MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION

September 17, 2015

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

Staff Representative: Mark Shipley, Community Development Director

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

CITIZEN FORUM

The staff reminded commissioners that there will be Property Rights training session on October 29, 2015 from 6 – 8 p.m. at the Town Hall in the Board Room.

Robert Hill gave the FMPC a letter on the Impact Fee discussion from the previous night's meeting. Martin Ritter also spoke briefly under citizen forum.

APPROVAL OF AGENDA

Commissioner St. Clair moved to approve the September 17, 2015 agenda with agenda item #4 being postponed at the request of the applicant. Commissioner Myers seconded the motion and the motion passed 9-0.

APPROVAL OF MINUTES

Commissioner St. Clair moved to approve the August 20, 2015 minutes with the correction of Commissioner Dick voting no for the Three Minute Magic Car Wash which resulted in a vote of 6 -2 with Commissioner Myers and Dick voting no. Commissioner Myers seconded the motion and the motion passed 8-0 with Commissioner Honken abstaining because he was absent.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR PHASE 2 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, A PORTION OF PARCEL 59 AND PARCEL 59.04, TAX MAP 152, 20.83 ACRES (Saddlebrook Properties, LLC, Applicant)

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

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR THE BANK OF AMERICA, PARCEL 37.02, TAX MAP 131, ZONED C-1, 10735 KINGSTON PIKE, 1.07 ACRES (Stanley Hill, Applicant)

The staff reviewed the revised site plan and noted that, if the planning commission was okay with retaining the requested parking spaces, the staff would recommend approval subject to the following items being satisfactorily addressed:

a) Please re-number the index page sheets and the sheets in the submittal to match what is in the plan set;
b) Please include all information on the 24 x 36 inch site plan sheets. For example, the HVAC units shown as screened by the building to verify they will not be visible from adjacent properties or rights of ways;
c) Pages 2, 3, 8, 9, 10, 16, and 17 were missing from the latest submittal. Is this because no changes were made to these sheets or was this an oversight?
d) In terms of the flag pole beacon lighting you will likely need some type of light deflection mechanism and shielding so that the light that is emitted is directed downward without any splaying. Please include this on the revision;
e) Please verify that the light source for fixtures KR6 does not protrude from the fixture enclosure and clarify the lumens proposed;
f) Light measurement, in general, should be expressed in lumens rather than watts since wattage does not measure the amount of light. Wall lighting should not exceed 950 lumens per fixture;
g) Prior to the issuance of a grading permit the revised landscape plan must be approved; and
h) Please provide a letter of credit for erosion control for $6,000.

Representatives from Bank of America were present and were in agreement with the staffs' comments. The attorney for the Bank asked that a revised sidewalk placement plan be considered since some of the proposed sidewalk would be on Costco's property. The staff indicated that an alternate sidewalk placement plan could be considered and asked if the planning commission would need to re-review this. Commissioners felt that, as long as the staff was comfortable with the revision, the staff could review and approve. Commissioners were okay with retaining the parking spaces requested since the parking lot would be screened with landscaping and porous pavers would be used for much of the excess parking. Bank representatives also sufficiently demonstrated the need for the additional parking spaces.

A motion was made by Commissioner Myers to approve the revised site plan subject to the staffs' recommendations. Motion was seconded by Commissioner Brun and motion passed 9-0.

DISCUSSION ON A REQUEST FOR AN ASSISTED LIVING FACILITY ON PARCEL 117, TAX MAP 142, LOCATED AT THE SOUTH INTERSECTION OF N. CAMPBELL STATION ROAD AND HERRON ROAD, APPROXIMATELY 4.5 ACRES (Peter Falk for Autumn Care II, LLC, Applicant)

For discussion purposes only.

DISCUSSION ON AMENDMENTS TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, THE FARRAGUT SUBDIVISION REGULATIONS AND THE TOWN OF FARRAGUT DEVELOPMENT MANUAL, TO AMEND LANGUAGE TO ADDRESS NEW LEGISLATION REGARDING VESTED PROPERTY RIGHTS AS ESTABLISHED IN §T.C.A. 13-4-310.

For discussion purposes only.

REVIEW AND CONSIDERATION OF AN AMENDMENT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION BY-LAWS TO ALLOW FOR ONE (1) NON-VOTING YOUTH MEMBER AS RECOMMENDED BY THE BOARD.

The staff reviewed this item and asked that a recommendation be forwarded to the Board of Mayor and Aldermen.

After a short discussion, Commissioner Myers moved to recommend support for the non-voting youth member with the stipulation that the representative be high school age and a preference given to a student that was a Town of Farragut resident. Motion was seconded by Aldermen Honken and motion passed 9-0.

DISCUSSION ON AMENDMENTS TO THE COMPREHENSIVE LAND USE PLAN UPDATE

For discussion purposes only.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 11:15 p.m.

Edwin K. Whiting

Edwin K. Whiting, Secretary