

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

April 19, 2012

MEMBERS PRESENT

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

MEMBERS ABSENT

Betty Dick
Ron Honken, Alderman

Staff Representatives: Ruth Viergutz Hawk, Community Development Director
Sue Stuhl, Parks & Leisure Services Director
Gary Palmer, Assistant Town Administrator

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

CITIZEN FORUM

Gary Palmer explained the Comprehensive Land Use Plan status to the FMPC. The first Community Dialogue will be held Tuesday, May 8, 2012, 6:00 – 8:00 p.m. at Farragut Town Hall. There will also be two work sessions to explore possibilities for the Town of Farragut. The first work session will be on the subject of “A Downtown for Farragut?” The work session will be on Tuesday, May 8, 2012, 8:30 – 11:30 a.m. The second work session will be in regard to “Farragut’s Historic Resources.” The work session will be on Tuesday, May 8, 2012, 1:30 – 3:30 p.m. at Town Hall. Winston Associates will be here for three days.

APPROVAL OF MINUTES

*Commissioner St. Clair moved to approve the March 15, 2012, minutes as submitted.
Commissioner Myers seconded the motion and the motion passed 7-0.*

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON THE RESUBDIVISION OF PARCELS 92 & 92.01, TAX MAP 142, LOCATED ON THE SOUTH SIDE OF GRIGSBY CHAPEL ROAD ACROSS FROM RAMSGATE SUBDIVISION, ZONED R-1, 2.7 ACRES, TO MOVE AN INTERIOR PROPERTY LINE AND A VARIANCE REQUEST FROM REQUIREMENT TO CONSTRUCT A SIDEWALK ON GRIGSBY CHAPEL ROAD (David Bolt, Applicant)

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. A sidewalk easement and sidewalk construction easement have been added to the plat to ensure there is adequate room for future construction of a sidewalk/walking trail.

Commissioner Myers moved to approve the variance request per staff's recommendation. Commissioner Whiting seconded the motion and the motion passed 7-0.

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

1. Label the stream and modify the aquatic buffer to be 25' from top of bank;
2. Add a graphic scale;
3. Indicate a ten (10) foot sidewalk easement and a twenty (20) foot sidewalk construction easement adjacent to Grigsby Chapel Road; and
4. Obtain the appropriate signatures.

Commissioner Myers moved to approve the subdivision plat subject staff's recommendation. Commissioner Mustard seconded the motion and the motion passed 7-0.

DISCUSSION AND PUBLIC HEARING ON THE SUBDIVISION OF PARCEL 109, TAX MAP 142, LOCATED ON THE EAST SIDE OF N. CAMPBELL STATION ROAD ACROSS FROM OLD COLONY PARKWAY, ZONED R-1, 15.517 ACRES, TO CREATE A SECOND LOT AND A VARIANCE REQUEST FROM OPEN SPACE RESERVATION REQUIREMENT (Howard Dawson, Applicant)

Staff recommended approval of the variance request because the property is currently not being developed and the owners do not wish to designate the 10% open space at this time because they are not sure where the best place would be for the open space. A plat note has been added to the plat stating that upon further subdivision or development of Lot 1, 1.5517 acres (10% of the gross land area) shall be designated for open space reservation.

Commissioner St. Clair moved to approve the variance request per staff's recommendation. Mayor McGill seconded the motion and the motion passed 7-0.

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

1. In the title block, indicate N. Campbell Station Road (vs. Campbell Station Road);
2. Show and label the extent of the aquatic buffer; and
3. Obtain appropriate signatures.

Commissioner St. Clair moved to approve the subdivision plat subject to staff's recommendation. Mayor McGill seconded the motion and the motion passed 7-0.

DISCUSSION AND PUBLIC HEARING ON THE FY 2012-2016 CAPITAL INVESTMENT PLAN

Gary Palmer presented the 2012-2016 Capital Investment Plan. A general discussion followed.

Mayor McGill announced TDOT has allowed Town entrance signs to be located in the TDOT right-of-way at the exit ramp.

Commissioner Myers moved to approve the CIP with the addition of the Willow Creek walking trail in FY2013. Commissioner St. Clair seconded the motion and the motion passed 7-0.

DISCUSSION OF AMENDMENTS TO THE FARRAGUT SUBDIVISION REGULATIONS, ARTICLE IV., A. REQUIRED IMPROVEMENTS, 10. STREET NAME AND TRAFFIC SIGNS, TO MODIFY FOR SIGN REFLECTIVITY REQUIREMENTS

For discussion purposes only

DISCUSSION OF AMENDMENTS TO THE FARRAGUT ZONING ORDINANCE, CHAPTER 4. SECTION XXVIII. OUTDOOR SALES PERMIT, TO MODIFY POTENTIAL USERS AND THE PARAMETERS OF SUCH PERMITS

For discussion purposes only

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

Knoxville Utilities Board will be installing a new gas line on St. Andrews Drive, Carnoustie Point, Doral Point, Champions Point, Hound Ears Point, Valencia Point, Fox Den Boulevard, N. Fox Den Drive, Union Road, and Smith Road. The new gas line will replace an existing line and tie to existing private service lines.

Staff recommended that all street crossings should be bored if possible. If not possible, an open cut must be approved by the Town Engineer and the trench must be backfilled with flowable fill and resurfaced.

Commissioner St. Clair moved to approve the gas line installation subject to staff's recommendation. Commissioner Myers seconded the motion and the motion passed 7-0.

ADJOURNMENT

The meeting adjourned at 8:55 p.m.


Edwin K. Whiting, Secretary