion as a whole;
13. Submit drainage fee of \$760; and
14. Meet all town requirements.

*Mayor Ford moved to approve the site plan subject to staff's recommendation. Commissioner Honken seconded the motion and the motion passed 7-0.*

**DISCUSSION AND PUBLIC HEARING ON A CONCEPT PLAN FOR FARRAGUT STATION, PARCEL 2, TAX MAP 142EC, LOCATED ON THE SOUTHEAST CORNER OF SONJA DRIVE AND NORTH CAMPBELL STATION ROAD, 11.74 ACRES, ZONED R-1 AND OSR, 26 LOTS, AND A VARIANCE REQUEST FROM THE**

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**REQUIREMENT TO CONSTRUCT A SIDEWALK ON SONJA DRIVE NORTH OF THE SUBDIVISION ENTRANCE (Pinnacle Management Company, Inc., Applicant)**

Staff recommended approval of the variance request because a sidewalk exists on the opposite side of Sonja Drive, because constructing a sidewalk in that location would require the removal of many trees, and because Sonja Drive is already developed with existing homes and it is unlikely that an additional sidewalk will ever be constructed on this side of the street.

*Mayor Ford moved to approve the variance request. Commissioner St. Clair seconded the motion and the motion passed 7-0.*

Staff recommended approval of the concept plan subject to addressing the following items.

1. Include the address and phone number of Martha Olson, landscape architect;
2. Include the location of existing utilities and an indication of those utilities and an indication of those utilities which are readily available and are expected to serve the site;
3. Plat note #15 - indicate that the shown building envelopes are the maximum footprints for the units;
4. Staff is concerned about driveways entering Units 12, 14, 23 & 25. Given the slopes and the angles, these may not be practical;
5. The previous submittal had a note which stated "Part of Lot 26 - open space (shaded area to be partially disturbed by grading and construction of retaining wall)", but the shading was not included. The note has been changed to read "Part of Lot 26 - open space area to be partially disturbed by grading". Please clarify these locations. The purpose of this design and the OSMR district is to preserve the heavily treed area in the center of this property;
6. Identify and label the intermittent stream running parallel to Sonja Drive on both sides of the proposed road;
7. Change plat note #11 back to stating the property is zoned R-1 and OSMR;
8. Why was plat note #17 deleted? It stated "Existing topography from field survey";
9. What do the shaded areas adjacent to Sonja Drive and the High School entrance represent? These are not defined in the legend;
10. Although a crossing is permitted, other activities must be conducted outside of the aquatic buffer associated with the intermittent stream. Please specifically indicate if there are any known springs, sink holes, slopes steeper than 15%, and other areas that would be considered significant physical features of the property (although this is addressed in the comment letter response it needs to be included on the concept plan sheet);
11. Please clarify Note #22 to specifically address the "maturity level" of different sections of tree cover on the property. It would appear that a vast majority of the property is a "mature stand", as described in the Tree Protection Ordinance;

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12. Are utilities readily available to serve this project – please *add a note* on the concept plan to address this and show utility locations;
13. The concept plan now shows slope lines and proposed right of way from the Campbell Station Road improvements project, currently expected to begin in summer 2008. Are slope lines along Sonja Drive and the high school entrance also shown from those plans? and
14. Meet all town requirements.

*Commissioner St. Clair moved to approve the concept plan subject to staff's recommendation. Commissioner Honken seconded the motion and the motion passed 7-0.*

**DISCUSSION AND PUBLIC HEARING ON A PRELIMINARY PLAT FOR HANOVER COURT, LOCATED ON THE NORTH SIDE OF OLD STAGE ROAD ACROSS FROM STEEPLECHASE SUBDIVISION, 34 UNITS, 9.87 ACRES, ZONED R-4 (MATTHEW STURGILL, APPLICANT)**

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

1. Provide verification of approval of plans for fire hydrants from First Utility District of Knox County;
2. Submit a signed utility plan for water and sewer from FUD;
3. Ensure that the tree preservation/removal plan reflects that latest civil sheets. For example, the cul-de-sac is a 40 foot radius but the tree plan shows a 50 foot radius. This difference, which would also permit the detention basin to be shifted to the west, will help save some trees in this area. Please amend the plan accordingly including the amended placement of the tree protection fencing;
4. Include tree protection fencing for the clump of poplars in the northeast corner of the project;
5. Tree #1 cannot count as a credit tree because it is in a required buffer strip and it to be protected anyway;
6. Add a note that in the non-tree covered portions of the buffer strip where grading is proposed the finished grade cannot exceed a slope of 4:1;
7. Add a note that the Town staff may require an arborist review and recommendations for selected trees if it is anticipated, based on the pre-construction meeting, that special measures beyond tree protection fencing will be needed. The arborist recommendations will then become part of the approved tree preservation/removal plan;
8. As Old Stage Road is to be reconstructed within the next 3 years, the sidewalk along Old Stage should be constructed at that time. A completion letter of credit can be accepted at time of final plat;
9. The subdivision will be required to tie to Farragut Grid system at time of final plat;

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10. Submit erosion control letter of credit for \$60,000;

11. Submit Drainage Fee of \$1020; and
12. Meet all town requirements.

*Commissioner Edlund moved to approve the preliminary plat subject to staff's recommendation. Commissioner St. Clair seconded the motion and the motion passed 7-0.*

**DISCUSSION AND PUBLIC HEARING ON A PRELIMINARY PLAT FOR THE VILLAS AT ANCHOR PARK, PARCEL 59, TAX MAP 152, LOCATED ON THE NORTH SIDE OF TURKEY CREEK ROAD ACROSS FROM ANCHOR PARK, ZONED R-4, 25.19 ACRES, 93 UNITS, AND VARIANCE REQUESTS FOR THE LENGTH OF A DEAD END STREET TO 2,500 FEET, FOR MAIN STREETS (ROAD A&B) VERTICAL SAG DESIGN OF K=35, FOR CUL-DE-SAC STREET VERTICAL SAG DESIGN OF K=20, FOR USE OF A 4.5' WIDE SIDEWALK VS. THE REQUIRED 5' SIDEWALK, AND FOR USE OF A 14" WIDE ROLLOVER CURB VS. 24" WIDE ROLLOVER CURB (VISION ENGINEERING AND DEVELOPMENT SERVICES INC./DAVID WILLIAMS, APPLICANT)**

The applicant requested the following variances:

Variance Request #1: The length of a dead end street to 2,500 feet vs. 500 feet: Although the property stubs into Bobolink and Finch Roads, residents in these adjacent developments do not wish to have the added traffic. Although not desirable, staff recommended approval.

*Commissioner St. Clair moved to approve the variance request. Commissioner Honken seconded the motion and the motion passed 7-0.*

Variance Request #2: For the main streets (Roads A & B) vertical sag design of K = 35 vs. K = 49: Although not desirable, staff does not have a problem with this variance request because it does not interfere with sight distance on sags.

*Mayor Ford moved to approve the variance request. Commissioner Edlund seconded the motion and the motion passed 7-0.*

Variance Request #3: For cul-de-sac street (Road C) vertical sag design of K=20 vs. K = 37: Although not desirable, staff does not have a problem with this variance request because it does not interfere with sight distance.

*Mayor Ford moved to approve the variance request. Commissioner Evans seconded the motion and the motion passed 7-0.*

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Variance Request #4: For a 4.5' wide sidewalk vs. a 5' wide sidewalk: The construction detail shows a 4.5' wide sidewalk and a 4' grass strip. The minimum grass strip width required is 3'. At 4', the grass strip is still too narrow to plant trees, and, therefore, the additional 1' added to the

grass strip does not further any goal. The grass strip could be adjusted to 3.5' and the sidewalk increased to 5'. This minor change would meet the town's minimum requirements. Staff recommended denial of this variance request.

*Commissioner Honken moved to deny the variance request. Commissioner Evans seconded the motion and the motion passed 7-0.*

Variance Request #5: For use of a 14" wide roll-over curb vs. 24" wide rollover curb: This was a repeated staff comment throughout the review process. Staff has serious concerns about such construction. We have had numerous failures of such curbs in the past. Recently the Subdivision Regulations were amended to clarify this requirement for minimum width of 24" rollover curb. Staff recommended denial of this variance request.

*Commissioner Honken moved to deny the variance. The motion died due to lack of a second.*

*Mayor Ford moved to approve the variance request. Commissioner St. Clair seconded the motion and the motion passed 6-1, with Commissioner Honken casting the dissenting vote.*

The following items remain outstanding on the proposed preliminary plat:

1. Submit signed utility plans for FUD;
2. All sidewalks should be 5' wide. Include the correct construction detail;
3. Sheet 11/C3.03 - A note states that the river rock apron will be extended to the existing culvert (See Note #13). There is no note #13. It is likely the reference is to note #12. Please clarify;
4. A note has been added stating love grass will be planted for the 2 ½:1 slopes in pond #6. Please address the short term stabilization plans for these slopes [matting, etc.];
5. Dunlin Lane is not built and is not public right-of-way, yet this plan shows it being public right-of-way. Before the town can accept this right-of-way, it needs to be improved. How is this being handled? You may need to contact Dick or Wanda Scarbrough about this situation [Sheet 3/C1.02]. Please submit;
6. Include detail for railings for the retaining walls. A railing is shown on one drawing, however, it is just a side profile;
7. Stamp and sign the retaining wall design sheets;
8. Retaining walls over 30" high will need railings. Revise tables on Sheets 6/C1.05 and C1.06 accordingly. Retaining walls # 1, 2, 16 and 18 need railings;
9. Submit a street light detail with a lighting plan. These must comply with Town of Farragut residential street lighting requirements;

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10. Add bollards on the walking trails at the north end of the boulevard (Unit 11, both sides of Roads A & D, Sheet 2/C1.01);
11. This plan must be divided into 2 sheets because the more detailed information is

impossible to read, particularly with the darkness of the copy that was included with the submittal – because of this it is hard to tell if a number of the comments have been addressed. Once the needed modifications have been made so that the plan is legible the staff will review all remaining comments;

12. Trees to be saved that are within a required buffer strip cannot be counted as credit trees because these trees are required to be saved anyway;
13. Note #7 on the Tree Preservation Plan needs to be revised. The property is required a 25 foot buffer and the subject and adjacent zoning needs to be included;
14. Please sign and seal the tree preservation/removal plan;
15. Please provide letter from adjacent property owner that grading on their property (according to this plan) is acceptable;
16. Utility ties should be bored under existing public streets (no open cut);
17. Final Plat will require tie to the Farragut Grid System;
18. Submit irrevocable letter of credit for erosion control for \$82,000; and
19. Submit Drainage fee of \$2730.
20. Meet all town requirements.

Point of Discussion: Detention is provided by five detention basins. Drainage calculations show that this development will create lesser peak discharges than the predeveloped conditions for the 1, 2, 5, 10, 25 and 50-year storms. Please note that the front portion of the development (draining through Basin 6) drains under Turkey Creek Road toward Anchor Park and the Matthew Peters' property, where it is then routed through a 24" concrete pipe under the Peters' home and to the east, under Lake Haven Road. East of Lake Haven Road, the pipe size drops (to approximately 10" diameter) as it crosses private property. Most likely, this reduction was completed by a previous property owner. As runoff currently tends to pond on the Peters property due to this reduction, we are currently seeking permission to extend the 24" pipe to the lake as a drainage project, according to our Drainage Policy.

*Commissioner Edlund moved to approve the preliminary plat subject to items 1-20 above being addressed. Commissioner St. Clair seconded the motion and the passed 7-0.*

Chairman Hill recessed the meeting at 10:25 pm for a 5 minute break.

Chairman Hill reconvened the meeting at 10:35 pm.

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### **REPORT ON STATUS OF THE POND AT THE FARM AT WILLOW CREEK**

Nothing to report at this time.

**DISCUSSION AND PUBLIC HEARING OF A REQUEST TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, CHAPTER 3, BY ADDING SECTION XIII. GENERAL COMMERCIAL STORAGE DISTRICT (CS-1), TO ALLOW INDOOR AND OUTDOOR STORAGE OF BOATS, RECREATIONAL VEHICLES, AND ANTIQUE, CUSTOM, AND CUSTOMIZED VEHICLES (Anne H. Ralston, Applicant)**

Resolution PC-07-13 recommends approval of Ordinance 07-22 and the text amendment to the Board of Mayor and Aldermen.

*Mayor Ford moved to approve Resolution PC-07-13, with the addition of the words “, except in c. of this section;”, on Page 3, C.4.b. Commissioner Edlund seconded the motion and the motion passed 6-1, with Commissioner Evans casting the dissenting vote.*

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

For discussion purposes only

**DISCUSSION OF A REQUEST TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, CHAPTER 3, SECTION GENERAL COMMERCIAL DISTRICT (C-1), TO ALLOW OUTDOOR STORAGE (FARRAGUT LAWN AND TRACTOR/WAYNE DAVIS, APPLICANT)**

*Commissioner St. Clair moved to postpone. Commissioner Evans seconded the motion and the motion passed 7-0.*

**DISCUSSION OF A REQUEST TO AMEND TITLE 14 OF THE FARRAGUT MUNICIPAL CODE, CHAPTER 1, TREE PROTECTION ORDINANCE, TO CREATE A WAY TO ASSESS A MAXIMUM PENALTY FOR TREE REPLACEMENT IF THE PROJECT REQUIRES THE CLEARING OF AN ENTIRE SITE**

Mark Shipley presented Ordinance 07-23. Staff recommended approval of Resolution PC-07-14, which recommends approval of Ordinance 07-23 and the text amendment to the Board of Mayor and Aldermen.

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*Commissioner Edlund moved to approve Resolution PC-07-14. Commissioner St. Clair seconded the motion and the motion passed 7-0*

**PUBLIC HEARING ON OTHER PROPOSED LOCATIONS FOR NEW UTILITIES**

None

**ADJOURNMENT**

The meeting adjourned at 12:02 am.

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Carol Evans, Secretary