



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

December 17, 2015

MEMBERS PRESENT

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

MEMBERS ABSENT

Staff Representatives: Mark Shipley, Community Development Director
Ashley Miller, Assistant Community Development Director

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

CITIZEN FORUM

Chairman Holladay commented on Founder's Park being so beautiful with all the lighted trees and decoration. She commended Bud McKelvey and his crew for all their hard work.

APPROVAL OF AGENDA

Commissioner St. Clair moved to approve the December 17, 2015 agenda but with the deletion of Item #4 which has been postponed by the applicant and staff. Commissioner Myers seconded the motion and the motion passed 9-0.

APPROVAL OF MINUTES

Commissioner Honken moved to approve the November 19, 2015 minutes. Commissioner Myers seconded the motion and the motion passed 7-0-2, with Mayor McGill and Commissioner Brun abstaining since they were absent.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR CHANTILLY ACRES AT MCFEE SUBDIVISION, LOCATED AT 932 AND 1006 MCFEE ROAD, PARCELS 18 AND 18.01, MAP 162, ZONED R-1, 5 LOTS, 5.46 ACRES (Southern Beach Holdings, LLC, Applicant)

Postponed at the request of the staff and applicant.

11408 MUNICIPAL CENTER DRIVE FARRAGUT, TN 37934 865.966.7057

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DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR SUMMIT VIEW MEDICAL, PARCEL 45.01, MAP 151, ZONED C-1, LOCATED AT 12823 KINGSTON PIKE, 7.954 ACRES (Edward Keith Julian, Applicant)

The staff reviewed this item and recommended approval subject to the following items being satisfactorily addressed as verified in writing by Town staff:

- a) Since the revised sheets are the final set, please sign and seal all sheets in the site plan submittal;
- b) Please correct the title sheet to note that this is “construction documents” and not just “for review only”;
- c) Please clarify if the area where the sun room is proposed involves an expansion to the existing building;
- d) Please include on the site plan sheet the existing and post-improvement building and lot coverages. Based on the comment response letter, the building (not the lot) coverage would be 18.94%. Building coverage includes all structures under roof and total lot coverage includes all structures under roof and anything else that is not “green and growing” on the site;
- e) Upon completion of construction an as-built survey will be required;
- f) On the lighting plan sheet please include as a note that Fixture A will be flush mounted in the ceiling and will not protrude below the lower portion of the drive-thru canopy. Also, please clarify the lumens proposed for this fixture; and
- g) Once installed, the lighting must be field verified and approved by the Town staff.

A motion was made by Commissioner Honken to approve the site plan for Summit View Medical subject to items a-g being satisfactorily addressed as verified in writing by Town staff. Motion was seconded by Commissioner Whiting and motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR A CANOPY ADDITION FOR SEASONS INNOVATIVE BAR & GRILLE, PARCEL 191.04, MAP 130, ZONED C-2, LOCATED AT 11605 PARKSIDE DRIVE (Deron Little, Applicant)

The staff reviewed this item and noted that the material to be used for the roof will need to be discussed with the planning commission in terms of compliance with the Architectural Design Standards (ADS). Both the original site plan which showed a metal roof and the revised site plan which shows a fabric roof need to be assessed. The ADS do provide for flexibility in materials on the façade of a minor project.

The staff indicated that in accordance with Standard 2.20 in the ADS, exterior material, paint and roof colors should be used that are compatible with the surrounding context. This standard encourages the use of earth tones and muted colors, consistency with the existing façade, and stipulates that unpainted metal roofing should not be used. Standard 2.16 stipulates that fabricated metal panels or vinyl siding should not be used. In this context the staff explained that Standard 2.16 would appear to be specifically addressing building facades.

The ADS also encourage the use of high-quality durable materials and the staff questioned whether fabric in this application would be consistent this aspect of the ADS. Beyond whatever material is accepted for the roof, the staff recommended that the applicant explore the possibility of adding short brick columns on the corners similar to what was constructed for the Bad Daddy's and La Parilla covered seating areas. This would help tie the covered area to the remainder of the building.

A motion was made by Commissioner Honken to approve the site plan, which showed the fabric roof material, and to follow the staff's recommendation to add brick columns to tie the addition to the remainder of the building for the covered outdoor seating at the Seasons Innovative Bar & Grille. Motion was seconded by Commissioner St. Clair and motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR A PAVILION FOR SPLIT RAIL FARMS SUBDIVISION, PARCEL 32, GROUP D, MAP 141E, ZONED R-1/OSR, LOCATED AT 735 SPLIT RAIL LANE, 0.54 ACRES (Justin Morgan, Applicant)

The staff reviewed this request and recommended approval subject to the following items being satisfactorily addressed as verified in writing by Town staff:

- a) Please complete the most recent version of the site plan application. It appears the version submitted is prior to the current 9/2012 version;
- b) Please provide a fire hydrant within 400' of all accessible driving points of the structure;
- c) Please provide the required IFC approved fire apparatus turn around if the fire apparatus access road required exceeds 150' to a dead end. Please review appendix "D" of the 2012 IFC;
- d) Please provide fire protection calculations based on the adopted 2012 IFC;
- e) Staff was unable to locate the water lines and associated sizes on sheet C-1 or S-1;

- f) Please confirm the driveway pavement will support the required 30,000 lb per axel load requirement for fire apparatus.
- g) Please provide construction type of building in accordance with the 2012 IBC.
- h) Please sign and seal all sheets;
- i) There appears to still be some issues with the labeling of the light sources, the site plans shows SA and SB and the details show P1 and P2;
- j) Please ensure that the lighting schedule matches the fixtures shown on the plan. For example, there appear to be two SB fixtures on the plan but only one is noted in the schedule. Also, the wattage in relation to the lumens doesn't make sense;
- k) Prior to the issuance of a Certificate of Completion all landscaping shown on the approved landscape plan must be planted and a 2-year landscape maintenance letter of credit for \$7,500 provided;
- l) Though the fixture schedule alludes to this please add a note to the lighting plan that the vertical lens in the lantern fixture will be frosted; and
- m) Once installed, the lighting must be field verified and approved by the Town staff.

A motion was made by Commissioner Honken to approve the site plan for a pavilion for Split Rail Farms Subdivision subject to items a-m being satisfactorily addressed as verified in writing by Town staff. Motion was seconded by Commissioner Povlin and motion passed unanimously.

DISCUSSION ON AMENDMENTS TO THE COMPREHENSIVE LAND USE PLAN

For discussion purposes only.

DISCUSSION ON A REQUEST TO AMEND THE 2012 COMPREHENSIVE LAND USE PLAN (CLUP) FOR A PORTION OF THE PROPERTY LOCATED AT 12639 KINGSTON PIKE, 30.13 ACRES, FROM CIVIC INSTITUTIONAL TO COMMERCIAL (Paul R. Swan, 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 (Paul R. Swan, Applicant)

For discussion purposes only.

**DISCUSSION ON AMENDMENTS TO PROVIDE FOR A CIVIC/
INSTITUTIONAL ZONING DISTRICT**

For discussion purposes only.

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