



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

September 15, 2016

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ed Whiting, Secretary
Noah Myers
Betty Dick
Rose Ann Kile
Drew Carson
Jack Coker, Youth Representative

MEMBERS ABSENT

Louise Povlin, Alderman
Ralph McGill, Mayor

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 welcomed new commissioner Drew Carson.

APPROVAL OF AGENDA

Staff noted that Item # 9 has been withdrawn at the request of the applicant.

A motion was made by Commissioner Dick to approve the agenda and removing Item #9 that was withdrawn at the request of the applicant. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

APPROVAL OF MINUTES

A motion was made by Commissioner St. Clair to approve the August 18, 2016 minutes. The motion was seconded by Commissioner Dick and the motion passed 4-0-2 with Commissioners Myers and Carson abstaining.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR BRIDGEMORE, PHASE I, LOTS 109-112, LOCATED AT THE INTERSECTION OF FARMGATE LANE AND BARNSLEY ROAD, , PARCELS 109-112, TAX MAP 152P, GROUP B, ZONED R-1/OSR, 4 LOTS, APPROXIMATELY 2.14 ACRES (Brian Shugart, Applicant)

Staff recommended approval subject to the following items being satisfactorily addressed as verified in writing by the Town staff:

- 1) Please revise Note #11 to state “Subject property is located in Flood Zone “X” being outside the 500 year flood zone per the National Flood Insurance Rate Map Community Panel No. 47093C0352F, last revised May 02, 2007;”
- 2) Please ensure that the developer knows that this re-plat will need to be reflected when the concept plan is revised;
- 3) Please label the sinkhole lip elevation (not sinkhole area) and the 50 foot building setback from the sinkhole lip elevation – this is the language used in the Sinkhole Ordinance;
- 4) Please adjust the Certificate of Ownership and General Dedication block to include all affected properties. Each affected owner of each property will need to sign the plat in this block;
- 5) Please correct the typo in Note #2. Note #3 should break the areas into the affected lots; and
- 6) Please indicate in a plat note that the building and lot coverages are per the recorded plat for Bridgemore Phase I.

A motion was made by Commissioner Myers to approve the plat subject to the staff recommendations. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR PHASE IV 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 59.09, TAX MAP 152, ZONED R-1/OSMR, 19 LOTS, 7.391 ACRES (Saddlebrook Properties, LLC, Applicant)

Provided that continued efforts are made to improve stabilization and with the understanding that building permits will be withheld until stabilization is provided to the Town’s standards, the staff recommended approval of the plat subject to the following items being addressed as verified in writing by the Town staff:

- 1) Please coordinate with the staff on the planting of the required four (4) two (2) inch caliper replacement trees that will be needed for the hackberry tree removed;
- 2) Please provide an update to the covenants prior to the issuance of a building permit;
- 3) Please reference in a plat note the future public road connection (platted public right of way) to Dunlin Lane for the Scarbrough property – please coordinate the note wording with the Town staff;
- 4) Please complete all items on Town staff’s punchlist, including stabilization;
- 5) A completion letter of credit will be required for any items left incomplete, such as sidewalks. Staff will calculate an amount;
- 6) A maintenance letter of credit (that will cover landscaping, drainage, pedestrian facilities, and streets) will be required, and staff will calculate.

A motion was made by Commissioner St. Clair to approve the plat subject to the staff recommendations and the understanding that building permits could be withheld if stabilization was not provided to the Town’s standards. The motion was seconded by Commissioner Dick and the motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR THE WALKING TRAIL AND ASSOCIATED "NO-RISE" CERTIFICATION ASSOCIATED WITH THE WALKING TRAIL STREAM CROSSING FOR AUTUMN CARE III ASSISTED LIVING, PARCEL 117, TAX MAP 142, ZONED S-1, LOCATED AT 400 HERRON ROAD, 4.68 ACRES (Autumn Care III, LLC/Peter Falk, Applicant)

Staff recommended approval of the no-rise and walking trail location.

A motion was made by Commissioner Myers to approve the no-rise and walking trail location. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR FOX DEN COUNTRY CLUB, PARCEL 12, TAX MAP 152, ZONED R-2, LOCATED AT 12284 NORTH FOX DEN DRIVE, 156.99 ACRES (Cory Griffis, Applicant)

Staff recommended approval subject to the following items being satisfactorily addressed as verified in writing by the Town staff:

- 1) Please specify on the title sheet the renovations and addition you are proposing with this submittal;
- 2) Please include on the 11 x 17 sheets the cut sheet information for the proposed lighting fixture;
- 3) The mini split HVAC unit must be screened by the building it is serving. Landscaping cannot be used to fulfill this requirement;
- 4) Please note that approval of the site plan does not constitute approval of the building in terms of code compliance.

A motion was made by Commissioner St. Clair to approve the site plan subject to the staff recommendations. The motion was seconded by Commissioner Kile and the motion passed 4-0-2 with Commissioners Dick and Myers abstaining.

DISCUSSION AND PUBLIC HEARING ON A REVISED SITE PLAN FOR PREMIER EYECARE, LOCATED AT 11111 KINGSTON PIKE, PARCELS 22-24, TAX MAP 143A, GROUP A, ZONED C-1 AND FPD, 3 LOTS, 2.22 ACRES (Urban Engineering, Inc., Applicant)

The staff noted that the remaining staff comments were as follows:

- 1) Prior to the issuance of a grading permit the water and sewer plan must be signed off by FUD;
- 2) Please include specification sheets for all of the proposed light fixtures and on the site plan 24x36 sheets;
- 3) Please construct a retaining wall and use the site's natural topography to lessen tree removal and disturbance on the site. This would help save the trees that were shown to be saved on the original site plan;
- 4) The staff would consider the building, as proposed, as being out of character with the office building to the west. One goal of the ADS was to provide for more consistency in the appearance of buildings adjacent to each other, especially where the adjacent building is a building that adheres to the design standards and is mostly brick;
- 5) Please remove any reference to signage from the site plan submittal;
- 6) Prior to the issuance of a Certificate of Occupancy a digital as-built will be required in a JPEG format;

- 7) Please provide an irrevocable letter of credit for erosion control for \$10,000;
- 8) Please provide a copy of TDOT access permit.

Commissioner Whiting arrived at 7:23 p.m. A motion was made by Commissioner Myers to approve the site plan subject to the staff recommendations excluding comment #'s 3 and 4. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

DISCUSSION ON A CONCEPT PLAN FOR RENAISSANCE CROSSING, LOCATED AT 12639 KINGSTON PIKE, PARCEL 58 AND A PORTION OF PARCEL 62.01, TAX MAP 151, ZONED C-1, R-2 AND FLOODPLAIN, 30 ACRES (GBS Engineering, Applicant)

Removed from the agenda.

DISCUSSION ON TEXT AMENDMENTS TO THE FARRAGUT ZONING ORDINANCE, CHAPTER 3., SECTION IX., ATTACHED SINGLE-FAMILY RESIDENTIAL DISTRICT (R-4), SUBSECTION C.11., TO AMEND THE SETBACK PROVISIONS FOR ACCESSORY STRUCTURES (Gregory Huddy, Applicant)

For discussion purposes only.

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR THE TOWN OF FARRAGUT PUBLIC WORKS PROPERTY, PARCEL 74, TAX MAP 130, 731 FRETZ ROAD, ZONED S-1, T OVERLAY AND OS-P, 11.29 ACRES, AND A VARIANCE REQUEST FROM THE SUBDIVISION REGULATIONS REQUIREMENT TO CONSTRUCT SIDEWALKS AND OTHER PEDESTRIAN FACILITIES ON FRETZ ROAD (Professional Land Systems representing Concord Telephone Company, Applicant)

Staff recommended approval of the variance due to the minor nature of the plat.

A motion was made by Commissioner Myers to approve the variance due to the minor nature of the plat. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

Staff recommended approval of the plat subject to the following items being addressed as verified in writing by the Town staff:

- 1) Please show the proposed underground telecommunications line as following the north edge of the Public Works driveway;
- 2) Please submit the revised plat on 18x24 sized paper;
- 3) Please note the purpose of the plat more precisely (i.e. to establish an easement for the extension of a telecommunications line);
- 4) Please show the physical easement related to this proposed utility extension;
- 5) The S-1 has been recently updated. So just note that the S-1 is per the Farragut Zoning Ordinance;
- 6) An easement agreement must be coordinated with the Town Attorney and then taken to and approved by the Board of Mayor and Aldermen. The recorded agreement will then need to be referenced on the plat when it is recorded.

A motion was made by Commissioner St. Clair to approve the plat subject to the staff recommendations. The motion was seconded by Commissioner Myers and the motion passed unanimously.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time.

ADJOURNMENT

The meeting adjourned at 8:57 p.m.


Edwin K. Whiting, Secretary