

Minutes from 9/27/22

Larry Roberts made quick remarks on the importance of making the process non-adversarial and transparent and understanding that it has to be feasible for developer.

Colin Johnson from Ragan-Smith kicked off the presentation. He Introduced developer, John Argo. Ragan-Smith environmental and traffic engineers and the architects. He noted that their project is designed for future interconnected streets in line with the plan. He and the developer noted that a development needed an economic anchor to be viable and a viable grocery store could not operate under 15000 square feet and that the proposed store was the smallest in the grocery stores layouts. The Architect compared the square footage (sf) of existing greenhouses total to future buildings at about 65000 sf including residential and shops. Parking and buildings a are 35% sf smaller, than the Food City plan. The developer is Committed to trailheads and starting portions of trails on the acreage behind the store. The development Includes rear access to 6 townhouse single family homes along Timesville. The Grocery has agreed to some side and rear parking and fewer spaces in front as typical. The

Landscaping scales parking down visually. The Plaza at the corner is hubbed to interconnect sidewalks. Included are Rain gardens along center linear park and low impact areas impervious pavement. The Village green is 1 acre and has a stage and splash pad and can be expanded if Totten land is developed as it borders that property. It was moved to that area per Mayor Davis suggestion. There are outdoor dining areas for shops. Next to the Village Green a section of the street can be closed off for markets food trucks etc. There is also an event venue. mixed use bldg with balconies overlooking the village green. The Grocery facade primarily stone and 200 ft frontage. They made Color and facade changes. Adjacent to the grocery are 2400 sf small shops attached to the left. The floor plan of the store includes 17000 sf sales area shown in floor plan of store. The plaza area Village Green and event space will be managed by the owner.

Jackson Brownfield of wastewater company noted that the discharge of stormwater was all on their property with two independent ponds. WWTA approves A-100 system sewer system which is onsite treatment plants and no septic field. They have installed 100 systems and there are two hundred systems in the state including 30 systems in Gatlinburg. It consists of two tanks diluting wastewater constantly then pumped over

textile media sheets recirculated 3-5 times. It can handle any cleaning products. The water is disbursed in tubes. They've checked the soil and it looks good. High intensity study needed to determine location based on soil type. There would be about 30000 linear feet of drip tube over 1.5 acres. The system is oversized by TDEC regulation by 40% and 3 feet deep. Every square foot gets a half gallon per day. Colin Smith noted that they are working on getting grocery store examples. There are not as many as schools and similar uses because grocery stores are typically in higher population density areas where there are sewers.

Brad Bracket from Ragan-Smith gave the Traffic study presentation. He noted it takes into count growth and added traffic by the development. They Used recent data after school started this year. There is a standard manual for trips on uses based on sf etc. and the result is level service B on wait times. Anything better than D is ok with TDOT. He also noted that a traffic signal would calm traffic. Andrew asked a question about whether it should be at the Taft development entrance rather than Timesville and they said it would be up to TDOT.

Dawson asked about the timing of determine the location of the wastewater system, if it will be done in advance of coming to town for approval. They said Soils test have been done but further tests would be done after development is approved to finalize. Angela asked questions about the slope and where the disbursement tubes worked on that and also would there be retaining walls and about the look of the detention ponds. The tubes are pressurized so disburse same amount all along. There would not be a need for retaining walls. They are flexible with the design of detention ponds. They do not have to be fenced in. The developer answered a question about which way the shops would face and he noted it would be flexible based on the tenant.

asked whether (not where) the disbursement tubes worked on the area they have indicated and would there be retaining walls (not retaining). I also asked if SOS Inc. had done geo-technical analysis of the property and they indicated that still needed to be done. I asked where the location would be for the wastewater management system and the developer(s) indicated that hadn't been decided yet.

Steven Bush asked / encouraged the architect to develop a facade design more in keeping with the row of small shops intent of the Land Use Plan and the architect indicated that was a possibility.

Sarah McKenzie asked about the Roundabout and Colin said they did not think there was enough room for it. She asked if Developer will retain ownership and if they sold it how would they ensure that new owner would maintain management of the public park areas. They said that could be put in agreement along with cross easement with Totten property.

Sarah asked about the location of pavers and pervious parking areas. Colin showed them as the darker shaded parking spots on the site plan.

Sarah asked if They had incorporated the architectural, landscaping etc in the TC Zoning. Not yet but flexible. Other comments questions from the public were about the opinion of the Timesville Road residents. The developer said that all of 37377 received a mailing about the presentation at St Augustine on 9/26. Also he was asked about a market study showing the need for another grocery store and he noted the growth in the

county and said one had been done but it was proprietary.

Kirby Yost attorney for the developer brought up a list of conditions that could be added to the zoning.

There was another question about grading. They said there would be about 4-6 feet of cut. At the Highest point on the northeast side at maybe 8 feet. The parking lot has to be level to 3% grade and 2% at Ada area.

There was another question on when the tenant would be named and about preleasing of the shops. The developer said it would be a Full service store and the tenant would be named when the lease is signed after zoning, and that as soon as the development is approved they would begin leasing the shops. Another question about the houses was confirmed they would be 2200 sf. 2-3 bedrooms with 50 ft lots.

Dawson commented that the committee would not poll or vote tonight but meet as soon as possible to discuss, possibly an advertised meeting on Tuesday 10/18.