

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

July 17, 2008

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Carol Evans, Secretary

Staff Representative:

Ruth Viergutz Hawk, Community Development Director
Darryl Smith, Town Engineer
Gary Palmer, Associate Town Administrator

Chairman Hill called the meeting to order at 7:02 p.m.

CITIZEN FORUM

Mayor Ford announced early voting at the Town Hall starts July 18 through August 2, 2008. Hours will be 10:00 a.m. – 6:00 p.m. through July 30, and will be 10:00 a.m. - 8:00 p.m. July 31 through August 2.

Commissioner Edlund announced his sister is employed by Cannon & Cannon, Inc.

APPROVAL OF MINUTES

Commissioner Rutenber moved to approve the June 19, 2008, minutes as presented. Mayor Ford seconded the motion and the motion passed 8-0.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON THE RESUBDIVISION OF ST. JOHN NEUMAN CHURCH, 625 ST. JOHN COURT, PARCEL 21.02, TAX MAP 142, TO CREATE A RESIDENTIAL BUILDING LOT, ZONED R-1, APPROXIMATELY 38.02 ACRES (John R. Dowling, Applicant)

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

1. Modify plat note #15 to read as follows: The sole purpose of this plat is to create Lot 1R-1;

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2. It is our understanding that the church has recently vacated the premises on Jamestown Boulevard. Please update the property owner address accordingly;
3. Plat note #8 - please correct the table. As presented, the total open space required is 9.93 acres and the total open space provided is 3.98 acres;
4. The required buffer strips cannot count toward meeting the minimum open space reservations; and
5. Obtain the appropriate signatures.

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

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR BROOKLAWN STREET AND THE CAMPBELL STATION EXCHANGE DEVELOPMENT, PARCELS 132.03, 3.04, & 3.05, TAX MAPS 142 & 143, LOCATED BETWEEN KINGSTON PIKE, CONCORD ROAD, AND S. CAMPBELL STATION ROAD, APPROXIMATELY 91 ACRES, ZONED C-1, PCD, O-1, AND R-2 (Blanchard and Calhoun Commercial, Applicant)

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

1. On the key sheet and on Sheet 5, accurately show the O-1 and PCD zoning lines and the property line. The O-1 and OS-P zoning lines and property lines are incorrectly shown adjacent to the Pleasant Forest Cemetery. Attached please find a copy of the zoning map and the base map. In speaking with a representative with the cemetery, this property line issue has not been resolved. Until proven otherwise, the historically recognized property line should be followed. If found to be in error, a plat of correction can be filed;
2. Plat note #10 - Change "Pedestrian facilities" to "The walking trail". Line 3 of plat note #10 - Change "greenway easement" to "greenway/walking trail easement". These changes will keep the language parallel with plat note #7. At the end of the first sentence in plat note #10, insert the words "No building permit shall be issued on Lot 9 until the trail has been constructed";
3. Show the aquatic buffer around the wetlands on Sheet 4;
4. Update plat notes #11 and #13 with recording information [which shall include any changes per town attorney];
5. Since MFE's are now shown on Sheets 2-5, delete plat note #16;
6. Include distance and bearing information for the permanent water line easement and permanent utility easement located near S. Campbell Station Road;
7. Submit a landscape completion/maintenance letter of credit for \$18,500;
8. Walking trails must be constructed in center of walking trail easements. Approval of final plat at this time (before construction of some trails) may require correction of easements once trails are actually constructed;

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9. Submit completion LOC for walking trail on Lot 9 (not in PCD) for \$83,000. Once this is completed, the LOC can be converted to a 2-year maintenance LOC and reduced to \$6,000;
10. Submit completion LOC for surface course of Brooklawn Street for \$65,000;
11. Submit completion LOC for right-in driveway, removal of old driveway (onto Kingston Pike), finishing sidewalk, curb & gutter, etc. for \$95,000;
12. Submit maintenance LOC for walking trail to be constructed in the PCD for \$5000;
13. Submit maintenance LOC for street, sidewalk, walking trail, and stormwater/detention facilities for \$65,000;
14. As-built drawing indicates that a large portion of the interior slopes of Basin 1 are steeper than 3:1. These slopes should be modified to meet the maximum 3:1 slope. Submitted calculations verify all other elements of the basin. Please submit verification calculations/as-built for Basin 2;
15. All disturbed areas are to be stabilized and complete all field related items (basin, Mexican restaurant parking lot, etc.); (8)
16. Meet all town requirements; and
17. Obtain the appropriate signatures.

Mayor Ford moved to approve the final plat subject to the following items:

1. On the key sheet and on Sheet 5, accurately show the O-1 and PCD zoning lines and the property line. The O-1 and OS-P zoning lines and property lines are incorrectly shown adjacent to the Pleasant Forest Cemetery. Attached please find a copy of the zoning map and the base map. In speaking with a representative with the cemetery, this property line issue has not been resolved. Until proven otherwise, the historically recognized property line should be followed. If found to be in error, a plat of correction can be filed;
2. Change plat note #10 to read as follows: Walking trail along the aquatic buffer located on Lot 9 shall be designed and installed at the time of future development of Lot 9 (total of approximately 2161 feet). The 20' greenway/walking trail easement is centered on the actual trail - 10' each side of centerline. The greenway/walking trail easement as shown may be modified during the development of Lot 9 with the Town of Farragut approval as to location and length. No Certificate of Occupancy shall be issued on Lot #9 until the trail has been constructed;
3. Show the aquatic buffer around the wetlands on Sheet 4;
4. Update plat notes #11 and #13 with recording information [which shall include any changes per town attorney];
5. Since MFE's are now shown on Sheets 2-5, delete plat note #16;
6. Include distance and bearing information for the permanent water line easement and permanent utility easement located near S. Campbell Station Road;
7. Submit a landscape completion/maintenance letter of credit for \$18,500;

8. Walking trails must be constructed in center of walking trail easements. Approval of final plat at this time (before construction of some trails) may require correction of easements once trails are actually constructed;
9. Submit completion LOC for walking trail on Lot 9 for a dollar amount to be determined by Darryl Smith, Town Engineer;
10. Submit completion LOC for surface course of Brooklawn Street for \$65,000;
11. Submit completion LOC for right-in driveway, removal of old driveway (onto Kingston Pike), finishing sidewalk, curb & gutter, etc. for \$95,000;
12. Submit maintenance LOC for walking trail to be constructed in the PCD for \$5000;
13. Submit maintenance LOC for street, sidewalk, walking trail, and stormwater/detention facilities for \$65,000;
14. As-built drawing indicates that a large portion of the interior slopes of Basin 1 are steeper than 3:1. These slopes should be modified to meet the maximum 3:1 slope. Submitted calculations verify all other elements of the basin. Please submit verification calculations/as-built for Basin 2;
15. All disturbed areas are to be stabilized and complete all field related items (basin, Mexican restaurant parking lot, etc.); (8)
16. Meet all town requirements; and
17. Obtain the appropriate signatures.

Commissioner Rutenber seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR ADDING A DECK BEHIND THE COTTON EYED JOE'S, 11220 OUTLET DRIVE, TAX MAP 131, PARCEL 23.05, ZONED C-2, APPROXIMATELY 5.75 ACRES (Cotton Eyed Joe Restaurant/Steve House, Applicant)

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

1. Number the sheets 1 of 5, 2 of 5, etc. This includes the Sheet 1 of 1 (survey);
2. Include details for the proposed lights (strip lights) and indicate placement location. Note 3, Sheet 3/A1.1 is not sufficient;
3. Sheet 3/A1.1 - indicate the color the dumpster enclosure will be painted; and
4. Meet all town requirements.

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

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR A NEW MEDICAL OFFICE BUILDING AT BAPTIST HOSPITAL WEST, 10806 PARKSIDE DRIVE, TAX MAP 131, PARCELS 29.08 & 31.03, 4.37 ACRES (Stuart Anderson/George Ewart Architect, Applicant)

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

1. On Sheet ES1/24 - Include the most recent amendment to the site plan for the recently approved expansion;
2. Sheet C2/3 - parking calculations - update the parking calculations for the new hospital beds;
3. Include details of the proposed canopy fixtures. If wall lights are added at the building entrances, details will need to be submitted;
4. Include a detail for the "Do Not Enter" sign. The maximum size is 24" x 24";
5. There could still be a long term issue between some of the shade trees and the light poles. The landscaping requirements permit up to 20% of the total number of required shade trees to be understory trees. You may want to consider using such smaller trees where the greatest potential conflict with light poles could exist. Some underused native species to consider would be blackhaw, fringetree, red buckeye, or hawthorn (winter king). At least 2 species would be required for the 25 shade trees associated with the southeast parking addition. As a supplement to the willow oak, the other species could be one of the understory trees noted. Another option would be to place the parking lot lights outside the landscape islands;
6. The minimum width of islands is measured from the back of curb to the back of curb not the face of curb. Some islands do not meet the minimum width as a result. Please re-visit;
7. Are there native substitutes that could be used for the small shrubs and ground cover proposed around the building? Please re-visit and adjust accordingly;
8. Please confirm that detention basins are sized for full build-out of the site (70% impervious?). Does existing basin located within the Town provide first-flush capacity and detention for 1, 2, 5, 10, 25 and 100-year storms?
9. Submit Drainage Fee of \$1275;
10. Submit erosion control letter of credit for \$10,000; and
11. Meet all town requirements.

Commissioner St. Clair moved to approve the site plan subject to staff's recommendation. Commissioner LaMarche seconded the motion and the motion passed 8-0.

DISCUSSION ON A PRELIMINARY PLAT FOR PARCEL 131, TAX MAP 142, LOCATED ON THE NORTH SIDE OF KINGSTON PIKE BETWEEN NORTH FORK TURKEY CREEK AND FARRAGUT HIGH SCHOOL, APPROXIMATELY 15.43 ACRES, ZONED R-2, O-1, C-1, AND FPD (Craig Allen, Applicant)

Action on the plat is postponed. However, staff and the applicant are looking for guidance/direction from the planning commission regarding the proposed road. The planning commission will need to consider the appropriateness of the location of proposed road, whether a right-in/right-out better meets the community needs, whether the road should be connected through the property to the High School access drive, etc. The proposed road is centered (330') east of Phillips 66 drive and 330' west of the Brooklawn Street/Kingston Pike intersection). At this time the traffic impact study does not adequately address the proposed access in the close proximity to the Brooklawn Street/Kingston Pike intersection or distance from Phillips 66. Per the submitted plat, the distance indicated in the study is not correct and contradict the plat (333' vs. 395').

A general discussion followed.

Mayor Ford moved to approve a cul-de-sac with a full access to Kingston Pike and with an easement to the adjacent property (Lively/Mays). Commissioner Rutenber seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON THE TOWN OF FARRAGUT DEVELOPMENT MANUAL

Sheryl Ely, Director of East Tennessee Local Planning Assistance Office, presented the "Town of Farragut Development Manual". Staff recommended approval of the manual. A general discussion followed. The commission asked that the manual be electronically sent to customer engineering firms for comments and that it be voted on at the next planning commission meeting.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time.

ADJOURNMENT

The meeting adjourned at 8:34 pm.

Carol Evans, Secretary