



MINUTES  
FARRAGUT MUNICIPAL PLANNING COMMISSION

January 18, 2018

**MEMBERS PRESENT**

Rita Holladay, Chairman  
Ed St. Clair, Vice-Chairman  
Ed Whiting, Secretary  
Ralph McGill, Mayor  
Louise Povlin, Alderman  
Noah Myers  
Betty Dick  
Drew Carson  
Jack Coker, Youth Representative

**MEMBERS ABSENT**

Rose Ann Kile

**Staff Representatives:** Mark Shipley, Community Development Director  
Bart Hose, Assistant Community Development Director

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

1. **CITIZEN FORUM**

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 December 21, 2017 minutes. The motion was seconded by Commissioner St. Clair and the motion passed unanimously with Mayor McGill and Commissioners' Myers and Carson abstaining because they were absent.*

4. **DISCUSSION AND PUBLIC HEARING ON A REQUEST TO CURRENT PROVISIONS FOR APPROVAL OF A RESUBDIVISION PLAT TO ADJUST THE FINISHED FLOOR ELEVATION (FFE) AND RELOCATE THE 50 FOOT BUILDING SETBACK BUFFER, AS MEASURED FROM THE SINKHOLE LIP ELEVATION, FOR LOT 60 IN UNIT 3 OF THE SHEFFIELD SUBDIVISION, .267 ACRES, ZONED R-1/OSR (Ryan Lynch, Applicant)**

The staff recommended approval subject to the following conditions and/or corrections:

1. The recommendations contained in the “Geotechnical Considerations for Construction” and “Sinkhole Risk Reduction and Corrective Actions” sections of the GEOServices report should be made conditions of the plat approval. The report and recommendations should be recorded with the plat and referenced accordingly on the plat as a guide to future construction on the lot;
2. Plat Note #15 should be amended to comply with the Minimum Finished Floor Elevation requirement of the recently amended Sinkhole Ordinance. In this case, it would be one (1) foot above the highest adjacent grade measured at the building. This standard applies within 50-feet of a sinkhole where the land in question is not located within a defined sinkhole drainage area. The requirement is not directly related to the building setback line and staff recommends that it be applied to the lot. In addition, any alteration to the F.F.E standard would first require a separate variance from the provisions of the Sinkhole Ordinance;
3. Plat Note #9 should be amended to clarify that Tax Map “Lot 78” is Lot 59 on both the original plat and this replat; and
4. All required certificates should be signed, and the surveyor should sign the face of his stamp.

*A motion was made by Commissioner Myers to approve the resubdivision plat for the reasons noted by the staff. The motion was seconded by Commissioner Povlin and the motion passed unanimously.*

**5. DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR APPROVAL TO AMEND THE CONCEPT PLAN FOR THE BRIDGEMORE SUBDIVISION AS IT RELATES TO LOTS THAT HAVE BEEN COMBINED AND HOW TO CALCULATE THE PERMISSIBLE LOT AND BUILDING COVERAGES (Placemakers No. 2 Partnership, Applicant)**

The staff recommended approval.

*A motion was made by Commissioner Dick to approve a request to amend the concept as presented by the applicant and recommended by staff. The motion was seconded by Commissioner Carson and the motion passed unanimously.*

**6. DISCUSSION ON AMENDING ACTION TAKEN BY THE PLANNING COMMISSION ON JUNE 21, 1990 IN RELATION TO APPROVAL SUBJECT TO ASSOCIATED WITH FINAL APPROVAL OF UNIT 4 OF THE SWEET BRIAR SUBDIVISION (Town of Farragut, Applicant)**

For discussion purposes only.

**7. DISCUSSION ON A SITE PLAN FOR KINGSTON PIKE VILLAGE, PARCELS 78.03, 79, 80, AND 81, TAX MAP 151, 13110 KINGSTON PIKE, WEST INTERSECTION OF S. WATT ROAD AND KINGSTON PIKE, 18.59 ACRES, ZONED PCD, PLANNED COMMERCIAL DEVELOPMENT (GBS Engineering, Applicant)**

For discussion purposes only.

**8. DISCUSSION AND PUBLIC HEARING ON AMENDMENTS TO THE FARRAGUT SUBDIVISION REGULATIONS AS THEY RELATE TO GRASS STRIP WIDTHS BETWEEN STREETS AND PEDESTRIAN FACILITIES, PLAN SUBMITTAL REQUIREMENTS, CONNECTIVITY, AND STREET STANDARDS (Town of Farragut, Applicant)**

The staff reviewed this item and noted the Resolution PC-18-03 reflected amendments to Article II of the Subdivision Regulations concerning application submittal requirements. Commissioner Myers recommended that the requirement for more than one public street vehicular access into and out of the development may also be waived by the Planning Commission when a subdivision will have thirty (30) or less dwelling units. This language would parallel the Town's fire code related provisions.


*A motion was made by Commissioner Povlin to approve Resolution PC-18-03 with the modification recommended by Commissioner Myers. The motion was seconded by Commissioner Myers and the motion passed unanimously.*

The staff reviewed Resolution PC-18-04 and noted that it reflected amendments to Article III of the Subdivision Regulations concerning general requirements and minimum standards of design. The staff indicated that the same language recommended by Commissioner Myers in relation to Resolution PC-18-03 would also be reflected, where applicable, in Resolution PC-18-04.

*A motion was made by Commissioner Myers to approve Resolution PC-18-04. The motion was seconded by Commissioner Povlin and the motion passed unanimously.*

**ADJOURNMENT**

The meeting adjourned at 10 p.m.

  
Edwin K. Whiting, Secretary