

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

May 16, 2013

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

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

CITIZEN FORUM

Commissioner Melissa Mustard is stepping down from the Farragut Municipal Planning Commission (FMPC). Chairman Holladay thanked her for her service on the FMPC.

APPROVAL OF MINUTES

*Commissioner Honken moved to approve the April 18, 2013, minutes as submitted.
Commissioner St. Clair seconded the motion and the motion passed 7-0-1 with Commissioner Brun abstaining because she was absent.*

AGENDA ITEMS

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

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

Commissioner Myers moved to re-approve the concept plan. Commissioner Dick seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR THORNTON PROFESSIONAL BUILDING, 10904 KINGSTON PIKE, LOCATED ON THE SOUTHWEST CORNER OF KINGSTON PIKE/THORNTON DRIVE, ZONED C-1, 1.26 ACRES (T.J. Development & Management, Applicant)

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

1. Undergrounding all utilities;
2. Show where the transformer will be located;
3. Prior to the issuance of any Certificate of Occupancy, a resubdivision plat must be approved and recorded;
5. Provide information on the ground cover (grass) that will be applied to the slopes that are 2.5:1 if the work is not completed in warm weather;
6. Sheets 9 and 10 are out of order (Sheet 10 was not labeled);
7. The staff did not find the 10 inch cedar identified on Sheet 14. Also, there is a thick line of young trees and undergrowth on the south end of the property that is not identified on Sheet 14. Please update Sheet 14 to reflect field conditions and address what is proposed for this area;
8. A solid wall will be needed for the HVAC screening enclosure on the east side of the enclosure facing Thornton Drive and the west side of the enclosure facing the Thornton Center property. The other ends can be open as shown;
9. Submit TDOT approvals of the deceleration lane on Kingston Pike, as well as the island at the corner of Kingston Pike/Thornton Drive;
10. Submit letter of credit for erosion control of \$7500;
11. Submit Drainage Fee of \$565;
12. Submit NOC; and
13. Meet all town requirements.

Commissioner St. Clair moved to approve the site plan subject to staff's recommendation.

Commissioner Myers seconded the motion and the motion passed 8-0.

DISCUSSION OF A REQUEST FOR ABANDONMENT OF RIGHT-OF-WAY OF OLD SNYDER ROAD RIGHT-OF-WAY AT N. CAMPBELL STATION ROAD, LOCATED BETWEEN PARCELS 122 & 123.02, TAX MAP 130, FARRAGUT MUNICIPAL CODE, TITLE 16, CHAPTER 3. ROAD CLOSING OR TERMINATING POLICY (Eddie Kherani/Marathon Gas Station, Applicant)

For discussion purposes only

DISCUSSION AND PUBLIC HEARING ON AN AMENDMENT TO THE FARRAGUT ZONING ORDINANCE, CHAPTER 4, SECTION VIII. FARRAGUT MUNICIPAL FLOOD DAMAGE PREVENTION REGULATIONS, TO ADOPT THE LATEST FLOOD

**STUDY OF TURKEY CREEK AND NORTH FORK TURKEY CREEK AND TO
UPDATE REGULATIONS ACCORDINGLY**

Staff presented Ordinance 13-18. Staff recommended approval of Resolution PC-13-05, which recommends approval of Ordinance 13-18 and the Zoning Ordinance text amendment to the Board of Mayor and Aldermen. A general discussion followed.

Commissioner Whiting moved to approve Resolution PC-13-05. Commissioner St. Clair seconded the motion and the motion passed 8-0.

**DISCUSSION OF A REQUEST TO AMEND THE 2012 COMPREHENSIVE LAND USE
PLAN UPDATE, PARCEL 109, TAX MAP 130, LOCATED ON THE EAST SIDE OF N.
CAMPBELL STATION ROAD, NORTH OF HOLIDAY INN EXPRESS, 30.5 ACRES,
FROM OPEN SPACE CLUSTER RESIDENTIAL TO MIXED USE (Kay Wellons,
Applicant)**

For discussion purposes only

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 8:35 p.m. Mark Shipley conducted a training session on Tree Topping.



Edwin K. Whiting, Secretary