

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

March 19, 2015

MEMBERS PRESENT

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

MEMBERS ABSENT

Rita Holladay, Chairman
Noah Myers
Louise Povlin

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

Vice-Chairman St. Clair called the meeting to order at 7 p.m.

CITIZEN FORUM

None

APPROVAL OF MINUTES

*Commissioner Dick moved to approve the February 19, 2015 minutes as submitted.
Commissioner Whiting seconded the motion and the motion passed 5-0-1 with Commissioner Honken abstaining because he was absent.*

AGENDA ITEMS

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)

Commissioner Honken moved to postpone due to remaining field and plat items. Commissioner Whiting seconded the motion and the motion passed 6-0.

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR THE TOWNHOMES AT WENTWORTH SUBDIVISION, LOCATED ON OLD STAGE ROAD AT WILLOW RIDGE WAY, PARCEL 1, GROUP J, TAX MAP 152H, TO ESTABLISH THE PRIVATE ACCESS DRIVE AS A PUBLIC RIGHT OF WAY (Benchmark Associates, Inc., Applicant)

Commissioner Honken moved to approve the final plat for the Townhomes at Wentworth Subdivision subject to staff's recommendation. Commissioner Whiting seconded the motion and the motion passed 6-0.

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR THE IMPROVEMENTS AT THE INTERSECTION OF FRETZ ROAD AND N. CAMPBELL STATION ROAD (Bruce Matzel, Applicant)

The staff explained that after a review of the plat it was a two lot subdivision plat that did not need to be heard by the full planning commission.

DISCUSSION ON A CLARIFICATION OF BUILDING MATERIALS ASSOCIATED WITH THE OVERLOOK AT CAMPBELL STATION APARTMENTS NORTH OF THE HOLIDAY INN EXPRESS, PARCELS 108 AND 109, TAX MAP 130, 820 N. CAMPBELL STATION ROAD, 32.31 ACRES (Leon Lawson, Applicant)

Commissioner Brun moved to approve stone as an acceptable material to satisfy the significant masonry requirement in the zoning ordinance for the Overlook at Campbell Station Apartments. Commissioner Dick seconded the motion and the motion passed 6-0.

DISCUSSION AND PUBLIC HEARING ON A GRADING PLAN FOR THE FORMER JOHN DEERE SITE, PARCEL 77, TAX MAP 151, ZONED C-1, 13127 KINGSTON PIKE, 3.28 ACRES (Robert Shagan-Commercial Reality, Applicant)

Commissioner Whiting moved to postpone due to the site plan comments not being addressed. Commissioner Dick seconded the motion and the motion passed 6-0.

DISCUSSION AND PUBLIC HEARING ON A CONCEPT PLAN FOR UNION GROVE SUBDIVISION, LOCATED ON UNION ROAD, PARCEL 36, TAX MAP 142, ZONED R-2, 50 LOTS, 25.75 ACRES (Homestead Land Holdings, LLC, Applicant)

The staff noted that this item will be discussed in general as part of the discussion related to Item #11.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE PORTIONS OF LOT 3 OF THE SMITH PROPERTY, PORTIONS OF PARCELS 59 AND 59.07, TAX MAP 152, LOCATED AT 11739 TURKEY CREEK ROAD AND PORTIONS OF PARCEL 15, GROUP B, TAX MAP 153I, LOCATED AT 735 ANCHOR VILLAS LANE, FROM R-1 TO R-1/OSMR AND R-1/OSMR TO R-1 (Rackley Engineering, Applicant)

The staff recommended approval of Resolution PC-15-04.

Commissioner Honken moved to approve Resolution PC-15-04. Commissioner Brun seconded the motion and the motion passed 6-0.

DISCUSSION ON A REQUEST TO REZONE A PORTION OF PARCEL 69, TAX MAP 142, NORTH OF THE FARRAGUT CHURCH OF CHRIST, 19.66 ACRES, FROM R-2 TO R-6 (Continental 333 Fund, LLC, Applicant)

For discussion purposes only.

DISCUSSION ON A REQUEST TO REZONE PARCEL 36, TAX MAP 142, 12422 UNION ROAD, 25.75 ACRES, FROM R-2 TO R-1/OSR (Homestead Land Holdings, LLC, Applicant)

For discussion purposes only.

DISCUSSION ON A REQUEST AMEND THE 2012 COMPREHENSIVE LAND USE PLAN FOR THE PROPERTY LOCATED AT 12639 KINGSTON PIKE, 30.13 ACRES, FROM MEDIUM DENSITY RESIDENTIAL AND LOW DENSITY RESIDENTIAL TO COMMERCIAL (Horne Real Estate, LLC, Applicant)

For discussion purposes only.

DISCUSSION ON A REQUEST TO REZONE PARCEL 58, TAX MAP 151, 12639 KINGSTON PIKE, 30.13 ACRES, FROM R-2 AND FLOODPLAIN TO C-1 AND FLOODPLAIN (Horne Real Estate, LLC, Applicant)

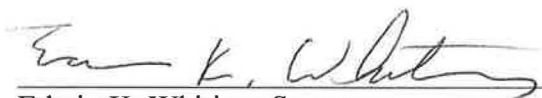
For discussion purposes only.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 10:15 p.m.



Edwin K. Whiting, Secretary