



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

October 20, 2016

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ed Whiting, Secretary
Ralph McGill, Mayor
Louise Povlin, Alderman
Noah Myers
Betty Dick
Rose Ann Kile
Drew Carson

MEMBERS ABSENT

Jack Coker, Youth Representative

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

None.

APPROVAL OF AGENDA

A motion was made by Commissioner St. Clair to approve the agenda and reflect the postponement of Item's 5 and 6 that were withdrawn at the request of the applicants. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

APPROVAL OF MINUTES

A motion was made by Commissioner St. Clair to approve the September 15, 2016 minutes. The motion was seconded by Commissioner Dick and the motion passed 7-0-2 with Commissioners Povlin and Mayor McGill abstaining.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A MINOR SUBDIVISION PLAT FOR THE SAMUEL GUINN PROPERTY, PARCEL 76.02, TAX MAP 142, LOCATED AT THE CORNER OF RUSSFIELD DRIVE AND WEST HERITAGE DRIVE, ZONED R-2, 1.11 ACRES, AND A VARIANCE REQUEST FROM THE SUBDIVISION REGULATIONS REQUIREMENT TO CONSTRUCT SIDEWALKS AND OTHER PEDESTRIAN FACILITIES ON RUSSFIELD DRIVE AND WEST HERITAGE DRIVE (John Cronan, Applicant)

Staff recommended approval of the variance to not construct sidewalks along the affected public street frontages of these lots given the minor nature of the subdivision.

A motion was made by Commissioner Myers to approve the variance. 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) The approval of the plat will have to be conditioned on sewer being extended to the property. The Town will not sign off on the plat and thus it cannot be recorded until sewer has physically been extended to both lots and is in place;
- 2) Please remove the extra acreage noted on Lot 1;
- 3) Please revise the rear setback to reflect the correct setback of 25 rather than 30 feet;
- 4) Please include the full phone number of Samuel Guinn; and
- 5) Please correct the flood note to address some typographical errors, include the map date, and the signature of the surveyor.

A motion was made by Commissioner St. Clair to approve the plat subject to Items 1-5. The motion was seconded by Commissioner Myers and the motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A PRELIMINARY PLAT FOR PETERSON ROAD EXTENSION, PARCELS 69 AND 69.01, TAX MAP 142, LOCATED OFF OF KINGSTON PIKE, 7.753 ACRES (Goodworks Unlimited, LLC, Applicant)

This item has been postponed at the request of the applicant and will be discussed in November along with the site plan for the Villages of Farragut Senior Living Community.

DISCUSSION AND PUBLIC HEARING ON A CONCEPT PLAN FOR EASTON PARK, PARCEL 59.11, TAX MAP 152, LOCATED AT 11739 TURKEY CREEK ROAD, 34 LOTS, 15.447 ACRES (Site Incorporated, Applicant)

This item has been postponed at the request of the staff and this has been conveyed to the applicant. There are a number of remaining comments that deal with the arrangement of open space and the road alignment. The staff will need to work out these issues with the applicant prior to planning commission consideration.

DISCUSSION AND PUBLIC HEARING ON A 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)

Staff recommended approval of Resolution PC-16-17.

A motion was made by Commissioner Povlin to approve Resolution PC-16-17. The motion was seconded by Commissioner Dick and the motion passed unanimously.

DISCUSSION ON A REQUEST TO AMEND THE 2012 COMPREHENSIVE LAND USE PLAN FOR A PORTION OF PARCEL 116.01, TAX MAP 130, NORTH OF FARRAGUT COMMONS AND CHAPEL POINT AND PARCELS 96 AND 96.01, TAX MAP 142, LOCATED ON GRIGSBY CHAPEL ROAD FROM MEDIUM DENSITY RESIDENTIAL TO CIVIC/INSTITUTIONAL (Diversified Holdings, Inc., Applicant)

For discussion purposes only.

DISCUSSION ON A REQUEST TO REZONE A PORTION OF PARCEL 116.01, TAX MAP 130, NORTH OF FARRAGUT COMMONS AND CHAPEL POINT, FROM R-2 AND FPD TO R-4 AND FPD, PARCELS 96 AND 96.01, TAX MAP 142, LOCATED ON GRIGSBY CHAPEL ROAD, FROM R-4 TO S-1, 19.73 ACRES (Diversified Holdings, Inc., 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 (Glen Glafenheim, 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 AND FPD TO R-1/OSR AND FPD (Glen Glafenheim, Applicant)

For discussion purposes only.

DISCUSSION ON A TEXT AMENDMENT TO THE FARRAGUT ZONING ORDINANCE, CHAPTER 3., SECTION XII., GENERAL COMMERCIAL (C-1), SUBSECTION B.12., TO AMEND THE PROVISIONS TO ALLOW FOR OUTDOOR KENNEL FACILITIES (Dog Days Canine Playschool, Applicant)

For discussion purposes only.

DISCUSSION ON AMENDMENTS TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, TO ALLOW FOR FOOD TRUCKS WITHIN COMMERCIAL ZONING DISTRICTS (Pat O'Brien, Applicant)

For discussion purposes only.

DISCUSSION AND PUBLIC HEARING ON A TEXT AMENDMENT TO THE FARRAGUT ZONING ORDINANCE, CHAPTER 4., SECTION III., ANTENNAS AND TOWERS, TO PROVIDE FOR A NEW TELECOMMUNICATION PROVISIONS

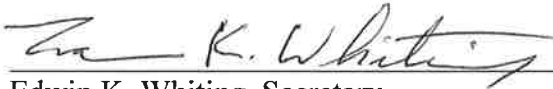
For discussion purposes only.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time.

ADJOURNMENT

The meeting adjourned at 9:46 p.m.


Edwin K. Whiting, Secretary