

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

October 18, 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
Jennifer Fudem, Engineering Office Manager

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

CITIZEN FORUM

1. Commissioner Holladay expressed thanks to the Engineering Department and Darryl Smith for getting traffic signal at Old Stage Road and Kingston Pike.
2. Mayor Ford moved to move Agenda Item #9 to Agenda Item #3. Commissioner LaMarche seconded the motion. The motion passed 8-1 with Commissioner Rutenber casting the dissenting vote.

APPROVAL OF MINUTES

Mayor Ford moved to approve the September 20, 2007 minutes as submitted. Commissioner Edlund seconded the motion and the motion passed 9-0.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN TO CONSTRUCT A SCHOOL BUILDING AT THE FIRST BAPTIST CHURCH OF CONCORD, 11704 KINGSTON PIKE, FRONTING ON BELLAIRE DRIVE, 21.59 ACRES (First Baptist Church, Concord, Applicant)

Chairman Hill stepped down as chairman and Vice-Chairman St. Clair chaired the meeting. Staff recommended approval of the site plan subject to addressing the following items:

1. Obtain written approval from First Utility District of Knox County;

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2. Indicate the color of the HVAC screening detail (Sheet 15/A4.2S);
3. Per the last planning commission meeting discussion, the church's representative agreed that no trees would be removed for the construction staging area. Change plans accordingly;
4. Raise the parapet wall so as to screen the roof top HVAC systems;
5. Prior to the issuance of a building permit, staff will meet with you on site to review non-compliant light fixtures that have been added and that need to be removed;
6. Prior to the issuance of a building permit, staff will meet with you on site to inspect the houses for illegal storage and to ensure that storage trailers have been removed from the premises;
7. Prior to the submission of a site plan for any future construction for the church and/or school, submit a Master Concept Plan for the entire church/school owned property. This concept plan should include the following:
 - a. A boundary survey of the total land area;
 - b. A site location map, property identification information, acreage, and property ownership/contact information;
 - c. GIS topography of the site;
 - d. The approximate density, predominant species, general distribution of predominant species, and predominant level of maturity of trees within all tree-covered area. Maturity levels shall be classified per the Tree Protection Ordinance;
 - e. The location of all environmentally sensitive areas;
 - f. Sufficient information on the existing development within 150 feet from the boundaries of the subject property to indicate their relationships with the proposed changes related to land uses, lot lines, open space corridors, vehicular and pedestrian circulation systems, environmentally sensitive areas, and other unique natural features of the landscape;
 - g. A vehicular circulation plan, which includes location of existing and proposed parking lots, access easements, streets, intersections within the vicinity of the proposed points of access, and all other pertinent connections;
 - h. A pedestrian circulation plan, which includes locations of proposed walking trails/sidewalks, connections from buildings to parking lots, connections to adjacent properties, connections to nearby walking trails/sidewalks, and all other pertinent connections;
 - i. Footprint locations of existing and proposed buildings;
 - j. Location of all proposed existing and proposed parking;
 - k. Location of proposed storm water detention/retention facilities;
 - l. Locations and sizes of all areas to be reserved as open space; and
 - m. Calculations of lot coverage for the total development.

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8. There is a specimen dogwood (24 inch +) that must be protected. Please remove it from the tree removal table and show tree protection fencing to at least the drip line of this tree. Although this tree has some health issues, as would be expected for a tree this age, it is alive and is a specimen dogwood in terms of its size;
9. Please show minimum 3' grass strip between sidewalk and back of 6-30 curb and gutter along Kingston Pike;
10. Staff has contacted TDOT personnel for the preferred structure for picking up the runoff in the ditch at Kingston Pike. TDOT officials recommend a type 42 or 43 catch basin, as opposed to the type 39 presented;
11. Submit irrevocable letter of credit for erosion control for \$6500;
12. Submit NOC and TDOT permit for working on state ROW; and
13. Meet all Town requirements

A lengthy discussion followed. John King, attorney, represented the applicant. Arthur Seymour, attorney, represented Derby Chase, Shiloh, and Belleaire subdivisions.

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

The meeting recessed at 8:15 p.m. and reconvened at 8:25 p.m.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR ANEW POOL HOUSE AT THE VILLAGE GREEN SWIMMING POOL, 11525 S. MONTICELLO DRIVE, PARCEL 23, TAX MAP 142FF, ZONED R-2, APPROXIMATELY 4 ACRES (Stuart Anderson/George Amour Ewart Architect, Applicant)

Staff recommended approval of the site plan.

Commissioner St. Clair moved to approve the site plan. Commissioner LaMarche 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) DISTANCE FROM INTERSECTIONS, AND (b) DISTANCE BETWEEN DRIVEWAYS, A RIGHT-IN/RIGHT-OUT TO 10839 KINGSTON PIKE, CLASSIFIED AS A MAJOR ARTERIAL, AND FULL ACCESS ON NEWPORT ROAD, CLASSIFIED AS A LOCAL COLLECTOR, LOCATED ON THE

NORTHEAST CORNER OF KINGSTON PIKE AND NEWPORT ROAD, PARCEL 2, TAX MAP 131PD, ZONED C-1, 1.028 ACRES (Cannon & Cannon, Applicant)

Staff recommended approval of the full access to Newport Road with a 30' variance to the south and a 103' variance to the north. Staff recommended approval of the right-in only access to Kingston Pike with a 216' variance to the west and a 326' variance to the east. Staff recommended denial of the right-out access to Kingston Pike.

A general discussion followed. Kim Ramsey and Jack Jameson represented the applicant.

Mayor Ford moved to approve a 30' variance to the south and a 103' variance to the north for a full access to Newport Road. Commissioner Evans seconded the motion. Commissioner Edlund announced that Kim Ramsey was his sister. The motion passed 9-0.

Mayor Ford moved to approve a 216' variance to the west and a 326' variance to the east for a right-in only to Kingston Pike and to deny the right-out only to Kingston Pike. Commissioner St. Clair seconded the motion and the motion passed 9-0.

DISCUSSION AND PUBLIC HEARING ON A PRELIMINARY PLAT FOR IMPROVEMENTS TO FRETZ ROAD/N. CAMPBELL STATION ROAD, TO WIDEN FRETZ ROAD AND TO IMPROVE THE INTERSECTION, AND A VARIANCE REQUEST FROM THE REQUIREMENT TO CONSTRUCT A SIDEWALK ON N. CAMPBELL STATION ROAD (Towering Oaks Partnership/Walt Lane, Applicant)

Staff recommended denial of the variance request. Sidewalks are being constructed on both sides of Fretz Road as part of this project. In the past Ridgeland residents have requested a sidewalk on N. Campbell Station Road. Although just a small length, it would be the first piece of the puzzle for sidewalk construction in this area. It is not anticipated that N. Campbell Station Road will be improved as part of the interchange project or as part of any other project.

A general discussion followed.

Mayor Ford moved to approve the variance request. Commissioner Honken seconded the motion. The motion passed 7-1-1 with Commissioner Rutenber abstaining and Chairman Hill casting the dissenting vote.

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

1. Indicate the name of the adjoining property owner on the south side of Fretz Road [Henry Seal @SW quadrant];

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2. Indicate the zoning of the adjoining land. The Campbell and Henry property is zoned r-1 and the Ferrell property is zoned R-2;
3. Label Campbell Station Road as N. Campbell Station Road;
4. Please be aware that an arborist review may be required by the Town staff prior to initiation of construction if there is a specimen tree that could possibly be saved and that would be impacted by the project;
5. Submit irrevocable letter of credit for erosion control for \$5000;
6. Meet all town requirements; and
7. Construct walking trail to cul-de-sac (Hickory Trail) from Fretz Road if able to work out with neighbors/property owners.

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

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE LOT 203, SHEFFIELD – UNIT 1, LOCATED ADJACENT TO LITTLE TURKEY CREEK AND ON THORNBUSH LANE, 5.39 ACRES, FROM A AGRICULTURAL DISTRICT TO R-1 RURAL SINGLE-FAMILY DISTRICT (Dave Galbraith, Applicant)

Staff recommended approval of Resolution PC-07-23, which recommends approval of Ordinance 07-34 and the rezoning to the Board of Mayor & Aldermen.

Commissioner Rutenber moved to approve Resolution PC-07-23. Commissioner St. Clair seconded the motion and the motion passed 9-0.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE PARCEL 2, TAX MAP 152BA, LOCATED ON THE SOUTHWEST CORNER OF MCFEE AND ALLEN KIRBY ROADS, 12640 ALLEN KIRBY ROAD, 2.43 ACRES, FROM R-2 GENERAL SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-1 RURAL SINGLE-FAMILY RESIDENTIAL DISTRICT (Susan Johnson, Applicant)

Staff recommended approval of Resolution PC-07-24, which recommends approval of Ordinance 07-35 and the rezoning to the Board of Mayor & Aldermen.

Commissioner St. Clair moved to approve Resolution PC-07-24. Commissioner LaMarche seconded motion and the motion passed 9-0.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, CHAPTER 3, SECTION XII, GENERAL COMMERCIAL DISTRICT (C-1) AND SECTION XV, REGIONAL COMMERCIAL DISTRICT (C-2), TO ALLOW DRIVE THROUGH OPERATIONS AS A PRINCIPAL USE FOR RESTAURANTS, COFFEE SHOPS, AND OTHER SIMILAR ESTABLISHMENTS AND TO REMOVE THE OUTDOOR SEATING PERCENTAGE BASED ON INDOOR SEATING (Robinson & Phillips, LLC, Applicant)

For discussion purposes only.

PUBLIC HEARING ON OTHER PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time.

ADJOURNMENT

The meeting adjourned at 10:05 pm.

Carol Evans, Secretary