



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

May 19, 2016

MEMBERS PRESENT

Ed Whiting, Secretary
Ralph McGill, Mayor
Louise Povlin, Alderman
Betty Dick
Noah Myers
Annette Brun
Rose Ann Kile

MEMBERS ABSENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman

Staff Representative: Mark Shipley, Community Development Director

Commissioner Whiting called the meeting to order at 7 p.m.

CITIZEN FORUM

Mike Mitchell spoke about the updated public notice signs and that they needed to be re-visited in terms of their legibility and general effectiveness. The staff indicated that they would address this and take suggested revisions to the VRRB for their input.

APPROVAL OF AGENDA

Alderman Polvin moved to approve the May 19, 2016 agenda. Motion was seconded by Commissioner Kile and the motion passed unanimously.

APPROVAL OF MINUTES

Alderman Povlin moved to approve the April 21, 2016 minutes. Commissioner Dick seconded the motion and the motion passed unanimously.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR FARRAGUT TOWN CENTER, PARCEL 137.09, TAX MAP 142, ZONED C-1/MUTC, LOCATED AT 103 S. CAMPBELL STATION ROAD, 2.21 ACRES (Paul Schaffer/Mike Channel and First Farragut Development, Applicants)

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

- 1) Please provide the calculated fire flow and quantity of fire hydrants in accordance with Appendix B & C of the 2012 International Fire Code. Please provide this information on the drawings.
- 2) Staff would encourage the developer to include a fire sprinkler system in the scope of this project to allow for greater flexibility for future use as a restaurant or similar function that may include the sale or serving of alcohol;
- 3) Please clarify the location of the remote exits for the ~4,400 sq. ft. space;
- 4) Please consult with the codes staff on satisfying the building code requirements for building separation;
- 5) All storm sewer pipes should be concrete, not HDPE. Staff regrets that this item was overlooked on first submittal;
- 6) Please submit NOC;
- 7) Please clarify that the pole lights do not exceed 28 feet in height;
- 8) Please include a more detailed diagram showing the building mounted lights in relation to their appearance on the building. Are there any lights proposed near the building entrances? Any gooseneck or other external illumination for building mounted signage will be reviewed as part of the sign permit application process;

Commissioner Myers asked that a defined cap be incorporated into the top of the buildings and that this revision be forwarded to the staff along with the revisions addressing the staffs' remaining comments. A motion was made by Commissioner Brun to approve the site plan for the Farragut Town Center with the additional stipulation noted by Commissioner Myers. Motion was seconded by Commissioner Myers and the motion passed unanimously.

DISCUSSION AND PUBLIC HEARING 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)

Staff recommended approval of Resolution PC-16-07, subject to a survey being provided prior to a review from the Board of Mayor and Aldermen to establish a metes and bounds description of the area to be rezoned.

Mike Mitchell, a resident of the Brixworth Subdivision, spoke about some concerns with the density and lot sizes in the R-3 Zoning District. A discussion ensued involving whether to cap the density. A motion was made by Commissioner Myers to approve Resolution PC-16-07, subject to a survey being provided prior to a review from the Board of Mayor and Aldermen to establish a metes and bounds description of the area to be rezoned and to a density cap of no more than 35 houselots. Motion was seconded by Alderman Povlin and the motion passed unanimously.

DISCUSSION ON A REQUEST TO REZONE A PORTION OF PARCEL 69, TAX MAP 142, NORTH OF THE FARRAGUT CHURCH OF CHRIST, 22.13 ACRES, FROM R-2 TO S-1 (Goodworks Unlimited, LLC, Applicant)

For discussion purposes only.

DISCUSSION AND PUBLIC HEARING ON A CONCEPT PLAN FOR THE VILLAGES OF FARRAGUT, LOCATED OFF SMITH ROAD, A PORTION OF PARCEL 69, TAX MAP 142, ZONED R-2, 22.13 ACRES (Goodworks Unlimited, LLC, Applicant)

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

- 1) Adequate one-way road width is not provided at the entrance boulevard. Please address;

- 2) Construction of proposed structures must meet the requirements of the Farragut Municipal Code, Title 12, Section 12-102.5 and 6. The architect has been advised and additional discussions are occurring on this item;
- 3) Approval of the rezoning request for the subject area from R-2 to S-1;
- 4) Ensuring that pedestrian facilities are provided along the full length of Peterson Road;
- 5) Consider stubbing the pedestrian facility to the intersecting lot lines of the subject property, Waverly Court, and the property to the west of Baldwin Park. This will provide for more flexibility with future connections;
- 6) Please identify and incorporate into the median of Peterson Road the large Eastern red cedar so as to provide a landmark entrance feature that would benefit the project;
- 7) Ensuring that all applicable aspects of the Architectural Design Standards will be satisfied with subsequent more detailed site plan documents;
- 8) The concept plan being consistent with any applicable recommendations from the Traffic Impact Study, as reviewed by the Town Engineer.

Alderman Povlin made a motion to approve the Concept Plan for the Villages of Farragut. Motion was seconded by Commissioner Myers and the motion passed unanimously.

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

For discussion purposes only.

DISCUSSION ON TEXT AMENDMENTS TO THE FARRAGUT ZONING ORDINANCE, CHAPTER 3., SECTION XII., GENERAL COMMERCIAL DISTRICT (C-1), TO ALLOW FOR CRAFT BREWERY USES (Steve Dedman, Applicant)

For discussion purposes only.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 10:55 p.m.


Edwin K. Whiting, Secretary