

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

May 17, 2012

MEMBERS PRESENT

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

MEMBERS ABSENT

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

None

APPROVAL OF MINUTES

*Commissioner Myers moved to approve the April 19, 2012, minutes as submitted.
Commissioner St. Clair seconded the motion and the motion passed 7-0-2. Commissioners
Honken and Dick abstained because they were absent.*

AGENDA ITEMS

**DISCUSSION AND PUBLIC HEARING ON THE ANNUAL REVIEW AND APPROVAL
OF THE CONCEPT PLAN FOR BRIDGEMORE SUBDIVISION, LOCATED ON
MCFEE ROAD NORTH OF ALLEN KIRBY ROAD, ZONED R-1 AND OSR**

Staff recommended re-approval of the concept plan for Bridgemore subdivision.

*Commissioner St. Clair moved to approve the concept plan. Commissioner Honken seconded the
motion and the motion passed 9-0.*

DISCUSSION AND PUBLIC HEARING ON SITE PLAN FOR LONGHORN STEAKHOUSE, 11656 PARKSIDE DRIVE, LOCATED ON THE SOUTH SIDE OF PARKSIDE DRIVE JUST EAST OF HOME FEDERAL BANK, PARCEL 191.08, TAX MAP 130, ZONED C-L (Angel Robinson, Applicant)

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

1. Recording a plat establishing the shared access easement, deleting drainage easements, showing new utility easements, etc., prior to the issuance of any Certificate of Occupancy.
2. Submitting irrevocable letter of credit for erosion control for \$10,000;
3. Submitting copy of NOC;
4. Constructing a sidewalk on the shared access easement between the two driveways; and
5. Meeting all town requirements.

Staff stated that per the Farragut Zoning Ordinance, Chapter 4., Section XXII. Pedestrian Facilities, B., the planning commission may require a pedestrian facility to be constructed on the adjacent shared access easement. Under this requirement, Publix was required to construct a sidewalk from their entrance to Parkside Drive. A general discussion followed.

Commissioner Honken moved to approve the site plan per staff's recommendation. Commissioner Myers seconded the motion and the motion passed 9-0.

DISCUSSION AND PUBLIC HEARING ON SITE PLAN FOR FAIRFIELD INN & SUITES, LOCATED ON THE NORTHEAST CORNER OF N. CAMPBELL STATION ROAD/SNYDER ROAD, PARCEL 123, TAX MAP 130, 2.17 ACRES, ZONED C-2 (Vision Hospitality Group/Hinton Patel, Applicant)

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

1. Providing signed drawings from FUD of Knox County;
2. Submitting irrevocable letter of credit for erosion control for \$16,500;
3. Submitting Drainage Fee of \$1240; and
4. Meeting all town requirements.

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

DISCUSSION AND PUBLIC HEARING ON SITE PLAN FOR HOLIDAY INN EXPRESS, 816 N. CAMPBELL STATION ROAD, PARCEL 123, TAX MAP 130, TO REVISE/RELOCATE ENTRANCE, 6 ACRES, ZONED C-2 (Shashi Patel, Applicant)

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

1. Replacing removed trees compliant with the Town landscaping requirements;
2. Posting an erosion control letter of credit for \$5 ,000; and
3. Meeting all town requirements.

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

DISCUSSION AND PUBLIC HEARING ON A CONCEPT MASTER PLAN FOR THE MCFEE PARK EXPANSION, LOCATED ON THE WEST SIDE OF MCFEE ROAD, APPROXIMATELY 26 ACRES, PARCELS 13, 13.01 & 13.02, TAX MAP 162, ZONED AGRICULTURE

Sue Stuhl introduced Steve Fretts, BWSC, who presented the concept master plan. Staff recommended approval of the concept plan.

Commissioner Honken moved to approve the McFee Park Expansion Master Concept Plan as presented. Commissioner Whiting seconded the motion and the motion passed 9-0.

DISCUSSION AND PUBLIC HEARING ON AMENDMENTS TO THE FARRAGUT SUBDIVISION REGULATIONS, ARTICLE IV., A. REQUIRED IMPROVEMENTS, 1. STREET NAME AND TRAFFIC SIGNS, TO MODIFY FOR SIGN REFLECTIVITY REQUIREMENTS

Staff recommended approval of Resolution PC-12-04.

Commissioner St. Clair moved to approve Resolution PC-12-04. Commissioner Honken seconded the motion and the motion passed 9-0.

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

Staff recommended approval of Resolution PC-12-05, which recommends approval of Ordinance 12-08 to the Board of Mayor and Aldermen. A general discussion followed.

Commissioner Honken moved to approve Resolution PC-12-05, subject to the deletion of the phrase "which gathers are" in Ordinance 12-08. Commissioner St. Clair 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-12-06, which recommends approval of Ordinance 12-06 to the Board of Mayor and Aldermen.

Commissioner Honken moved to approve Resolution PC-12-06. Commissioner St. Clair seconded the motion and the motion passed 9-0.

DISCUSSION OF REQUEST TO AMEND THE TEXT OF THE FARRAGUT MUNICIPAL CODE, TITLE 9, CHAPTER 4. SIGN ORDINANCE, SECTION 9-406 (4) (P) WALL SIGNS IN THE OFFICE DISTRICT, THREE STORIES (0-1-3) AND OFFICE DISTRICT, FIVE STORIES (0-1-5), TO PROVIDE FOR ADDITIONAL SIGNS

For discussion purposes only

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None

ADJOURNMENT

The meeting adjourned at 9:01 p.m.



Edwin K. Whiting, Secretary