

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

March 21, 2013

MEMBERS PRESENT

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

MEMBERS ABSENT

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

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

CITIZEN FORUM

Commissioner Honken gave Micah Larson, an Eagle Scout candidate, a Town of Farragut pin. This is part of a new program where all scouts that attend Town planning commission or board meetings will receive a pin.

APPROVAL OF MINUTES

Commissioner St. Clair moved to approve the February 21, 2013, minutes as submitted. Commissioner Honken seconded the motion and the motion passed 7-0-2. Chairman Holladay and Commissioner Mustard abstained because they were absent.

AGENDA ITEMS

**DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR A STORAGE BUILDING
AT FIRST FARRAGUT UNITED METHODIST CHURCH, 12733 KINGSTON PIKE,
PARCEL 62.01, TAX MAP 151, 16.4 ACRES, ZONED C-1 (Micah Larson, Applicant)**

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

1. Provide location of nearest fire hydrant on Sheet 3 and indicate the distance from the fire hydrant to the proposed structure;
2. Provide fire hydrant flow data (less than one year old) including the static pressure, residual pressure, flow in GPM, name of testing agency, and time and date data was collected; and
3. Meet all town requirements.

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

**DISCUSSION AND PUBLIC HEARING ON THE ANNUAL REVIEW AND APPROVAL
OF THE CONCEPT PLAN FOR SHEFFIELD SUBDIVISION, LOCATED ON TURKEY
CREEK ROAD APPROXIMATELY 650 FEET EAST OF VIRTUE ROAD, ZONED R-1
AND OSR**

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

*Commissioner Honken moved to approve the concept plan for Sheffield Subdivision.
Commissioner Myers 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 SUBDIVISION,
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 St. Clair moved to approve the concept plan for The Cottages at Pryse Farm.
Commissioner Honken seconded the motion and the motion passed 9-0.*

**DISCUSSION AND PUBLIC HEARING ON A CONCEPT PLAN FOR SPLIT RAIL
FARM, FORMERLY KNOWN AS EVERETT HILLS AND KARASTONE FARMS,
PARCELS 98, 98.01, 98.02, TAX MAP 142, ZONED R-1 AND OSR, LOCATED ON THE
WEST SIDE OF EVERETT ROAD APPROXIMATELY 2,500 FEET NORTH OF
SMITH ROAD, 52.13 ACRES, 57 LOTS (Farmstead Development, LLC, Applicant)**

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

1. Add a walking trail on Lot 55 connecting the street to the detention pond in Fox Run;
2. Show where the sewer line is located that services for this subdivision is being tapped into; and
3. Meet all town requirements.

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

**DISCUSSION AND PUBLIC HEARING ON A PRELIMINARY PLAT FOR SPLIT
RAIL FARM, FORMERLY KNOWN AS EVERETT HILLS AND KARASTONE
FARMS, PARCELS 98, 98.01, 98.02, TAX MAP 142, ZONED R-1 AND OSR, LOCATED
ON THE WEST SIDE OF EVERETT ROAD APPROXIMATELY 2,500 FEET NORTH**

OF SMITH ROAD, 52.13 ACRES, 57 LOTS (Daniel C. Burton/Farmstead Development, LLC, Applicant)

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

1. Add a walking trail on Lot 55 connecting the street to the detention pond in Fox Run;
2. At the trails at Lots 50, 51 and next to 27, extend the trails to the street. The trails should be ramped to street grade;
3. Label the removable bollards at Lot 56/1;
4. A total of 17.78 acres of open space is required, but only 16.74 acres is provided. Revise plans to reflect the minimum open space reservation;
5. Sheet 26 - are the easements already obtained for the sewer line in Andover Place subdivision? A 40' construction easement appears to encroach onto the northern house's HVAC units and the deck stairs and the southern house's brick fence/wall. On the plans, show the actual existing improvements on these residential lots so that the impact can readily be determined;
6. Sheet 26 - show the existing drain pipe and show how construction of the sewer line will avoid conflict within this platted drainage easement;
7. Sheet 26 - consider extending the sewer line to the manhole farther north. That is a more direct route with no right angles and that location appears to be much less intrusive;
8. Why are cable/phone hook-ups provided to open space Lots 49, 51 & 55, but no hook-ups are provided for on Lots 9, 13 & 45? Provide service to all lots;
9. Why are there two (2) water meters being placed at each lot? This implies further subdivision of individual lots in the future;
10. Why are there two (2) sewer taps per lot? This implies further subdivision of individual lots in the future;
11. Generally two (2) transformers are not needed for each lot. What type of electricity demands are you anticipating? Again, this implies further subdivision of individual lots in the future;
12. Submit signed sheets for each utility (LCUB, TDS, FUD, Charter, etc.). Each utility must sign off on their utility plan. Charter, and if applicable, TDS, can sign off on the LCUB plan because they often bury their lines in the same trench as LCUB;
13. Water line shown along Everett Road will be required to accommodate future widening of the roadway, including the greenway;
14. Roundabout is currently partially constructed around a sinkhole. This submittal shows a raised apron around the outside of the roadway surface, which is constructed with the use of mountable curb at the edge of asphalt paving. While this is a noted improvement, the typical section will not work at the four legs of the roundabout, as the mountable curb and non-mountable curb converge at the ends of the apron (see plan view). Suggest simply widening the asphalt (which is currently binder only) around the outside edge, and overlay with surface mix. There will be no raised apron, but there will be only one curb. Detail for roundabout should show all runoff being drained into the roadway. Please show cross slopes;

15. This preliminary plat shows surface runoff being drained overland to roadways, where it is picked up and piped through the storm system as it travels through the development. While this is certainly acceptable, there are numerous locations where swales should be shown to direct runoff to easements. Some locations should clearly show desired routes of runoff, and this should be constructed before final platting of the development. Note the 24" pipe discharging between lots 28 and 29, upstream from an 18" pipe under the walking trail. This should be a 24" pipe as well, and located in-line with the upstream pipe. Runoff must pass under the trail, not across it. What is the purpose of the catch basin in the middle of lot 33?
16. Submit Erosion Control Letter of Credit for \$45,000;
17. Submit a letter of credit for \$160,518 or \$3,276/dwelling unit for the Everett Road improvements prior to the recording of the final plat; and
18. Meet all town requirements.

A lengthy discussion followed.

Commissioner St. Clair moved to approve the preliminary plat subject to staff's recommendation. Commissioner Myers seconded the motion and the motion passed 9-0.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE PARCEL 6, TAX MAP 151, LOCATED ON THE WEST SIDE OF N. WATT ROAD APPROXIMATELY 600 FEET NORTH OF HARRISON ROAD, FROM C-1 TO R-1 AND R-4 (Scott Davis, Applicant)

Withdrawn at applicant's request

DISCUSSION OF A REQUEST TO REZONE A PORTION OF PARCEL 14, TAX MAP 151EA, 109 WAY STATION TRAIL, OLD STAGE HILLS SUBDIVISION, FROM R-2 TO B-1 (Stephen Prince, Applicant)

For discussion purposes only

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 8:09 p.m. The commission participated in the "How We Grow Matters", PlanET Series 3 Meeting In A Box after the meeting.


Edwin K. Whiting, Secretary