MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION

October 18, 2012

MEMBERS PRESENT
Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ed Whiting, Secretary
Ron Honken, Alderman
Annette Brun
Betty Dick
Melissa Mustard
Noah Myers

MEMBERS ABSENT
Ralph McGill, Mayor

Staff Representatives: Ruth Viergutz Hawk, Community Development Director
Mark Shipley, Assistant Community Development Director
Gary Palmer, Assistant Town Administrator
David Smoak, Town Administrator

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

CITIZEN FORUM

Staff reminded the commissioners of the East Tennessee Development District sponsored planning commissioner training session to be held on Monday, October 29, at 6:00 p.m. at the Town Hall. Staff reminded the commissioners of the Laurens Tullock presentation at the Town Hall on Monday, October 22, at 6:00 p.m.

APPROVAL OF MINUTES

Commissioner St. Clair moved to approve the September 20, 2012, minutes as submitted. Commissioner Myers seconded the motion and the motion passed 6-0-2. Commissioners Honken and Whiting abstained because they were absent.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A RESUBDIVISION OF PARCELS 29-44, TAX MAP 142MD, IVY GATE LANE IN PARK PLACE SUBDIVISION, TO MODIFY PLATTED BUILDING ENVELOPES AND TO ELIMINATE ONE LOT, ZONED R-4, 2.37 ACRES (Park Place Land Holding, LLC, Applicant)

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

1. Ensure all of the 20' walkway easement is outside the required buffer strip (behind Lot 38R);

2. Add dimensions to building setbacks at the front yards (Lots 29R - 38R, 40R, 42R & 43R) and side to rear (Lots 32R & 33R);
3. Ensure that Lot 32R meets the minimum 400 square foot outdoor area;
4. Indicate which side of the building the garages are located;
5. Submit detail showing how area of island removal at Lots 34/35 and 42/43 will be patched;
6. Submit an irrevocable letter of credit for the island removal and walking trail completion for $20,000.
7. Meet all town requirements.

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

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR MAINTENANCE BUILDING AT THE WASTE WATER TREATMENT FACILITY, 1051 CONCORD ROAD, PARCEL 37.01, TAX MAP 153, ZONED AGRICULTURE, 35.22 ACRES (First Utility District of Knox County, Applicant)

Staff reported that the following items remain outstanding:

1. Provide the required fire flow and hydrant quantity calculations in accordance with the 2006 IFC appendix B and C. Include these calculations on the drawings. This is required of all buildings, not just sprinklered ones. These calculations are used to verify adequate fire suppression water is available; [Per 10/8/12 response letter, will comply]
2. Provide current fire hydrant flow data for closest fire hydrants used to satisfy appendix B and C. Data shall be less than 1 year old and include name of agency performing test, static pressure, residual pressure and flow in GPM; [Per 10/8/12 response letter, will comply]
3. Submit certified address verification from the Addressing Division of the Knoxville/Knox County Metropolitan Planning Commission. This needs to be done for emergency response purposes. Larger sites such as this often times have more than one address; [Per 10/8/12 response letter, will comply]
4. Indicate where all exterior lighting will be located; [Per 10/8/12 response letter, will comply]
5. Include details of all exterior lighting; [Per 10/8/12 response letter, will comply]
6. Include landscape islands at the end of parking rows and between the building and the parking lot;
7. Add a landscaped island in the eastern tier of parking. The maximum number parking spaces in a row without a landscape island is exceeded;

8. Increase the parking space width to the 9 ½' minimum;
9. A landscape plan will be required to demonstrate compliance with the Town's landscaping requirements;

Per T.C.A. 13-4-104. Staff recommended denial of the site plan because of the above referenced outstanding items. Jason Hunt of Cannon & Cannon, Inc. and Troy Wedekind of FUD spoke on behalf of the applicant. A general discussion followed.

Commissioner Whiting moved to deny the site plan per T.C.A. 13-4-104 because of the above referenced outstanding items. Commissioner St. Clair seconded the motion and the motion passed 8-0.

DISCUSSION OF A REQUEST TO AMEND THE FARRAGUT ZONING ORDINANCE, TO CREATE A NEW FOUR-STORY COMMERCIAL ZONING DISTRICT (Myers Bros. Holdings, Applicant)
For discussion purposes only

DISCUSSION OF A REQUEST TO REZONE PARCEL 63, TAX MAP 151, LOCATED ON THE SOUTHWEST CORNER OF KINGSTON PIKE AND WAY STATION TRAIL, PART OF THE RENAISSANCE DEVELOPMENT, FROM C-1 TO A FOUR-STORY COMMERCIAL ZONING DISTRICT (Myers Bros. Holdings, Applicant)
For discussion purposes only

DISCUSSION ON AN AMENDMENT TO THE FARRAGUT ZONING ORDINANCE, CHAPTER 4., SECTION I. ACCESSORY STRUCTURES, TO RENAME TO ACCESSORY STRUCTURES AND USES
For discussion purposes only

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

ADJOURNMENT
The meeting adjourned at 9:02 p.m.

Edwin K. Whiting, Secretary