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MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION

March 16, 2017

MEMBERS PRESENT
Rita Holladay, Chairman
Ed Whiting, Secretary
Ralph McGill, Mayor
Louise Povlin, Alderman
Betty Dick
Rose Ann Kile
Jack Coker, Youth Representative

MEMBERS ABSENT
Ed St. Clair
Noah Myers
Drew Carson

Staff Representatives: Mark Shipley, Community Development Director

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

1. **CITIZEN FORUM**
Staff discussed upcoming training opportunities. Commissioner Dick asked the Commission if the small lot residential housing workshop would be necessary if this was something other commissioners did not envision adopting.

2. **APPROVAL OF AGENDA**
A motion was made by Commissioner Povlin to approve the agenda. The motion was seconded by Commissioner Whiting and the motion passed unanimously.

3. **APPROVAL OF MINUTES**
A motion was made by Commissioner Povlin to approve the February 16, 2017 minutes as submitted. The motion was seconded by Commissioner Kile and the motion passed unanimously.

4. **DISCUSSION AND PUBLIC HEARING ON A REVISED PRELIMINARY PLAT FOR HANOVER COURT, PARCEL 37, GROUP A, TAX MAP 151K, LOCATED ON OLD STAGE ROAD AT THE S. WATT ROAD INTERSECTION, 2.2965 ACRES (Turner Homes, LLC, Applicant)**
The staff recommended against the revision to the preliminary plat. Richard Lemay was present on behalf of the applicant. After a short discussion, Commissioner Kile move to approve the applicant's request due to concerns with a pump system. The motion was subject to a certified arborist being hired by the developer to review the alignment and make recommendations for minimizing the impact to existing tree cover. These recommendations

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would then need to be followed and the arborist conduct site visits and assessments to ensure that the work was completed and any post installation measures could be employed. In addition to this, replacement trees would be required and would need to be shown on a landscape plan that would be approved by the Town with a letter of credit provided for completion and maintenance. The motion was also subject to the applicant exploring options for providing a walking path through some of the area disturbed by the proposed sanitary sewer line. The revised sanitary sewer line and any pedestrian easements would need to be approved by FUD and a plat approved by the Planning Commission and recorded for the easements. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

5. **DISCUSSION AND PUBLIC HEARING ON A CONCEPT PLAN FOR BROOKWOOD COURT SUBDIVISION, PARCEL 105.02, TAX MAP 151, LOCATED AT 12630 OLD STAGE ROAD, ZONED R-2, 8 LOTS, 5.64 ACRES (Steve Bethel, Applicant)**
The staff reviewed this and noted that the applicant would need as a separate motion a variance from the Subdivision Regulations to reduce the width of the proposed street from 26 to 24 feet. The staff recommended approval of this variance given the short length of the street and the fact that it could not be extended due to an existing built out condition surrounding the property. Richard Lemay was present on behalf of the applicant.

After a very brief discussion, a motion was made by Commissioner Povlin to approve the variance for the reasons noted by staff. The motion was seconded by Commissioner Kile and the motion passed 5-1, with Commissioner Dick voting in opposition.

The Commission then considered approval of the concept plan. The staff recommended approval of the concept plan subject to the following comments:

a) That it is understood that this is conceptual and could change to some degree when the more detailed preliminary plat is prepared;
b) That the "pond" is determined by TDEC to not be a sinkhole; and
c) That the applicant consider whether they will have a subdivision entrance sign and, if so, designate a sign easement area that will subsequently be recorded with the final plat.

A motion was made by Commissioner Povlin to approve the concept plan subject to the staff's comments. The motion was seconded by Commissioner Dick and the motion passed unanimously.

6. **DISCUSSION AND PUBLIC HEARING 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 Glafenhein, Applicant)**
The staff reviewed this item and recommended to approve the request to change the portion of the property that is currently designated as Medium Density Residential to Open Space Cluster Residential. From the staffs' perspective, Open Space Cluster Residential would be more appropriate than Medium Density Residential given the property's physical characteristics. The portions of the property with the Open Space land use designation would not change.

After a short discussion, a motion was made by Commissioner Povlin to follow staffs' recommendation. The motion was seconded by Commissioner Dick and the motion passed unanimously.

7. **DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE PARCEL 44, TAX MAP 152, LOCATED AT 430 VIRTUE ROAD, 87.1 ACRES, FROM A, R-2 AND FPD TO R-1/OSR AND FPD (Glen Glafenhein, Applicant)**
   The staff reviewed this item and indicated that the R-1/OSR and FPD would be an appropriate zoning district for the property and its physical characteristics. Since final approval for a rezoning of the property would allow for a substantial increase in development density, the staff recommended that, as a condition for rezoning approval, Virtue Road must be improved to the standards provided for in the Farragut Subdivision Regulations.

A lengthy discussion ensued. Glen Glafenhein was present as the applicant. A motion was made by Commissioner Kile to approve Resolution PC-17-07 which recommends approval of Ordinance 17-07. The motion was conditioned on Virtue Road being improved to the standards provided for in the Farragut Subdivision Regulations. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

8. **DISCUSSION AND PUBLIC HEARING ON TEXT AMENDMENTS TO THE FARRAGUT ZONING ORDINANCE, CHAPTER 3., SECTION XXVI., PLANNED COMMERCIAL DEVELOPMENT DISTRICT (PCD)., TO PROVIDE FOR RESIDENTIAL USES AND UPDATE OTHER PROVISIONS (Kingston Pike Properties, LLC, Applicant)**
   The staff reviewed this item and recommended approval of Resolution PC-17-03 which recommends approval of Ordinance 17-03. Commissioner Dick asked if more than one low impact development (LID) measure could be required for these larger planned developments. A long discussion ensued. The staff recommended that Section B. 4., be replaced with new language that would need to be determined with the Town Engineer and that would stipulate that at least 25% of the stormwater runoff for the entire development would be accommodated with LID practices. This would need to be demonstrated on the drainage plan and in the drainage calculations for the development and the applicable measures specified as part of the site and landscape plan submittals.

Commissioner Kile also recommended some modified wording in Section C. 3. a. 1) and 2) as it relates to setbacks in front yards. A motion was made by Commissioner Povlin to approve Resolution PC-17-03 subject to the amended wording provided by staff in relation to LID measures and the modified wording recommended by Commissioner Kile. The motion was seconded by Commissioner Kile and the motion passed unanimously.

9. **DISCUSSION AND PUBLIC HEARING ON AMENDMENTS RELATED TO BUILDING STYLE AND FORM ASSOCIATED WITH THE IMPLEMENTATION OF THE ADOPTED ARCHITECTURAL DESIGN STANDARDS**
   The staff reviewed this item and recommended approval of Resolution PC-17-02 which recommends approval of Ordinance 17-02.

A motion was made by Commissioner Dick to approve Resolution PC-17-02. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

10. **DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR A TEXT AMENDMENT TO THE FARRAGUT ZONING ORDINANCE, CHAPTER 4.,**

SECTION III., ANTENNAS AND TOWERS, TO PROVIDE FOR NEW TELECOMMUNICATIONS PROVISIONS

The staff reviewed this item and included some images in the Power Point that illustrated different types of telecommunications structures and how the proposed ordinance may address these. The staff discussed with the Commission the critical sections of Ordinance 17-08. A conversation ensued over the permitted height for Towers in residential zoning districts. The Commissioners asked the staff to check into what would be the shortest Tower possible that could still provide service. Commissioners also noted a couple of minor changes that needed to be made to the ordinance and the staff indicated that those would be taken care of.

A motion was then made by Commissioner Povlin to approve Resolution PC-17-08 which recommends approval of Ordinance 17-08. The motion was subject to the staff checking into what would be the shortest Tower possible, for properties zoned residential, that could still provide service and, if different from what is currently in Ordinance 17-08, include that provision in the ordinance. The motion was seconded by Commissioner Kile and the motion passed unanimously.

11. **DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR A TEXT AMENDMENT TO THE FARRAGUT ZONING ORDINANCE, CHAPTER 3., SECTION XI., MULTI-FAMILY RESIDENTIAL DISTRICT (R-6), SUBSECTION G., BUILDING FAÇADE REQUIREMENTS, TO REFERENCE THE ADOPTED FARRAGUT ARCHITECTURAL DESIGN STANDARDS**

    The staff recommended approval of Resolution PC-17-04 which recommends approval of Ordinance 17-04.

A motion was made by Commissioner Dick to approve Resolution PC-17-04. The motion was seconded by Mayor McGill and the motion passed unanimously.

12. **DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR A TEXT AMENDMENT TO THE FARRAGUT ZONING ORDINANCE, CHAPTER 3., SECTION XXVIII., OPEN SPACE MULTI-FAMILY RESIDENTIAL OVERLAY DISTRICT (OSMFR), SUBSECTION H., BUILDING FAÇADE REQUIREMENTS, TO REFERENCE THE ADOPTED FARRAGUT ARCHITECTURAL DESIGN STANDARDS**

    The staff recommended approval of Resolution PC-17-05 which recommends approval of Ordinance 17-05.

A motion was made by Commissioner Dick to approve Resolution PC-17-05. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

13. **DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR A TEXT AMENDMENT TO THE FARRAGUT ZONING ORDINANCE, CHAPTER 4., GENERAL PROVISIONS AND EXCEPTIONS, SECTION XXIV., SPECIAL EVENTS PERMIT, (A)(1)(E)., COMMERCIAL, OFFICE AND NOT-FOR-PROFIT/NON-PROFIT ENTITIES TO INCLUDE SALES FROM TRUCKS BEING PERMITTED PER SPECIAL EVENTS APPLICATION APPROVAL**

    The staff recommended approval of Resolution PC-17-06 which recommends approval of Ordinance 17-06.

A motion was made by Commissioner Povlin to approve Resolution PC-17-06. The motion was seconded by Commissioner Kile and the motion passed unanimously.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time.

ADJOURNMENT

The meeting adjourned at 10:23 p.m.

E. K. Whiting

Edwin K. Whiting, Secretary