



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

April 21, 2016

MEMBERS PRESENT

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

MEMBERS ABSENT

Staff Representatives: Ashley Miller, Assistant Community Development Director
Gary Palmer, Assistant Town Administrator
Mark Shipley, Community Development Director

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

CITIZEN FORUM

APPROVAL OF AGENDA

Commissioner St. Clair moved to approve the April 21, 2016 agenda. Motion was seconded by Commissioner Dick and the motion passed unanimously.

APPROVAL OF MINUTES

On the March 17, 2016 minutes, Commissioner Dick noted that she voted nay on the Comprehensive Land Use Plan amendment and the rezoning request associated with Herron Road. Commissioner St. Clair made a motion to approve the minutes with the amendment noted by Commissioner Dick. Motion was seconded by Commissioner Brun and motion passed 7-0-2 with Commissioner Myers and Alderman Polvin abstaining because they were absent.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A PLAT OF CORRECTION FOR PHASE II OF THE COTTAGES AT PRYSE FARM SUBDIVISION, PARCELS 1-24, GROUP D, TAX MAP 162B AND PARCEL 8.01, TAX MAP 162, 4.78 ACRES, 24 LOTS, ZONED R-1/OSMR (Wilcox Development, LLC, Applicant)

Staff recommended approval.

A motion was made by Commissioner Myers to approve the plat of correction for Phase II of the Cottages at Pryse Farm Subdivision. Motion was seconded by Alderman Povlin and the motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR O'REILLY AUTO PARTS, PARCEL 36, GROUP B, TAX MAP 143G, ZONED C-1, LOCATED AT 10870 KINGSTON PIKE, 1.04 ACRES (Thornton Drive, LLC, Applicant)

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

- 1) The proposed right out access onto Kingston Pike will require a variance from Section 16-406 of the Driveways and Other Accessways Ordinance. Specifically, the access does not meet the distance requirement from the nearest intersection and the distance between driveways;
- 2) Please omit the sidewalk section on Sheet C2.0 east of the access onto Kingston Pike;
- 3) A plat for access, pedestrian, and other easements and to provide the required right of way will be required prior to the issuance of a Certificate of Occupancy;
- 4) An as-built of the project in a JPEG format will be required prior to the issuance of a Certificate of Occupancy;
- 5) Consistent with the ADS, please modify the red to an earth tone or muted color;
- 6) Consistent with the ADS, please provide for an iconic design feature;
- 7) Please label or include in a legend the surface treatment that is shown under the parking spaces and the treatment that is shown on the remainder of the improved surfaces – these appear as different designations on the plan. Are the areas where the parking is shown permeable pavers and the other areas heavy duty pavement?
- 8) Please label the HVAC units on the appropriate sheets and include a note on those sheets which states that all HVAC units will be screened by the building they are serving so that the HVAC units are not visible from adjacent properties or rights of ways;
- 9) Please remove the “Not for Construction: For permitting and city review purposes only” statement;
- 10) Please remove all non-regulatory signage from the site plan sheets;
- 11) Please express the light output in lumens rather than wattage;
- 12) A landscape plan must be approved by the VRRB prior to the issuance of a grading permit;
- 13) Please submit LOC for Erosion Control for \$6,000;
- 14) Please submit Drainage Fee of \$514;

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- 15) Please submit TDOT driveway permit. Staff will prepare approval letter from Town for submittal to TDOT; and
- 16) Please submit NOC.

Commissioner Myers made a motion to approve the site plan subject to the items noted by staff and coordination between staff and the applicant to achieve a look closer to the Grove City rendering that was included in the packets and in the Power Point presentation. Motion was seconded by Commissioner Brun and the motion passed unanimously.

Commissioner St. Clair made a motion to approve the 200' variance from the Driveways and Other Accessways Ordinance. Motion was seconded by Alderman Povlin and the motion passed unanimously.

DISCUSSION ON A REQUEST TO REZONE PARCEL 59.07, TAX MAP 152, LOCATED AT 11739 TURKEY CREEK ROAD, APPROXIMATELY 16.38 ACRES, FROM R-1 TO R-3 (Site Incorporated, Applicant)

For discussion purposes only.

DISCUSSION ON A REQUEST TO AMEND THE FRONT YARD SETBACK PROVISIONS IN COMMERCIAL ZONING DISTRICTS (MBH, Inc., Applicant)

For discussion purposes only.

DISCUSSION OF CREATING A MIXED USE/NEIGHBORHOOD COMMERCIAL DISTRICT

For discussion purposes only.

DISCUSSION AND PUBLIC HEARING ON THE FY 2017 CAPITAL INVESTMENT PLAN

Staff recommended approval.

Commission Whiting made the motion to approve. Motion was seconded by Commissioner St. Clair and the motion passed unanimously.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 9:28 p.m.


Edwin K. Whiting, Secretary