

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

March 20, 2014

MEMBERS PRESENT

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

MEMBERS ABSENT

Noah Myers
Louise Povlin

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

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

CITIZEN FORUM

None

APPROVAL OF MINUTES

Commissioner St. Clair moved to approve the February 20, 2014, minutes as submitted.

Commissioner Whiting seconded the motion and the motion passed 6-0-1 with Commissioner Honken abstaining because he was absent.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A CONCEPT PLAN REVISION FOR THE BRIDGEMORE SUBDIVISION, TAX MAP 152, PARCEL 25.01, 23.69 ACRES, 41 LOTS, ZONED R-1/OSR (Placemaker Development, Applicant)

The staff reviewed the proposed modifications to the Bridgemore concept plan and a general discussion ensued. In terms of the technical aspects of the concept plan the staff recommended approval subject to the following:

- 1) On Sheet One, the walking trail easement should be 20 feet rather than 25 feet;
- 2) Lot 209 needs to be adjusted so that it is buildable;
- 3) Lot 21 should be listed as Lot 121;
- 4) A summary is needed of the total number of lots and the number of lots that are open space and percentage of open space;
- 5) On Sheet Two, Lot 438 should be a freestanding lot as recorded; and

- 6) One Sheet Three, the cross section detail should show sidewalks on one rather than both sides of the road.

The applicant asked for the flexibility to include sidewalks on both sides of all streets consistent with the existing portions of Bridgemore. The applicant also indicated that they would work with Fort West and ensure that the buffer area between Bridgemore and Fort West would satisfy the plant unit count per 100 linear feet of buffer strip section.

Mayor McGill moved to approve the concept plan subject to staff's recommendations.
Commissioner Honken seconded the motion and the motion passed 7-0.

DISCUSSION AND PUBLIC HEARING ON A CONCEPT PLAN FOR THE COTTAGES AT PRYSE FARM – PHASES 2 AND 3, 30.81 ACRES, 55 LOTS, ZONED R-1/OSMR (Wilcox Development, Applicant)

The staff reviewed the proposed modifications to the Cottages at Pryse Farm concept plan and a general discussion ensued. In terms of the technical aspects of the concept plan the staff recommended approval subject to the following:

- 1) If walking trails are approved in lieu of sidewalks, more connections to the public street will be needed;
- 2) The visual consistency of the “rain gardens” must be maintained throughout the development. There is a section of the roadway with no rain gardens on the east end;
- 3) Prior to approval of a final plat more than 75% of all property owners shall agree to the changes proposed to the platted building envelopes; and
- 4) Prior to approval of a final plat a landscape plan must be approved and plant material installed for the rain gardens so that the landscaping is consistent throughout the development.

Commissioner Honken moved to approve the concept plan subject to staff's recommendations.
Commissioner Brun seconded the motion and the motion passed 6-1-0 with Commissioner Whiting voting in opposition due to a disagreement over the provisions for pedestrian facilities.

DISCUSSION AND PUBLIC HEARING TO ZONE THE TOWN OF FARRAGUT PER THE UPDATED FARRAGUT ZONING MAP

Postponed at the request of staff.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

FMPC Minutes
March 20, 2014
Page 3

The meeting adjourned at 8:30 p.m. and, following the meeting, the staff conducted a training session related to site plan review.



Edwin K. Whiting, Secretary