



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

September 21, 2017

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ralph McGill, Mayor
Louise Povlin, Alderman
Betty Dick
Rose Ann Kile
Jack Coker, Youth Representative

MEMBERS ABSENT

Ed Whiting
Noah Myers
Drew Carson

Staff Representatives: Mark Shipley, Community Development Director
Bart Hose, Assistant Community Development Director
Zachary Bonham, Planner
Gary Palmer, Assistant Town Administrator

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

1. CITIZEN FORUM

Chairman Holladay introduced Daniel Parlon, a Life Scout, of Troup 125. He is obtaining his Communications Merit Badge. Mark Shipley introduced Zachary Bonham as a new Planner that recently started working with the Town. Commissioners were also reminded that if they attended the August 31 training on Property Rights to please bring their certifications to the Town staff so that they could keep track of training hours.

2. APPROVAL OF AGENDA

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

3. APPROVAL OF MINUTES

A motion was made by Commissioner Povlin to approve the August 17, 2017 minutes. The motion was seconded by Commissioner Dick and the motion passed with Commissioner Kile and Mayor McGill abstaining due to being absent.

4. DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR A VARIANCE FROM THE DISTANCE FROM INTERSECTIONS AND DISTANCE BETWEEN DRIVEWAYS REQUIREMENTS IN THE DRIVEWAYS AND OTHER ACCESSWAYS ORDINANCE IN ASSOCIATION WITH A REQUESTED RIGHT IN RIGHT OUT ACCESS ONTO CONCORD ROAD FOR THE PROPERTY REFERENCED AS PARCEL 37.03, TAX MAP 153, 4.68 ACRES, ZONED NC (Knox County) (John and Sarah Mailen, Applicant)

The staff reviewed the item.

A motion was made by Commissioner St. Clair to approve a request for a variance that would provide for a right in and right out only access onto Concord Road that would be 380 feet from Second Drive and 310 feet from the curb cut to the north. The variance approval was also subject to there being no median cut now or in the future from what is shown on the TDOT Concord Road improvement plans. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

5. DISCUSSION AND PUBLIC HEARING ON A CONCEPT PLAN REVISION FOR THE BRIDGEMORE SUBDIVISION OFF MCFEE ROAD, 282.97 ACRES, ZONED R-1/OSR (Placemakers No. 2 Partnership, Applicant)

The staff recommended approval subject to the open space shown for Phase 3 being consistent with the preliminary plat for Phase 3.

A motion was made by Commissioner St. Clair to approve a concept plan revision for the Bridgemore Subdivision subject to the staffs' recommendation. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

6. DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR AN ADDITION TO THE FARRAGUT ENT BUILDING AT 144 CONCORD ROAD, 1.4 ACRES, ZONED C-1 (Urban Engineering, Applicant)

The staff recommended approval subject to fire lane striping being added to the turn around.

A motion was made by Commissioner Kile to approve a site plan for an addition to the Farragut ENT Building subject to the staffs' recommendation. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

7. DISCUSSION AND PUBLIC HEARING ON SITE PLAN REVISIONS INVOLVING BUILDING ELEVATIONS AND THE PERCENTAGE OF MASONRY PROVIDED IN ASSOCIATION WITH THE OVERLOOK AT CAMPBELL STATION APARTMENTS, PARCELS 108 AND 109, TAX MAP 130, ZONED R-6/OSMFR, 820 N. CAMPBELL STATION ROAD, 31.94 ACRES (GBS Engineering, Applicant)

The staff reviewed the revised building elevations and noted that they appeared to meet the original ADS masonry percentages.

A motion was made by Commissioner Povlin to approve site plan revisions involving building elevations and the percentage of masonry provided in association with The Overlook at Campbell Station Apartments. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

8. DISCUSSION AND PUBLIC HEARING ON THE CAMPBELL STATION INN PHASE III CONCEPT PLAN AT 11401 KINGSTON PIKE

Gary Palmer presented the concept plan and recommended approval.

A motion was made by Commissioner Kile to approve the Concept Plan for the Campbell Station Inn Phase III. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

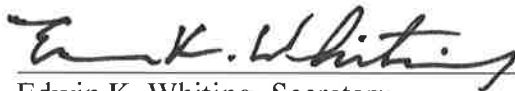
9. DISCUSSION AND PUBLIC HEARING ON UPDATES TO THE SINKHOLE ORDINANCE

Bart Hose presented the new Sinkhole Ordinance and recommended approval.

A motion was made by Commissioner Kile to approve Resolution PC-17-11 which recommends approval of Ordinance 17-15 subject to the staff incorporating the applicable minor modifications recommended by Dr. Peter Lemiszki, Chief Geologist, TDEC. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

ADJOURNMENT

The meeting adjourned at 8:45 p.m.



Edwin K. Whiting, Secretary