

**MINUTES  
FARRAGUT MUNICIPAL PLANNING COMMISSION**

**November 20, 2014**

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

Ralph McGill, Mayor  
Annette Brun

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

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

**CITIZEN FORUM**

There will be a joint workshop with the planning commissioners and the Board of Mayor and Alderman on Thursday, December 11, 2014 from 5:30 – 6 p.m. There will be a representative from the Tennessee Department of Environment and Conservation and they will provide an overview of the stormwater ordinance and revisions.

**APPROVAL OF MINUTES**

*Commissioner St. Clair moved to approve the October 16, 2014 minutes as submitted. Commissioner Myers seconded the motion and the motion passed 5-0-2 with Commissioners Honken and Whiting abstaining because they were absent.*

**ELECTION OF OFFICERS**

*Commissioner Whiting nominated Rita Holladay as Chairman. Commissioner Dick seconded the motion and the nomination passed with a 7-0 vote.*

*Commissioner Whiting nominated Ed St. Clair as Vice-Chairman. Commissioner Myers seconded the motion and the nomination passed with a 7-0 vote.*

*Commissioner Myers nominated Ed Whiting as Secretary. Commissioner St. Clair seconded the motion and the nomination passed with a 7-0 vote.*

**AGENDA ITEMS**

**DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR PHASE II OF THE BRIDGEMORE SUBDIVISION, PARCEL 25.04, TAX MAP 152, 40 LOTS, 28.51 ACRES (Placemakers Development Partnership, Applicant)**

Staff recommended approval subject to the following items being satisfactorily addressed:

1. Please complete all field related items, including sidewalks and provisions for acceptable site stabilization;
2. Please obtain all signatures;
3. Please provide a 2-year irrevocable letter of credit for \$70,000 for the maintenance of streets, pedestrian facilities, and drainage; and
4. Please complete all required landscaping and provide a 2-year landscape maintenance irrevocable letter of credit for \$7,500.

*Commissioner Honken moved to approve the final plat for Phase II of the Bridgemore Subdivision subject to staff's recommendation. Commissioner St. Clair seconded the motion and the motion passed 7-0.*

**DISCUSSION AND PUBLIC HEARING ON A CONCEPT PLAN FOR THE FARRAGUT APARTMENTS, PARCELS 108 AND 109, TAX MAP 130, 820 N. CAMPBELL STATION ROAD, 31.94 ACRES (GBS Engineering, Applicant)**

*The concept plan was discussed for information purposes only. No motion was made due to this being a concept plan.*

**DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR OUTDOOR SEATING AT THE BAD DADDY'S BURGER BAR, 11683 PARKSIDE DRIVE (GBS Engineering/Mark Bialik, Applicant)**

Staff recommended approval subject to any new exterior lighting meeting the Town's Outdoor Site Lighting requirements provided for in the zoning ordinance.

*Commissioner Honken moved to approve a site plan for outdoor seating at the Bad Daddy's Burger Bar subject to staff's recommendation. Commissioner Myers seconded the motion and the motion passed 7-0.*

**DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR THE HONEST-1 AUTO CARE CENTER, 150 N. CAMPBELL STATION ROAD, .62 ACRES (Randolph Architecture, Applicant)**

Staff recommended approval subject to the following items being satisfactorily addressed:

1. Please number the site plan sheets (1 of ..., 2 of ..., etc.);
2. Please modify the building materials so that the addition is brick to match the existing building. Staff does not support use of the material proposed on the addition;
3. Lot coverage calculations differ on pages CVR and C1.02, both pages should reflect the same lot coverage percentage;
4. Please provide details for the dumpster enclosure and enclosure doors;
5. Please provide clarification on what is proposed for the exterior lighting. The front elevation on page A4.01 notes that the existing lights are to be removed. However, on page A4.02 it notes that the lights on the front elevation are to remain. Please note that any exterior lighting that is being added or modified must comply with the Town's Outdoor Site Lighting requirements and such compliance demonstrated with fixture details and isofootcandle verifications in the site plan submittal;
6. Please follow the existing curb line on the east end of the property. There is no reason to have the striped out space;
7. Please substitute the Otto Luyken Laurel with a native shrub such as Henry's Garnet Sweetspire (Itea) that will be more tolerant of local weather extremes. Staff would also suggest using native flowers, such as Black Eyed Susan's or coneflower, in lieu of coral drift rose (again, due to better tolerance of local conditions);
8. Please leave an opening in the landscaping for the sidewalk connection from the parking lot to the sidewalk along N. Campbell Station Road;
9. Please remove any signage from the site plan submittal. This is a separate application and review for both the building mounted sign and the re-facing of the existing monument sign. Based on the building mounted sign that was shown on these plans it would greatly exceed the maximum size permitted and would not be allowed;
10. Please submit irrevocable letter of credit for erosion control for \$3000; and
11. Since grading is proposed near a floodplain please show the silt fence as being wire backed.

*Commissioner Myers moved to approve a site plan for the Honest-1 Auto Care Center subject to removing item #2 and #6 to remain. Commissioner Honken seconded the motion and the motion passed 7-0.*

**DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR A STORAGE BUILDING ADDITION AT THE TOWN OF FARRAGUT PUBLIC WORKS SITE, 731 FRETZ ROAD, 12.32 ACRES (Town of Farragut, Applicant)**

Staff recommended approval of the storage building.

*Commissioner Honken moved to approve a site plan for a storage building subject to staff's recommendation. Commissioner Myers seconded the motion and the motion passed 7-0.*

**DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE PARCELS 115.01 AND 116.01, TAX MAP 130 AND PARCELS 96 AND 96.01, TAX MAP 142 FROM R-2 AND R-4 TO R-6 (TDK Construction Company, Inc., c/o Ross Bradley, Applicant)**

For discussion purposes only.

**DISCUSSION AND PUBLIC HEARING ON A RECOMMENDATION FOR THE BOARD OF MAYOR AND ALDERMEN TO ADOPT, BY ORDINANCE, THE AREA AND TEXT IDENTIFIED AS MIXED USE TOWN CENTER, AS SHOWN ON THE FUTURE LAND USE MAP IN THE COMPREHENSIVE LAND USE PLAN**

Staff recommended approval of Resolution PC-14-15.

*Commissioner Honken moved to approve Resolution PC-14-15 subject to staff's recommendation. Commissioner St. Clair seconded the motion and the motion passed 7-0.*

**DISCUSSION AND PUBLIC HEARING ON AMENDMENTS TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, CHAPTER 3. SECTION XII., GENERAL COMMERCIAL DISTRICT (C-1), AS IT RELATES TO THE MIXED USE TOWN CENTER OUTLINED IN THE COMPREHENSIVE LAND USE PLAN**

Staff recommended approval of Resolution PC-14-14.

*Commissioner Honken moved to approve Resolution PC-14-14 subject to staff's recommendation. Commissioner Myers seconded the motion and the motion passed 7-0.*

**DISCUSSION AND PUBLIC HEARING ON AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, CHAPTER 3., SECTION XXVII. TOWN CENTER DISTRICT (TCD), N. 6., TO REMOVE THE MINIMUM DEVELOPMENT SIZE**

Staff recommended approval of Resolution PC-14-16.

*Commissioner Honken moved to approve Resolution PC-14-16 subject to staff's recommendation. Commissioner St. Clair seconded the motion and the motion passed 6-0-1 with Commissioner Whiting abstaining.*

**PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES**

None at this time

**ADJOURNMENT**

The meeting adjourned at 11:28 p.m.

  
Edwin K. Whiting, Secretary