

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

January 16, 2014

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
Louise Povlin

MEMBERS ABSENT

Staff Representatives: Mark Shipley, Interim Community Development Director
Gary Palmer, Assistant Town Administrator

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

CITIZEN FORUM

Chairman Holladay mentioned that the Letter of Ethics Form is to be filled out online and sent by January 31, 2014 for each planning commission member. Chairman Holladay also noted that planning commission members will need four hours of training per calendar year to fulfill State of Tennessee requirements.

APPROVAL OF MINUTES

*Commissioner Whiting moved to approve the December 19, 2013, minutes as submitted.
Commissioner Myers seconded the motion and the motion passed 9-0.*

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A CONCEPT PLAN FOR AN ADDITION TO THE RIDGELAND SUBDIVISION, TAX MAP 130, PART OF PARCEL 073, 11.3 ACRES, 23 LOTS, ZONED R-2 (Brandywine of Farragut, LLC, Applicant)

Withdrawn at the request of the applicant.

DISCUSSION AND PUBLIC HEARING ON A CONCEPT PLAN FOR BRIDGEMORE PHASE II, UNIT 1, TAX MAP 152, PARCEL 25.01, 23.69 ACRES, 40 LOTS, ZONED R-1/OSR (Placemaker Development, Applicant)

Withdrawn at the request of the applicant.

DISCUSSION AND PUBLIC HEARING ON A RESUBDIVISION PLAT ASSOCIATED WITH LOT 5R OF THE CAMPBELL STATION LAKES SUBDIVISION (A PORTION OF PARCEL 184, TAX MAP 130), 8.26 ACRES, 2 LOTS, ZONED C-2 (The Stokely Company, Applicant)

Commissioner Honken moved to approve the variance from the subdivision regulations to not construct pedestrian facilities as part of the resubdivision plat because such facilities will be constructed at the time of site development. A plat note was included to address this obligation. Commissioner St. Clair seconded the motion and the motion passed 9-0.

Commissioner Honken moved to approve the resubdivision plat. Commissioner St. Clair seconded the motion and the motion passed 9-0.

DISCUSSION AND PUBLIC HEARING ON A RESUBDIVISION PLAT FOR PARCEL 127, TAX MAP 130, 11621 SNYDER ROAD, 4.7 ACRES, 2 LOTS, ZONED R-1 (Frank Fusco, Applicant)

Commissioner Whiting moved to remove the item from the agenda at the request of the applicant. Mayor McGill seconded the motion and the motion passed 9-0.

DISCUSSION AND PUBLIC HEARING ON AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, CHAPTER 3, TO CONSIDER PROVIDING FOR ACCESSORY DWELLING UNITS (ADU's) WITHIN SINGLE-FAMILY RESIDENTIALLY ZONED NEIGHBORHOODS.

Staff read two letters, one from Alderman Markli and one from Alderman Elliott, into the record. After a lengthy discussion, Commissioner Whiting moved to postpone action on the ordinance as presented so that staff could make some additional modifications. Commissioner Myers seconded the motion and the motion passed 9-0.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 8:27 p.m. and the staff conducted a training session on the Town's Flood Damage Prevention Regulations.


Edwin K. Whiting, Secretary

“Accessory Dwelling Units”

January 14, 2014

Thank you for taking the time to consider Resolution PC-14-01. I believe it is the highest and best use of this commission that time be invested to explore opportunities to realize the **Visions, Objectives and Goals** set forth in our Town’s **Strategic Plan** which is an active, working blueprint for our Town’s future. The ADU Ordinance before you represents a strategic opportunity for its implementation and is consistent with **Vision 2025 Guiding Principle C: High Quality Residential Choices**, (2. Progressive Senior residential options, 5. Family friendly homes, 6. Choice of high quality homes and multi-family, 7. empty nester housing options.); **Principle E : Convenient Living** (1. Self-contained community, 4.Ability to have a business or work in Farragut), and also **Town Goal 2016: Goal 1. Maintain Financially Sound Town** (by helping promote and ensure the future growth and vitality of our community without increasing burden on infrastructure), **Goal 2. Strengthen the Local Economy, Objective 4** (by expanding number of successful small or home businesses allowing parents to stay at home in Customary Home Occupations as defined in Farragut Code of Ordinances, Appendix A Zoning, Chapter 4, Section VI) and **Objective 5.** (enhance our reputation as a positive climate for business)

The ordinance as drafted is an extremely minor tweak of our existing ordinance that addresses the concerns raised by the FMPC and provides for high quality, site-built structures complimentary of the principle dwellings on a very limited number of only new lots in the Town. It addresses a burgeoning new market that will distinguish the town and draw high quality residents, and as such it is a win-win for the Town. If we misjudge the market, no one will add these structures to their estates. If we are right, we increase the desirability of Farragut as a residential destination, increase demand and property values go up. It is impossible to see it as anything but beneficial, not only for the Town, but especially for the perception of our community as a forward thinking leader.

If you have any concerns about what these might look like I invite you to view the magnificent accessory structures built under our current ordinance on much smaller lots than what this ordinance proposes, both on Fox Den Golf Course; the Steenrod residence on Grigsby Chapel at St. John Court and the Gouffon Residence across the pond from it on Crippled Mule Point. The structures proposed under this ordinance will be no less lovely and attractive, and just as unlikely to fall into disrepair or misuse. And rest assured that if people cannot build them in Farragut they will continue going where they can, and it will be our loss. I know that each member of the Commission has the best interests of our Town at heart and therefore I respectfully request your hearty support and unanimous recommendation of this ordinance to the Board of Mayor and Aldermen at your January 16 FMPC meeting.

Yours in service to our Community, Bob Markli

January 14, 2014

TO: Farragut Municipal Planning Commission

FROM: Alderman Jeff Elliott

SUBJECT: Amendment allowing accessory dwelling units within certain single-family residentially-zoned neighborhoods

I will be unable to attend this Thursday night's FMPC meeting but as I shared in person at the last FMPC meeting, I am urging your "no" vote on this amendment for the following reasons:

-there is no need for such a drastic change in our R-1 zoning ordinance which has worked so well for so many years for the residential homeowners of the Town of Farragut

-all we have is basically one developer seeking this change without sharing any market data or significant factual reasons for why this change is needed and this particular development is in peril if the amendment is not approved.

-there are other options readily available to respond to any needs for space for a wayward son or daughter or other relative.....simply add on or modify your existing home

-there is a very slippery slope present within this proposed amendment in terms of rental property....meaning the town's already limited staff (and home owners' associations) would need to take on the role of hall monitor and enforcement to make sure the ADU isn't turned into an accessory source of income for a homeowner

-an additional slippery slope emerges when you consider that while this amendment just refers to 15 acre sites....a developer can always come back before the FMPC and seek to lower this standard or even to have it applied to existing R-1 subdivisions. Not to say it would be approved...but by approving this amendment you open the door to this type of a possibility down the road.

This is a classic case of a "I want" type of amendment request instead of a "I need" and as Mayor McGill so directly stated at the last FMPC meeting: "what's the point?"