

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

August 16, 2012

MEMBERS PRESENT

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

MEMBERS ABSENT

Staff Representatives: Ruth Viergutz Hawk, Community Development Director

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

CITIZEN FORUM

There will be Media Training for all town committee members, including planning commissioners, on August 29, 2012 from 7:00- 8:30 p.m. at the Farragut Town Hall.

Per a recent change in state law, Farragut Municipal Planning Commission members are to complete Planning Commissioner's Ethics Disclosure forms and forward them to the Tennessee Ethics Commission.

APPROVAL OF MINUTES

Commissioner St. Clair moved to approve the July 19, 2012, minutes as submitted.

Commissioner Myers seconded the motion and the motion passed 6-0-2. Mayor McGill and Commissioner Dick abstained because they were absent.

AGENDA ITEMS

**DISCUSSION AND PUBLIC HEARING ON A PRELIMINARY PLAT FOR
KARASTONE FARMS, FORMERLY EVERETT HILLS, LOCATED ON THE WEST
SIDE OF EVERETT ROAD APPROXIMATELY 2,500 FEET NORTH OF SMITH
ROAD, PARCEL 98.01, TAX MAP 141, 50.77 ACRES, ZONED R-1 AND OSR, 105
LOTS (Robert G. Campbell & Associates, Applicant)**

Postponed

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, CHAPTER 3, SECTION XII. GENERAL COMMERCIAL DISTRICT (C-1), TO PERMIT RENTAL CAR BUSINESSES AS AN ALLOWED USE (Enterprise Rent-A-Car Company of Tennessee, LLC, Applicant)

Staff recommended approval of Resolution PC-12-09 which recommends approval of Ordinance 12-13 and the Zoning Ordinance text amendment to the Board of Mayor and Aldermen.

Commissioner Honken moved to approve Resolution PC-12-09. Commissioner Myers seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, CHAPTER 4., SECTION XXIII. SITE PLAN REGULATIONS, TO REQUIRE FINALIZED, STAMPED APPROVED SITE PLANS AND ALL ASSOCIATED REVISIONS TO BE SUBMITTED AS A PDF AND TO REQUIRE APPROVED AS-BUILTS TO BE SUBMITTED AS A PDF PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, AND TO CLARIFY PRE-SUBMITTAL MEETINGS REQUIREMENT

Staff recommended approval of Resolution PC-12-10 which recommends approval of Ordinance 12-14 and the Zoning Ordinance text amendment to the Board of Mayor and Aldermen.

Commissioner Honken moved to approve Resolution PC-12-10. Commissioner St. Clair seconded the motion and the motion passed 8-0.

DISCUSSION OF REQUEST TO REZONE A PORTION OF 11482 PARKSIDE DRIVE, PARCEL 191.06, TAX MAP 130, FROM O-1-3 TO C-1, APPROXIMATELY 3.68 ACRES (Michael Brady, Inc., Applicant)

For discussion purposes only

DISCUSSION OF REQUEST TO REZONE 12823 KINGSTON PIKE, PARCELS 45, 45.01 & 45.02, TAX MAP 151, FROM C-1-3 TO C-1 AND R-1, 7.954 ACRES (Farragut Health Care Center, LP, Applicant)

For discussion purposes only

DISCUSSION AND PUBLIC HEARING ON A RESUBDIVISION OF 12823 KINGSTON PIKE, PARCELS 45, 45.01 & 45.02, TAX MAP 151, 7.954 ACRES, ZONED C-1-3, TO CREATE TWO LOTS, AND A VARIANCE REQUEST FROM THE REQUIREMENT TO CONSTRUCT A WALKING TRAIL/SIDEWALK ON LOT 1R2 (Farragut Health Care Center, LP, Applicant)

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Staff recommends approval of the variance request from the requirement to construct a walking trail/sidewalk on Lot 1R2 because the single-family residence is not being changed as part of this subdivision and that portion of the land is not being further developed at this time. In addition, a plat note has been added to the plat stating that upon further subdivision or development of Lot 1R2 a walking trail/sidewalk will be constructed along N. Hobbs Road and Union Road and/or in the walking trail easement.

Commissioner St. Clair moved to approve the variance to not construct a walking trail/sidewalk on N. Hobbs Road and Union Road on Lot 1R2. Commissioner Honken seconded the motion and the motion passed 8-0.

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

1. Plat note #6 - the setback requirements within the R-1 district are - Front - 35'; Sides - minimum 15'/total 40'; Rear - 25';
2. Plat note #9 - indicate previous ROW for clarification of minimum open space requirement for this site;
3. Submit an irrevocable letter of credit for \$80,000 for the completion of a walking trail on Kingston Pike and N. Hobbs Road on Lot 1R1; and
4. The walking trail easement across Lot 1R1 appears to conflict with detention basin #2. Prior to construction of the walking trail, clarify how/if outfall will be affected and submit verification of the detention upon completion of the work;
5. The property be rezoned prior to the plat being recorded; and
6. Meet all town requirements.

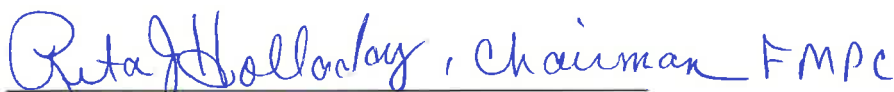
Commissioner Myers moved to approve the resubdivision plat subject to staff's recommendation. Commissioner Honken seconded the motion and the motion passed 8-0.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 7:25 p.m. Staff conducted a training session on the Farragut Sign Ordinance.


Edwin K. Whiting, Secretary