

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

February 19, 2015

MEMBERS PRESENT

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

MEMBERS ABSENT

Ron Honken, Alderman

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

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

CITIZEN FORUM

None

APPROVAL OF MINUTES

*Commissioner Myers moved to approve the January 15, 2015 minutes as submitted.
Commissioner Dick seconded the motion and the motion passed 7-0-1 with Commissioner St. Clair abstaining because he was absent.*

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A RESUBDIVISION PLAT FOR LOT 3 OF THE SMITH PROPERTY, PARCELS 59 AND 59.07, TAX MAP 152, 11739 TURKEY CREEK ROAD, AND PARCEL 015, GROUP B, TAX MAP 153I, ZONED R-1 AND R-1/OSMR, 16.4 ACRES (Saddlebrook Properties, LLC, Applicant)

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

1. Please include in a numbered note the purpose of the plat as it relates to what will become Lot 3R and the other two affected lots;
2. Please show the old lot numbers in parentheses;
3. General Note #5, which relates to the zoning, will need to include and reference the zoning of all affected properties. The Smith and Lorenz properties, for example, are zoned R-1;
4. The reconfiguration of the Smith, Lorenz, and Briarstone properties will need to be rezoned so the zoning lines follow the property lines;
5. In Note #5 the setbacks listed would need to reflect the zoning of this (the Smith) property; and

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6. The sliver that accesses the turnaround in the Briarstone Subdivision should be visually identified (shaded or dashed) on the plat and referenced in a plat note with it being stated that this area is an access easement that will become a platted right of way and cross access street when the Smith property develops. This also needs to be acknowledged on the Brairstone Phase I final plat.

Commissioner St. Clair moved to approve a resubdivision plat for lot 3 of the Smith property subject to staff's recommendation. Commissioner Myers seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR PHASE I OF THE BRIARSTONE SUBDIVISION (FORMERLY THE VILLAS AT ANCHOR PARK SUBDIVISION PROPERTY), LOCATED ON THE NORTH SIDE OF TURKEY CREEK ROAD ACROSS FROM ANCHOR PARK, PARCEL 34, TAX MAP 153I, GROUP B, ZONED R-1/OSMR, 22 LOTS, 9.8 ACRES (Saddlebrook Properties, LLC, Applicant)

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

1. Please show the old lot numbers in parentheses;
2. Please list the open space required and being provided for in this Phase. It must be at least 35% of the area in this phase. This is 35% of the gross land area involved in this phase. So, if you have 11.09 acres in this phase you must have designated 3.88 acres of open space;
3. Please submit a revised copy of the restrictions or covenants for the development;
4. Please complete the buffer strip planting along the eastern buffer strip per the approved landscape plan. This never was completed by the original developer;
5. Please update the landscaping LOC;
6. A sign permit is required for the sign face replacement on the subdivision entrance sign. This must be approved by the Visual Resources Review Board;
7. Please denote the zoning on the Smith Property;
8. The reconfiguration of the Smith, Lorenz and Briarstone properties, near the T-turnaround, will need to be rezoned so the property lines follow the zoning lines;
9. Please note on the plat in a plat note that no structures can be constructed within the drainage easement that bisects the private outdoor area on Lot 4 (Lot 54A); and
10. From the current plat of record (Instrument # 201308230013381) please transfer, with any changes (e.g. street name change, lot number changes, etc.,) to be made through this plat, the following notes to this plat: Note #'s 6, 7, 8, 12, 13, 17, 20, and 21.

Commissioner Whiting moved to approve a final plat for Phase I of the Briarstone Subdivision subject to staff's recommendation. Commissioner St. Clair seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A PRELIMINARY PLAT FOR THE HANOVER COURT SUBDIVISION, LOCATED ON OLD STAGE ROAD AT THE S. WATT ROAD INTERSECTION, PARCELS 94.02 AND 94.03, TAX MAP 151, ZONED R-1 AND R-4, 36 LOTS, 9.87 ACRES (Matthew Sturgill, Applicant)

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

1. Please revise the lot number of the open space lot on the eastside of the entrance to the subdivision. Is the intent for this open space lot to be Lot 37? There are two notes on the plat which refer to Lot 37, however Lot 37 is not shown on the plat;
2. The sidewalks and walking trails must ramp to the street level;
3. The minimum grass strip width for pedestrian facilities on local streets is 3 feet please correct the plan and detail sheets. Please also note on all sidewalk details that the minimum sidewalk width is 5 feet;
4. FUD will need to sign off on the revised utility plan;
5. Please ensure that street signage meets the Town's latest requirements. Please coordinate with Public Works Director, Bud McKelvey;
6. Bollard tape should be yellow, please revise the Bollard Detail;
7. Please verify that the tree preservation plan and the landscape plan are consistent, particularly in the buffer areas. The landscape plan must be approved by the Visual Resources Review Board and the approved plant material installed prior to the Town signing off on the final plat;
8. Please label the required 400 square feet of private outdoor areas for each dwelling unit and add the symbol to the legend;
9. Please submit copy of draft covenants and restrictions so that the staff can forward to the Town Attorney for review. This must be complete prior to the Town signing off on the final plat. This is mainly to ensure that the means of preserving and maintaining the common open space is assured and participation in the homeowner's association is mandatory;
10. Please label the 50 foot peripheral setback as "50 foot peripheral setback";
11. Please add to the legend the symbol for building envelopes. The envelope would be separate from the private outdoor area;
12. All disturbed areas must be stabilized with a uniform stand of perennial grass over at least 90% of the site prior to the Town signing off on the final plat;
13. Please verify that any grading in the non-wooded buffer strips has resulted in a finished grade no steeper than 4:1;
14. There is a circle shown on Lots 25 and 26, what does this represent? If it is a stray drawing feature, please remove it from all sheets; and
15. Please revise the zoning district on East TN Family Homes LLC's lot from R-2 to R-1;
16. All site work (including grading and stabilization) must be completed prior to recording of plat. Staff understands that a section of building pads will not be sown with grass at that time, in anticipation of new home construction. However, any other remaining items on staff's punchlist must be complete.

Commissioner Myers moved to approve a preliminary plat for the Hanover Court Subdivision subject to staff's recommendation. Commissioner St. Clair seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR THE HANOVER COURT SUBDIVISION, LOCATED ON OLD STAGE ROAD AT THE S. WATT ROAD INTERSECTION, PARCELS 94.02 AND 94.03, TAX MAP 151, ZONED R-1 AND R-4, 36 LOTS, 9.87 ACRES (Matthew Sturgill, LLC, Applicant)

Staff recommended postponement due to remaining field and plat items.

Commissioner St. Clair moved to postpone due to remaining field and plat items. Commissioner Myers seconded the motion and the motion passed 8-0 to postpone.

DISCUSSION AND PUBLIC HEARING ON AMENDMENTS TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, CHAPTER 3. SECTION XII., GENERAL COMMERCIAL DISTRICT (C-1), SUBSECTION F., MIXED USE TOWN CENTER, AS IT RELATES TO DRIVE-THROUGHS

Staff recommended that if a drive through is desired in the MUTC that Resolution PC-15-02 be approved which recommends approval of Ordinance 15-02.

Commissioner Myers asked that a provision be included which would require a qualifying lot to be at least two (2) acres. With this stipulation and the size of the menu board sign being increased from twelve (12) to fifteen (15) square feet Commissioner Myers moved to approve Resolution PC-15-02 which recommends approval of Ordinance 15-02. Commissioner Brun seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON THE FARRAGUT ARCHITECTURAL DESIGN STANDARDS.

Staff reviewed some very minor changes that were still needed to the design standards but, with this being noted, recommended approval of Resolution PC-15-03 which recommends approval of Ordinance 15-03.

Commissioner St. Clair moved to approve Resolution PC-15-03 which recommends approval of Ordinance 15-03 subject to the minor changes noted by staff. Commissioner Myers seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON ESTABLISHING MEETING RULES FOR THE FARRAGUT MUNICIPAL PLANNING COMMISSION MEETINGS.

For discussion purposes only.

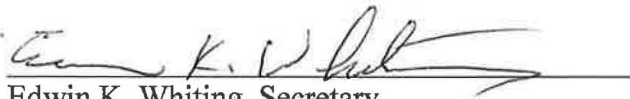
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PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 9 p.m.


Edwin K. Whiting, Secretary