

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

June 19, 2014

MEMBERS PRESENT

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

MEMBERS ABSENT

Annette Brun

Staff Representatives: Mark Shipley, Community Development Director
Ashley Miller, Assistant Community Development Director
David Smoak, Town Administrator

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

CITIZEN FORUM

Boy Scout Troop 444 had five of their scouts, Jack Barnett, Noah Jessup, Ryan Nicodemus, Eli Mengel and Cade Abbot, at the meeting to be recognized for the work on their Communications Merit Badge.

APPROVAL OF MINUTES

Commissioner Honken moved to approve the May 15, 2014 minutes as submitted. Commissioner St. Clair seconded the motion and the motion passed 8-0.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A CONCEPT PLAN FOR THE SPLIT RAIL FARM SUBDIVISION, 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, 50.80 ACRES, 73 LOTS (Farmstead Developments, LLC, Applicant)

In terms of the remaining elements of the concept plan, the staff recommended approval subject to the following comments being addressed:

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- 1) If the private pea gravel trails and stacked stone headwalls are approved by the planning commission, it will need to be very clear on all plans and plats that these do not meet the Town's public walking trail standards and will not be accepted by the Town for maintenance and/or liability. It must also be clear that these will be subdivision amenities that will be required to be properly maintained by the Split Rail Farm Subdivision Homeowner's Association;
- 2) Based on the formula in the OSR overlay zoning district, the building coverage should be 6,482 and the total lot coverage should be 9,076. Please amend accordingly;
- 3) Please add a walking trail stub to the Quinn property from Lot 67 and, from the same trail section, please stub the walking trail to the area between Lots 3 and 4 in Fox Run so that if this were extended it could follow the side property lines;
- 4) Please update Sheet 3, Concept Plan Site Analysis, to reflect the latest concept plan information shown on the remaining sheets;
- 5) All field items/corrections must be completed before the final plat will be ready for formal consideration. There is a significant amount of field work that remains incomplete; and
- 6) Please execute the per-lot Everett Road improvement agreement in consultation with the Town Attorney.

Commissioner Honken moved to approve the concept plan subject to the staffs' recommendations. As part of this motion, Commissioner Honken also moved to approve, in relation to the private trails proposed by the applicant, the use of 5 foot wide and 3 inch deep pug mix for the surface and stacked stone headwalls (provided they are mortared in place) around the ends of the storm pipes under the private trails. Commissioner Myers seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A PRELIMINARY PLAT FOR THE SPLIT RAIL FARM SUBDIVISION, 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, 50.80 ACRES, 73 LOTS (Farmstead Developments, LLC, Applicant)

In terms of the remaining elements of the preliminary plat, the staff recommended approval subject to the following comments being addressed:

- 1) If the private pea gravel trails and stacked stone headwalls are approved by the planning commission, it will need to be very clear on all plans and plats that these do not meet the Town's public walking trail standards and will not be accepted by the Town for maintenance and/or liability. It must also be clear that these will be subdivision amenities that will be required to be properly maintained by the Split Rail Farm Subdivision Homeowner's Association (Note #8 alludes to this but may need to be amended to reflect this wording);

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- 2) Based on the formula in the OSR overlay zoning district, the building coverage should be 6,482 and the total lot coverage should be 9,076. Please amend accordingly;
- 3) Please add a walking trail stub to the Quinn property from Lot 67 and, from the same trail section, please stub the walking trail to the areas between Lots 3 and 4 in Fox Run so that if this were extended it could follow the side property lines;
- 4) All field items/corrections must be completed before the final plat will be ready for formal consideration. There is a significant amount of field work that remains incomplete;
- 5) Please execute the per-lot Everett Road improvement agreement in consultation with the Town Attorney;
- 6) Please submit Page 15 of the preliminary plat;
- 7) Please ensure that the final tree preservation/removal plan sheet is consistent with the other preliminary plat sheets;
- 8) How is the proposed HOA trail transitioning to Split Rail Lane?;
- 9) Prior to the issuance of a grading permit, First Utility District must sign off on the water and sewer plans;
- 10) On Sheet 7, please clarify the note to indicate that a variance was approved at the June 26, 2013 meeting of the Farragut Board of Zoning Appeals to permit an up to 5 foot wide section of truck apron to be constructed adjacent to the street edge. No filling or alteration of grade (other than what was needed to backfill the truck apron) was permitted within the sinkhole lip elevation;
- 11) On Sheet 7, please correct the number of lots to 73 rather than 57;
- 12) On Sheet 12, please revise the Swale #3 detail to reflect a slope no steeper than 2½:1. Also on Sheet 12, please omit Note 2 on the stacked stone endwall detail (assuming stacked stone is accepted as an alternate for the private trial sections); and
- 13) This preliminary plat should include the grading sheets. It is understood that most of the grading has already been completed, but the approved plans should include all activities that have been required to complete construction of the development.

Commissioner Honken moved to approve the preliminary plat subject to staffs' recommendations. Commissioner St. Clair seconded the motion and the motion passed 8-0.

The staff then noted that, for topographic reasons, the applicant had also requested a variance from the subdivision regulations from the required minimum 6' grass strip for pedestrian facilities along collector streets to a 3 foot grass strip for the proposed section of sidewalk north of the Lindsey driveway along Everett Road.

After some discussion, Commissioner Honken moved to grant a variance for constructing this section of sidewalk along Everett Road at this time. Commissioner Honken noted that pedestrian facilities along this section of Everett Road would be more appropriate as part of a larger road improvement project. This section of Everett has limited space and sight distance and adding a

pedestrian facility to the road in its current condition would be unsafe. Commissioner Myers seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO AMEND SECTION 9-406 (4)(P) OF THE FARRAGUT SIGN ORDINANCE RELATED TO WALL SIGNS FOR SHARED ENTRANCE BUILDINGS IN THE O-1-3 AND O-1-5 ZONING DISTRICTS (IMS, Inc., Applicant)

Staff noted that they did not support Resolution PC-14-04 which recommends approval of Ordinance 14-07, an amendment to Section 9-406 (4) (p) of the Farragut Sign Ordinance.

After some discussion, Mayor McGill move to approve Resolution PC-14-04 which recommends approval of Ordinance 14-07, an amendment to Section 9-406 (4)(p) of the Farragut Sign Ordinance. Motion was seconded by Commissioner Honken and the motion passed 6-2 with Commissioners Povlin and Dick voting in opposition.

DISCUSSION ON AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, CHAPTER 3., SECTION XI., MULTI-FAMILY RESIDENTIAL DISTRICT (R-6), TO REPLACE IT WITH NEW REQUIREMENTS (Ross Bradley, TDK Construction and PMG, Applicants)

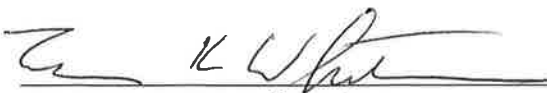
For discussion purposes only.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 9:50 p.m.



Edwin K. Whiting, Secretary