



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

February 18, 2016

MEMBERS PRESENT

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

MEMBERS ABSENT

Annette Brun

Staff Representative: Mark Shipley, Community Development Director

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

CITIZEN FORUM

Chairman Holladay noted that Ashley Miller and Mark Shipley will be conducting a training session on basic elements of land use and zoning on March 3 at 5:30 pm in the Board Room.

APPROVAL OF AGENDA

Commissioner St. Clair moved to approve the February 18, 2016 agenda with agenda item #4 being postponed at the request of the applicant. Commissioner Povlin seconded the motion and the motion passed unanimously.

APPROVAL OF AMENDED MINUTES

As noted at the January planning commission meeting, the April 16, 2015 minutes in relation to the vote taken on the future land use map change for the property referenced as 12639 Kingston Pike were incorrect. The staff presented the modified minutes and a motion was made by Commissioner Povlin to approve the amended minutes. Commissioner St. Clair seconded the motion and the motion passed unanimously.

APPROVAL OF MINUTES

Commissioner Myers moved to approve the January 21, 2016 minutes. Commissioner Povlin seconded the motion and the motion passed unanimously.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR CHANTILLY ACRES AT MCFEE SUBDIVISION, LOCATED AT 932 AND 1006 MCFEE ROAD, PARCELS 18 AND 18.01, MAP 162, ZONED R-1, 5 LOTS, 5.46 ACRES (Southern Beach Holdings, LLC, Applicant)

This item was removed from the agenda as part of the approval of the agenda.

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR PHASE III 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, A PORTION OF PARCEL 59, TAX MAP 152, ZONED R-1/OSMR, 20 LOTS, 12.95 ACRES (Saddlebrook Properties, LLC, Applicant)

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

1. Please correct the total lot number on the final plat (there should be 19 houselots and 1 open space lot);
2. Please include as part of Note 9 that the Briarstone Homeowners Association shall assume ownership and maintenance of Lot 58;
3. Please provide a 2-year maintenance letter of credit for \$5,000 for landscaping;
4. Please provide a recorded copy of the covenants prior to the issuance of a building permit;
5. In order to avoid a situation where a property owner alleges that they were unaware of a walking trail being constructed adjacent to their lot, please, at a minimum given the time of year, complete the base stone so that there is visual evidence that walking trails will be placed in the general area;
6. Please complete all remaining items on staff's punchlist, including grow-in of stabilization; and
7. Please provide a completion letter of credit for surface course (road and trails) and sidewalk completion. The amount will be provided by the Town Engineer.

A motion was made by Commissioner St. Clair to approve the final plat subject to Comments 1-7 being satisfactorily addressed as verified in writing by the Town staff. Motion was seconded by Commissioner Whiting and motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A PLAT OF CORRECTION TO MODIFY SIDE YARD SETBACK REQUIREMENTS FOR THE SHEFFIELD SUBDIVISION – PHASE II, PARCEL 52.03, TAX MAP 152, 27.4 ACRES, 56 LOTS, ZONED R-1/OSR (Saddlebrook Properties, LLC, Applicant)

Staff recommended approval.

A motion was made by Commissioner Dick to approve the plat of correction. Motion was seconded by Commissioner Povlin and motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO MEASURE THE NORTH LIMIT OF THE RECOMMENDED OS-P ZONING DISTRICT ABUTTING UNION ROAD FOR THE PROPERTY AT 12639 KINGSTON PIKE, PARCEL 58, TAX MAP 151, FROM THE EXISTING RIGHT OF WAY OF UNION ROAD RATHER THAN THE REQUIRED RIGHT OF WAY OF UNION ROAD BASED ON ITS CLASSIFICATION ON THE MAJOR ROAD PLAN

Staff recommended that the measurement for the north limit of the OS-P Zoning District along Union Road be taken from the required rather than the existing right of way.

A motion was made by Commissioner St. Clair to measure the north limit of the OS-P Zoning District from the existing right of way of Union Road. Motion was seconded by Commissioner Dick and motion passed 6-0-1 with Commissioner Myers abstaining.

DISCUSSION AND PUBLIC HEARING ON AMENDMENTS TO CHAPTER 2 OF THE FARRAGUT ZONING ORDINANCE TO AMEND AND PROVIDE FOR NEW DEFINITIONS RELATED TO ELDERLY HOUSING

Staff recommended approval of Resolution PC-16-03.

A motion was made by Commissioner Whiting to approve Resolution PC-16-03 with Section 2 being clarified that only the definitions listed were being modified. Motion was seconded by Commissioner Myers and motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON AMENDMENTS TO THE TEXT OF CHAPTER 3 OF THE FARRAGUT ZONING ORDINANCE, SECTION XX., COMMUNITY SERVICE DISTRICT (S-1), TO REPLACE IT WITH NEW REQUIREMENTS, SECTION XI., MULTI-FAMILY RESIDENTIAL DISTRICT (R-6) AND SECTION XXVIII., OPEN SPACE MULTI-FAMILY RESIDENTIAL OVERLAY (OSMFR), TO REMOVE ELDERLY AND GROUP HOUSING PROVISIONS AND NURSING HOMES AS PERMITTED USES, AND SECTION XII., GENERAL COMMERCIAL DISTRICT (C-1), TO REPLACE ELDERLY HOUSING WITH ASSISTED-CARE LIVING FACILITIES AS A PERMITTED USE

Staff recommended approval of Resolution PC-16-04.

A motion was made by Commissioner Myers to approve Resolution PC-16-04 with Section H. Maximum Lot Coverage, being changed from 70% to 60%. Motion was seconded by Commissioner St. Clair and motion passed 6-1 with Commissioner Dick voting in opposition.

DISCUSSION AND PUBLIC HEARING ON AMENDMENTS TO THE TEXT OF CHAPTER 4 OF THE FARRAGUT ZONING ORDINANCE, SECTION VII., ELDERLY HOUSING, TO REPLACE IT WITH SENIOR LIVING COMMUNITY PROVISIONS, SECTION X., GROUP OR CLUSTER HOUSING PROJECTS, TO REMOVE THE PROVISIONS ASSOCIATED WITH GROUP OR CLUSTER HOUSING PROJECTS, SECTION XVIII. E., NURSING HOME REGULATIONS, TO AMEND THE AREA REGULATIONS, SECTION XX. A. 3., PARKING AND LOADING, TO AMEND THE PARKING PROVISIONS ASSOCIATED WITH INDEPENDENT LIVING AND ASSISTED-CARE LIVING FACILITIES

Staff recommended approval of Resolution PC-16-05.

A motion was made by Commissioner St. Clair to approve Resolution PC-16-05. Motion was seconded by Commissioner Myers and motion passed unanimously.

DISCUSSION ON A REQUEST TO AMEND THE 2012 COMPREHENSIVE LAND USE PLAN FOR PARCEL 117, TAX MAP 142, LOCATED AT THE INTERSECTION OF N. CAMPBELL STATION ROAD AND HERRON ROAD, APPROXIMATELY 4.5 ACRES, FROM VERY LOW DENSITY RESIDENTIAL TO CIVIC/INSTITUTIONAL (Peter Falk for Autumn Care II, LLC, Applicant)

For discussion purposes only.

DISCUSSION ON A REQUEST TO REZONE PARCEL 117, TAX MAP 142, LOCATED AT THE INTERSECTION OF N. CAMPBELL STATION ROAD AND HERRON ROAD, APPROXIMATELY 4.5 ACRES, FROM R-2 TO S-1/CIVIC/INSTITUTIONAL (Peter Falk for Autumn Care II, LLC, Applicant)

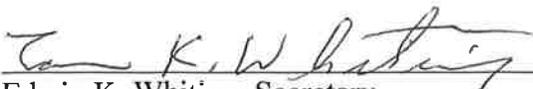
For discussion purposes only.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 9:10 p.m.


Edwin K. Whiting, Secretary