

**MINUTES  
FARRAGUT MUNICIPAL PLANNING COMMISSION**

**May 21, 2015**

**MEMBERS PRESENT**

Ed Whiting, Secretary  
Ralph McGill, Mayor  
Annette Brun  
Betty Dick  
Noah Myers  
Louise Povlin

**MEMBERS ABSENT**

Rita Holladay, Chairman  
Ed St. Clair, Vice-Chairman  
Ron Honken, Alderman

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

Secretary Ed Whiting called the meeting to order at 7 p.m.

**CITIZEN FORUM**

John Holztrager and Mul Wyman provided comments related to the Approval of the Agenda and the requested postponement from Continental Properties for their rezoning request. Both gentlemen asked that the planning commission not permit additional postponements and take action on the rezoning request at the June 18 meeting.

**APPROVAL OF AGENDA**

*Commissioner Povlin moved to approve the May 21, 2015 agenda with the items #7, #10 and #18 being removed at the request of the applicants. Commissioner Myers seconded the motion and the motion passed 6-0.*

**APPROVAL OF MINUTES**

*Commissioner Myers moved to approve the April 16, 2015 minutes as submitted. Commissioner Povlin seconded the motion and the motion passed 6-0.*

**AGENDA ITEMS**

**DISCUSSION AND PUBLIC HEARING ON A RESUBDIVISION PLAT FOR THE ALEXANDER MARION PROPERTY, PARCELS 38 AND 40, TAX MAP 142, 627 SMITH ROAD AND 12404 UNION ROAD, ZONED R-1, 3.30 ACRES, AND A VARIANCE REQUEST FROM THE SUBDIVISION REGULATIONS REQUIREMENT TO CONSTRUCT SIDEWALKS AND OTHER PEDESTRIAN FACILITIES ON SMITH ROAD AND UNION ROAD (Alexander Marion, Applicant)**

Staff noted that separate action would be needed on the variance and the plat. In terms of the variance, staff recommended approval to not construct pedestrian facilities along Smith Road and Union Road due to the minor nature of the subdivision involved in this request.

*Commissioner Dick moved to approve a variance to not construct pedestrian facilities along Smith Road and Union Road for the reasons noted by staff. Commissioner Povlin seconded the motion and the motion passed 6-0.*

In terms of the plat, staff recommended approval subject to the following being addressed:

- a) On Lot 2 there is a stray 2.2 acres that is shown that needs to be removed; and
- b) Please label the legend.

*Commissioner Myers moved to approve the plat for the Alexander Marion Property subject to staff's recommendation. Commissioner Povlin seconded the motion and the motion passed 6-0.*

**DISCUSSION AND PUBLIC HEARING ON A PLAT OF CORRECTION 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, 23 LOTS, 9.8 ACRES (Saddlebrook Properties, LLC, Applicant)**

Staff recommended approval of the plat subject to the following being addressed:

- a) Note #9 being removed from Sheets 2-4 and substituting it with Note #9 that is shown on Sheet 1; and
- b) If Lot 15R is not to be shown on this plat please remove any reference to it on the plat or in the notes.

*Commissioner Myers moved to approve the plat of correction for Phase I of the Briarstone Subdivision subject to staff's recommendation. Commissioner Povlin 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)**

Staff recommended approval subject to the following being addressed:

- a) Please submit an irrevocable letter of credit for \$6,000 for erosion control; and
- b) The staff did not find, in the field, the 30 inch oak referenced on the plan. This was the only tree to be removed in association with this site plan. Please address this possible error on the plans.

*Commissioner Myers moved to approve a grading plan for the former John Deere site subject to staff's recommendation. Commissioner Dick seconded the motion and the motion passed 6-0.*

**DISCUSSION AND PUBLIC HEARING 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)**

*Item removed from the agenda at the request of the applicant.*

**DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE A PORTION OF PARCEL 104, TAX MAP 141, LOCATED AT 421 EVERETT ROAD, 15.385 ACRES, FROM R-1 TO R-1/OSR (Homestead Land Holdings, LLC, Applicant)**

Staff recommended approval of Resolution PC-15-06, which recommends approval of Ordinance 15-07. The staff's recommendation was subject to the plat being approved and recorded which establishes the tract which is the subject of this rezoning.

*Commissioner Dick moved to approve Resolution PC-15-06 which recommends approval of Ordinance 15-07 subject to the staff's recommendation. Commissioner Povlin seconded the motion and the motion passed 6-0.*

**DISCUSSION AND PUBLIC HEARING ON A CONCEPT PLAN FOR MCKINLEY STATION SUBDIVISION, LOCATED AT 421 EVERETT ROAD, A PORTION OF PARCEL 104, TAX MAP 1412, ZONED R-1, 30 LOTS, 15.385 ACRES (Homestead Land Holdings, LLC, Applicant)**

Staff recommended approval of the concept plan subject to the following items being addressed:

- a) The property being rezoned to R-1/OSR;
- b) Approval and recording of the plat which establishes the tract from which this subdivision will be platted; and
- c) Please provide walking trail connections to the Montgomery property and to at least one side property line in Fox Run. This is consistent with what the Town has required in a number of developments, Sheffield, The Farm at Willow Creek, Vista, Split Rail Farm, Bridgemore, the Cove at Turkey Creek, etc.

*Commissioner Myers moved to approve a concept plan for McKinley Station Subdivision subject to staff's recommendation and a walking trail connection being added to the Montgomery property to the south. Commissioner Brun seconded the motion and the motion passed 6-0.*

**DISCUSSION ON A REQUEST TO REZONE PARCELS 54.01, 57, AND A PORTION OF 54, TAX MAP 151, 12723, 12733, AND 12743 UNION ROAD, 111.5 ACRES, FROM A TO R-1/OSR (Development Ventures, G.P., Applicant)**

*Item removed from the agenda at the request of the applicant.*

**DISCUSSION ON A REQUEST TO AMEND THE 2012 COMPREHENSIVE LAND USE PLAN FOR THE PROPERTY LOCATED TO THE WEST OF VILLAGE VETERINARY AND TO THE EAST OF THE FORMER PHILLIPS 66 ON KINGSTON PIKE, 16.23 ACRES, FROM OFFICE/LIGHT INDUSTRIAL TO MIXED USE TOWN CENTER (Craig Allen, Applicant)**

For discussion purposes only.

**DISCUSSION ON A REQUEST TO REZONE PARCEL 131, TAX MAP 142, LOCATED TO THE WEST OF VILLAGE VETERINARY AND TO THE EAST OF THE FORMER PHILLIPS 66 ON KINGSTON PIKE, 16.23 ACRES, FROM O-1 TO TCD (Craig Allen, Applicant)**

For discussion purposes only.

**DISCUSSION ON A REQUEST TO AMEND THE 2012 COMPREHENSIVE LAND USE PLAN FOR PARCEL 44, TAX MAP 152, LOCATED AT 430 VIRTUE ROAD, 87.1 ACRES, FROM MEDIUM DENSITY RESIDENTIAL TO OPEN SPACE CLUSTER RESIDENTIAL (Bryan E. Testerman Construction, Applicant)**

For discussion purposes only.

**DISCUSSION ON A REQUEST TO REZONE PARCEL 44, TAX MAP 152, LOCATED AT 430 VIRTUE ROAD, 87.1 ACRES, FROM A TO R-1/OSR (Bryan E. Testerman Construction, Applicant)**

For discussion purposes only.

**DISCUSSION OF AMENDMENTS TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, AS THEY RELATE TO THE DEFINITIONS OF ELDERLY HOUSING, ASSISTED LIVING, AND NURSING HOMES AND THE LAND AREA AND PARKING SPACE ALLOCATIONS FOR SUCH LAND USES (Peter Falk for Autumn Care II, LLC, Applicant)**

For discussion purposes only.

**DISCUSSION ON A REQUEST TO AMEND THE 2012 COMPREHENSIVE LAND USE PLAN FOR PARCEL 117, TAX MAP 142, LOCATED AT THE INTERSECTION OF N. CAMPBELL STATION ROAD AND HERRON ROAD, APPROXIMATELY 4.5 ACRES, FROM VERY LOW DENSITY RESIDENTIAL TO CIVIC/INSTITUTIONAL (Peter Falk for Autumn Care II, LLC, Applicant)**

For discussion purposes only.

**DISCUSSION ON A REQUEST TO REZONE PARCEL 117, TAX MAP 142, LOCATED AT THE INTERSECTION OF N. CAMPBELL STATION ROAD AND HERRON ROAD, APPROXIMATELY 4.5 ACRES, FROM R-2 TO R-6 (Peter Falk for Autumn Care II, LLC, Applicant)**

For discussion purposes only.

**DISCUSSION ON A REQUEST TO AMEND ARTICLE III., SECTION F., SUITABILITY OF THE LAND, IN THE FARRAGUT SUBDIVISION REGULATIONS**

Removed from the agenda at the request of staff.

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

None at this time

**ADJOURNMENT**

The meeting adjourned at 10:40 p.m.

  
Edwin K. Whiting, Secretary