



MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION

May 20, 2021

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ron Williams, Mayor
Louise Povlin, Vice Mayor
Michael Bellamy
Scott Russ
Jon Greene
Noah Myers

MEMBERS ABSENT

Betty Dick

Staff Representatives: Mark Shipley, Community Development Director
David Smoak, Town Administrator
Bart Hose, Assistant Community Development Director
Trevor Hobbs, Assistant to the Town Administrator
Holley Marlowe, Codes Enforcement Officer

1. Approval of agenda

Staff recommended approval of the agenda as submitted.

A motion was made by Mayor Williams to follow staffs' recommendation. Motion was seconded by Vice Mayor Povlin and motion passed 8-0.

2. Approval of minutes – April 15, 2021

Staff recommended approval of the minutes as submitted.

A motion was made by Mayor Williams to follow staffs' recommendation. Motion was seconded by Vice Mayor Povlin and motion passed 8-0.

3. Discussion and public hearing on a preliminary plat for the Grove at Boyd Station Subdivision, Parcels 50, 50.01, 9.01, and 54.01, Tax Map 162, 12611 Boyd Station Road, 132 Acres, 285 Lots, Zoned R-1/OSMR (Rackley Engineering, Applicant)

Staff reviewed the remaining comments which included the following:

- 1) Please check the depth of pipe vs. easement width requirements in the Subdivision Regulations. Some of the required easement widths could affect the placement of structures on proposed lots (pipes buried up to 8 feet in depth require a minimum 20 foot easement; pipes buried 8-12 feet in depth require a minimum 30 foot easement; and pipes buried more than 12 feet in depth require a minimum 40 foot easement;

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- 2) On Sheet C202, storm sewer #'s 49, 51, and 53 require RCP and are shown as HDPE. Please correct;
- 3) On Sheet C204, please address the discrepancies identified by the Town Engineer on the detention basin details. Also please coordinate with the Town Engineer on some questions regarding the drainage calculations;
- 4) Please consider a slot drain to avoid clogging in the area identified for area drain 4 on Sheet C200;
- 5) Please show how runoff is collected and drained under the greenways (please show pipes at approximate locations for all greenways);
- 6) Please show a sidewalk connection from the curb at the crosswalk to the sidewalk near Station 15+00 on Branch Hook Road;
- 7) Regarding the walking trail connection shown to Virtue Road, the Virtue Cumberland Presbyterian Church is receptive to a trail connection and trailhead on their property. This should be further explored;
- 8) Staff visited the trail that stubs into the property from Chantilly Acres. Though it would cross a sizable drainage area, the connection appears to be doable and would provide for a connection point more centered between Boyd Station Road and the McFee Road roundabout. This connection should be further explored with staff and reflected on updated plans;
- 9) Along Boyd Station Road, please dimension the new right of way from existing centerline;
- 10) Sheet 2 appears to show a section of railroad right of way in the southeast corner of the property. Does this have any affect on a walking trail being placed in this area? Should a title report be provided to describe the purpose of the railroad easement?
- 11) On Sheet C180, please confirm compliance with AASHTO SU and BUS-45 designs in relation to the proposed roundabouts;
- 12) On Sheet 4, please include a table with all of the lots, including open space, listed along with their acreages. Please identify the area between Lots 1060 and 1061 as a public right of way for street and pedestrian facility connections. At a minimum, the trail will have to be constructed to the property line in this location consistent with other trail sections and Town requirements;
- 13) On Sheet 4, please show the sinkhole lip elevation and the 50 foot building setback line from the sinkhole lip elevation;
- 14) The landscaping for this development is obviously extensive. Please ensure that the relevant plans are submitted to the VRRB in advance of when approvals may be needed (prior to final plat approvals). Please also note that street tree species selection will have to be determined with Town staff prior to submitting this to the VRRB;
- 15) Please submit NOC;
- 16) Please provide an irrevocable letter of credit for erosion control for \$365,000 (based on area disturbed in Phase 1);
- 17) FUD will need to approve the water and sewer plan sheets prior to the issuance of a grading permit; and
- 18) Please include a note on the preliminary plat that the required improvements to Boyd Station Road will be submitted as a separate project and brought to the Planning Commission when more of the details are evaluated with Town staff.

A long discussion ensued and the project engineer, Russ Rackley, requested that staff comment #8 be omitted due to significant drainage concerns that were visually demonstrated on a handout with detailed topographic information provided to commissioners and staff.

Based on the information provided, Commissioner Myers moved to approve the preliminary plat subject to the remaining staff comments except for comment #8. Motion was seconded by Vice Mayor Povlin and motion passed 8-0.

4. Discussion and public hearing on a site plan (including updates to the site plan approved in April and building elevations for the multi-family buildings) for the Farragut Town Center at Biddle Farms, Parcels 3.02, 3.03, 3.10, and a portion of 3.19, Tax Map 143, 11230 Kingston Pike, 11240 Kingston Pike, 133 Concord Road, 37.08 Acres, Zoned PCD and FPD (CHM, LLC, Applicant)

Staff reviewed the remaining comments which included the following:

- 1) The public restroom will need to be on public property. Please revise the plans accordingly;
- 2) Please omit all exterior lighting information from these plans. The lighting for this entire project will need to be coordinated initially with Town staff. Decorative fixtures will be required throughout the entire project;
- 3) The landscape plan has been submitted for the VRRB review. Please omit it from this review set. Street trees will need to be coordinated with Town staff for appropriateness of species;
- 4) Please include in the final review set the approved elevations for the Aldi building and the apartment buildings;
- 5) Please check with the Codes staff on construction type and placement of buildings in relation to each other and update the plans accordingly;
- 6) Are there opportunities to add more transparency (window areas) to elevations on the Aldi building?
- 7) Please verify the fire access street width around the village green. It would appear to be 16 feet (14 feet plus a 2 foot rolled curb) rather than 15.5 feet;
- 8) The walls connecting the back of the Aldi building to the back of the buildings that face Main Street need to be further evaluated to ensure that the alley is accessible for pedestrians and achieves its design intent consistent with the Town Center area;
- 9) Please remove the chain link fencing shown on Sheet C8.3;
- 10) Please consider a diminishing curb to assist with larger vehicle turns at the western entry and exit points to the village green;
- 11) On the Paving Materials Schedule on Sheet C4.6, please specify trackless tack;
- 12) Any work within the floodway must be conditioned on FEMA approval of the proposed CLOMR and cannot be permitted until such approval is received. In addition, all fill work must be done in conformance with the Town's locally adopted regulations pre/post CLOMR, as applicable;
- 13) FUD will need to approve the water and sewer plans prior to the issuance of a grading permit;
- 14) Please ensure that the utility plan reflects needed utility infrastructure for public spaces and facilities;
- 15) Are there telecommunications conduit that can be added at this time? Specifically, 4/5G fiber in anticipation of future small cell support structures?
- 16) The geographic directions on the elevations for the Aldi building are a bit confusing due to the orientation of the site and building relative to north. You may want to clarify with additional descriptors (i.e., facing Kingston Pike, Brooklawn, and/or northeast, southeast, etc.).
- 17) Please provide a letter of credit for erosion control for \$300,000.
- 18) Please submit a copy of the NOC from TDEC.
- 19) A TDOT access permit will be required for work along Kingston Pike.

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20) A drainage permit fee will be required based on a dollar amount to be established by the Town Engineer.

A long discussion ensued mostly involving the building elevations for the Aldi building. It was noted by the applicant that some aspects of the Aldi elevations will be modified in terms of how they will tie into the commercial buildings that will face the Main Street. This portion of the exterior elevations could then be reviewed by the Planning Commission along with the commercial building elevations. With this understanding, a motion was made by Commissioner Myers to approve the site plan subject to the remaining staff comments except for comment #6. Motion was seconded by Vice Mayor Povlin and motion passed 8-0.

5. Discussion and public hearing on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3, Section IV., Open Space Mixed Residential (OSMR), to require a concept plan in association with a rezoning request to establish the distribution of attached vs. detached dwelling units (Town of Farragut, Applicant)

Staff reviewed this item and recommended approval of Resolution PC-21-07 which recommends approval of Ordinance 21-09.

A motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Mayor Williams and motion passed 8-0.

6. Discussion on updates to the Major Road Plan and potential cross sections for local and major collector streets (Town of Farragut, Applicant)

For discussion purposes only.

7. Discussion on amending the starting time for the Farragut Municipal Planning Commission meetings from 7:00 p.m. to 6:00 p.m.

Commissioners discussed this item and did not support changing the starting time at this point.

8. Approval of utilities

No items had been submitted.

9. Citizen Forum

No comments were provided for citizen forum.

The meeting adjourned at 9:40 p.m.



Scott Russ, Secretary