

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

October 17, 2013

MEMBERS PRESENT

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

MEMBERS ABSENT

Louise Povlin

Staff Representatives: Gary Palmer, Assistant Town Administrator

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

CITIZEN FORUM

There will be a Joint Workshop regarding architectural design review with the Board of Mayor and Aldermen, VRRB, EDC, and Planning Commission on Tuesday, November 5, 2013 from 6-8 p.m. in the Community Room.

APPROVAL OF MINUTES

Commissioner Honken moved to approve the September 19, 2013, minutes as submitted.

Commissioner St. Clair seconded the motion and the motion passed 8-0-1 with Mayor McGill abstaining because he was absent.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A RESUBDIVISION PLAT FOR THE CHAPEL GROVE SUBDIVISION OFF GRIGSBY CHAPEL ROAD, PARCEL 100, TAX MAP 142, TO CHANGE THE PLATTED LOT LINES AND BUILDING ENVELOPES, ZONED R-4 (Goodworks Unlimited, LLC., Applicant)

Staff recommended approval subject to obtaining the appropriate signatures and at least 75% of the existing homeowners acknowledging, in writing, that they are okay with the proposed lot line and building envelope modifications.

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 REQUEST FOR A SITE PLAN AMENDMENT AND ACCESS VARIANCE FOR A RIGHT IN ONLY ACCESS OFF OF N. CAMPBELL STATION ROAD FOR THE HOLIDAY INN EXPRESS AT 816 N. CAMPBELL STATION ROAD, ZONED C-2 (Shashi Patel, Applicant)

Staff recommended approval of the site plan amendment and access variance (which must also be approved by the Board of Mayor and Aldermen) provided a plat of correction is approved and recorded to amend the 1996 plat and the note which requires the Holiday Inn Express tract to only access the joint permanent access easement.

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

DISCUSSION AND PUBLIC HEARING ON SITE PLAN FOR AN ADDITION TO THE DIXIE LEE LIQUOR STORE AT 13044 KINGSTON PIKE, 1.022 ACRES, ZONED C-1 (Mark Bialik/GBS Engineering, Applicant)

Staff recommended approval subject to the following comments being addressed:

- 1) Please provide the location of the second required fire hydrant, as referenced in your note on sheet A-0.0. This can be indicated with a description similar to "Second fire hydrant located approximately 300' West on Kingston Pike;" and
- 2) Any new HVAC units must be screened, as provided for in the Farragut Zoning Ordinance, so that they are not visible from adjacent properties and/or right-of-ways.

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

DISCUSSION OF AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, CHAPTER 3, TO ALLOW ACCESSORY STRUCTURE APARTMENTS WITHIN SINGLE-FAMILY RESIDENTIALLY ZONED NEIGHBORHOODS

Staff recommended this be discussed at a subsequent planning commission meeting.

Commissioner St. Clair moved to postpone the discussion subject to staff's recommendation. Commissioner Myers seconded the motion and the motion passed 8-0.

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PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 7:35 p.m.

A handwritten signature in black ink, appearing to read "Edwin K. Whiting", is written over a horizontal line.

Edwin K. Whiting, Secretary