



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

December 15, 2016

MEMBERS PRESENT

Rita Holladay, Chairman
Ed Whiting, Secretary
Louise Povlin, Alderman
Noah Myers
Betty Dick
Rose Ann Kile
Drew Carson
Jack Coker, Youth Representative

MEMBERS ABSENT

Ralph McGill, Mayor
Ed St. Clair, Vice-Chairman

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

A motion was made by Commissioner Myers to approve the agenda as presented. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

APPROVAL OF MINUTES

A motion was made by Commissioner Myers to approve the November 17, 2016 minutes as submitted. The motion was seconded by Commissioner Whiting and the motion passed unanimously with Commissioners Povlin, Kile and Carson abstaining because they were absent.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR PLANET FITNESS, 11433 KINGSTON PIKE, ZONED C-1/MUTC (Mike Twiss, Applicant)

If the site plan were approved, the staff recommended that the approval be subject to the following items being satisfactorily addressed:

- 1) Please follow the site plan checklist for all applicable items;
- 2) Please ensure that the proposed building materials and general appearance of the proposed exterior modifications are consistent with the remainder of the shopping center and the Architectural Design Standards (ADS);
- 3) Since some modification is being proposed to the site (e.g. the addition of a dumpster and enclosure), please submit a detailed site plan of this portion of the development. The “site plan” shown on the revision does not qualify as a site plan. This would need to include the applicable items noted on the site plan checklist and differs from the tenant space layout diagram that was provided;
- 4) The resubmittal must be on sheets no greater than 24” x 36”;
- 5) Please add the map and parcel information to the title block;
- 6) Please have the designer seal and sign all plan sheets;
- 7) Please number the sheets 1 of ..., 2 of ..;
- 8) Please add a written and graphic scale to all plan sheets;
- 9) Please show the dumpster enclosure location on the scaled site plan;
- 10) All materials and colors swatches need to be included as part of the site plan submittal. The response letter notes cut sheets but those elements need to be included in the packet submittal and not as freestanding documents;
- 11) The purple banding proposed on the façade is very bright and out of context with the surrounding development (ADS 2.20). This will need to be changed to an earth tone or muted color;
- 12) Please provide screening details for the new HVAC units to verify that they will not be visible from adjacent properties or rights of ways; and
- 13) Please include a detail on the plans of the wall sconce lights. These must comply with the Town’s outdoor site lighting requirements.

Commissioner Myers moved to approve the site plan subject to the items noted by the staff which included some further architectural design changes with the parapet and the gable on the front so as to match the remainder of the shopping center. As a condition of approval, this revision would need to be forwarded to the commissioners for their review. Motion was seconded by Commissioner Kile and motion passed 6-0-1, with Commissioner Povlin abstaining.

DISCUSSION AND PUBLIC HEARING 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, ADJACENT GRIGSBY CHAPEL ROAD, FROM MEDIUM DENSITY RESIDENTIAL TO CIVIC/INSTITUTIONAL (Diversified Holdings, Inc., Applicant)

The staff noted that the applicant has requested to amend their rezoning application. The amended request, from the staffs' perspective, would not warrant a change to the future land use map.

Commissioner Myers made a motion that given the applicant's amended rezoning request, no action should be taken on an amendment to the future land use map in the Comprehensive Land Use Plan. Commissioner Povlin seconded the motion and the motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE A PORTION OF PARCEL 116.01, TAX MAP 130, NORTH OF FARRAGUT COMMONS AND CHAPEL POINT, 8.63 ACRES, FROM R-2 AND FPD TO R-4 AND FPD, AND TO REZONE PARCELS 96 AND 96.01, TAX MAP 142, ADJACENT TO GRIGSBY CHAPEL ROAD, 11.43 ACRES, FROM R-4 TO S-1, (Diversified Holdings, Inc., Applicant)

The staff noted that the applicant asked to postpone their request to rezone Parcels 96 and 96.01, Tax Map 142, 11.43 acres, from R-4 to S-1 but wished to continue with their request to rezone a portion of Parcel 116.01, Tax Map 130, 8.63 acres, from R-2 and FPD to R-4 and FPD. The staff indicated that Ordinance 16-23 was revised accordingly and that Resolution PC-16-19 recommends approval of Ordinance 16-23.

Commissioner Myers made a motion to remove from the applicant's request the rezoning of Parcels 96 and 96.01, Tax Map 142, adjacent to Grigsby Chapel Road, 11.43 Acres, from R-4 to S-1. The motion was seconded by Commissioner Povlin and the motion passed unanimously. The staff noted, and the commission agreed, that should this or any other portion of the property be later desired for a rezoning, a new application and public notification process would apply.

Commissioner Kile made a motion to approve Resolution PC-16-19 to rezone a portion of Parcel 116.01, Tax Map 130, from R-2 and FPD to R-4 and FPD. Commissioner Myers seconded the motion and the motion passed unanimously.

DISCUSSION ON TEXT AMENDMENTS TO THE FARRAGUT SUBDIVISION REGULATIONS, ARTICLE III., GENERAL REQUIREMENTS AND MINIMUM DESIGN STANDARDS., TO PROVIDE FOR NEW REQUIREMENTS IN RELATION TO STREET WIDTHS AND PEDESTRIAN FACILITIES (Saddlebrook Properties, LLC, Applicant)

For discussion purposes only.

DISCUSSION ON TEXT AMENDMENTS TO THE FARRAGUT ZONING ORDINANCE, CHAPTER 3., SECTION IX., ATTACHED SINGLE-FAMILY RESIDENTIAL DISTRICT (R-4), TO PROVIDE FOR NEW REQUIREMENTS (Saddlebrook Properties, LLC, Applicant)

For discussion purposes only.

DISCUSSION AND PUBLIC HEARING ON AMENDMENTS TO THE FARRAGUT ZONING ORDINANCE, CHAPTER 4., SECTION XX., PARKING AND LOADING., TO PROVIDE FOR NEW REQUIREMENTS ASSOCIATED WITH OFF-STREET PARKING

Staff recommended approval of Resolution PC-16-20 which recommended approval of Ordinance 16-27. After a discussion, the commission asked that some minor amendments be made to the ordinance and brought back for a vote at a subsequent meeting.

DISCUSSION AND PUBLIC HEARING ON THE ADOPTION OF A COLOR PALETTE TO HELP STRENGTHEN THE IMPLEMENTATION OF THE ADOPTED ARCHITECTURAL DESIGN STANDARDS

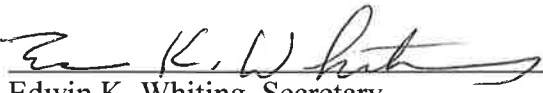
Staff recommended approval of Resolution PC-16-21 which recommended approval of Ordinance 16-28. After a discussion, the commission asked that some minor amendments be made to the ordinance and brought back for a vote at a subsequent meeting.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time.

ADJOURNMENT

The meeting adjourned at 10:20 p.m.


Edwin K. Whiting, Secretary