

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

March 15, 2012

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ed Whiting, Secretary
Ralph McGill, Mayor
Ron Honken, Alderman
Betty Dick
Melissa Mustard
Noah Myers
Ron Rochelle

MEMBERS ABSENT

Staff Representatives: Ruth Viergutz Hawk, Community Development Director
Mark Shipley, Assistant Community Development Director

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

CITIZEN FORUM

Staff announced that if anyone was interested in adopting a garden bed on the Montgomery Trail, to contact town staff.

Staff reminded the commission of the MTAS training session on Wednesday, March 21, from 8:30 – 12:30 p.m.

APPROVAL OF MINUTES

Commissioner St. Clair moved to approve the February 16, 2012, minutes as submitted.

Commissioner Honken seconded the motion and the motion passed 7-0-2, with Commissioners Whiting and Mustard abstaining because they were absent.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A SUBDIVISION PLAT FOR NATIONAL HEALTHCARE CORPORATION (NHC PLACE), TO MOVE AN INTERIOR PROPERTY LINE, PARCEL 22 & 22.05, TAX MAP 130, APPROXIMATELY 44 ACRES, ZONED C-1 AND B-1, AND A VARIANCE REQUEST FROM THE REQUIREMENT TO CONSTRUCT A SIDEWALK ON KINGSTON PIKE IN FRONT OF PARCEL 22 (National HealthCare Corporation/Tom Campbell, Applicant)

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

1. Plat note #10 - change the word “dividing” to “property”; and
2. Obtain the appropriate signatures.

Staff recommended approval of the variance request because this is a minor resubdivision which does not warrant the expense of the construction of a walking trail/sidewalk at this time. The Zoning Ordinance requires the construction of the walking trail/sidewalk adjacent to Kingston Pike at the time of site plan approval. Also, the Subdivision Regulations require that upon further subdivision of the property, a walking trail/sidewalk adjacent to Kingston Pike would be required to be constructed at that time.

Commissioner Honken moved to approve the subdivision plat and the variance request per staff's recommendation. Commissioner Myers seconded the motion and the motion passed 9-0.

DISCUSSION AND PUBLIC HEARING ON SITE PLAN FOR AN EXPANSION TO NATIONAL HEALTHCARE CORPORATION (NHC PLACE), FOR AN ADDITION OF A THERAPY CENTER AND PARKING LOT, 120 CAVETTE HILL LANE, PARCEL 22.05, TAX MAP 130, APPROXIMATELY 20 ACRES, ZONED C-1 AND B-1 (National HealthCare Corporation/Tom Campbell, Applicant)

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

1. Provide locations of fire department connections;
2. Provide a current fire hydrant flow test;
3. Provide the calculated fire flow for the new area;
4. Provide written approval from FUD of Knox County;
5. Correct the construction type indicated;
6. Correct the occupancy type indicated;
7. Add sidewalks/walking trails on Sugarwood Drive;
8. Include a pedestrian connector sidewalk from the site to Sugarwood Drive;
9. Record the subdivision plat;
10. In comparison with Sheet C0.04, Sheet C-1 shows two additional trees that are proposed for removal. Is Sheet C-1 the most up to date on this?
11. Provide a ramp for the existing sidewalk that the proposed sidewalk will tie into;
12. Include a detail of the proposed style of bicycle rack and where it will be positioned on the concrete pad. Include a dimension of the concrete pad;
13. Some of the existing conditions on Sheet C0.02 do not currently exist (e.g. the sidewalk section);
14. A landscape plan must be approved prior to the issuance of a grading permit;
15. Submit Drainage Fee of \$420; and
16. Submit irrevocable letter of credit for erosion control for \$2500.

*Commissioner Honken moved to approve the site plan subject to staff's recommendation.
Commissioner St. Clair seconded the motion and the motion passed 9-0.*

**DISCUSSION AND PUBLIC HEARING ON THE ANNUAL REVIEW AND APPROVAL
OF THE CONCEPT PLAN FOR THE COTTAGES AT PRYSE FARM, LOCATED ON
THE SOUTHEAST CORNER OF MCFEE/EVANS ROADS, ZONED R-1 AND OSR**
Staff recommended re-approval of the concept plan for The Cottages at Pryse Farm subdivision.

*Commissioner Honken moved to approve the concept plan for The Cottages at Pryse Farm.
Commissioner Whiting seconded the motion and the motion passed 9-0.*

**DISCUSSION AND PUBLIC HEARING ON AN AMENDMENT TO THE FARRAGUT
MUNICIPAL CODE, TITLE 14. LAND USE CONTROLS, TO CREATE MINIMUM
BUILDING FACADE REQUIREMENTS**

Staff recommended approval of Resolution PC-12-03, which recommends approval of Ordinance 12-06 and the Farragut Municipal Code amendment to the Board of Mayor and Aldermen. A general discussion followed. It was agreed that metal windows would not count as part of the metal façade and that building façade shall include all exterior walls.

Commissioner St. Clair moved to approve Resolution PC-12-03. Commissioner Myers seconded the motion and the motion passed 9-0.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES
None at this time

ADJOURNMENT

The meeting adjourned at 7:45 p.m.


Edwin K. Whiting, Secretary