

**MINUTES  
FARRAGUT MUNICIPAL PLANNING COMMISSION**

**April 16, 2009**

**MEMBERS PRESENT**

Bob Hill, Chairman  
Ed St. Clair, Vice-Chairman  
Carol Evans, Secretary  
Eddy Ford, Mayor  
Dot LaMarche, Alderman  
Bob Edlund  
Rita Holladay  
Ron Honken  
Connie Rutenber

**MEMBERS ABSENT**

**Staff Representatives:** Ruth Viergutz Hawk, Community Development Director  
Gary Palmer, Interim Town Administrator  
Darryl Smith, Town Engineer  
Sue Stuhl, Leisure Services Director  
Allison Myers, Town Recorder  
Dan Olson, Budget Director

Chairman Hill called the meeting to order at 7:02 p.m.

**CITIZEN FORUM**

Sara Davey expressed safety concerns about the intersection of S. Hobbs Road at Kingston Pike and asked the town to look into it.

Mayor Ford announced withdrawal of all action, rezoning request and preliminary plat, on his property, 11500 and 11524 Kingston Pike [memo attached].

Ralph Dimmick, 901 McFee Road, requested consideration of purchase of his land.

Commissioner Honken questioned the minimum public notification requirements and the town's process.

*Commissioner Honken moved to change No. 4 to position No. 3 and No. 7 to position No. 4.  
Commissioner LaMarche seconded the motion and the motion passed 9-0.*

**APPROVAL OF MINUTES**

*Mayor Ford moved to approve the March 19, 2009, minutes as submitted. Commissioner St. Clair seconded the motion and the motion passed 9-0.*

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## **AGENDA ITEMS**

### **DISCUSSION AND PUBLIC HEARING ON THE FINAL PLAT FOR RELOCATED BELLEAIRE DRIVE AND FIRST BAPTIST CHURCH OF CONCORD, ZONED R-3, R-1-S-A & R-2 (First Baptist Church of Concord, Applicant)**

Staff recommended approval of the final plat subject to addressing the following items:

1. In the third line of plat note #13, add the words “flat tops and A-frame/Buildings A, B, C, and D)” between the words “old buildings...located”;
2. Plat note #5 - clarify setback differences for churches vs. residences;
3. Has gas been moved out of old Belleaire Drive right-of-way? If not, please add an easement;
4. Posting a landscape 2 year maintenance LOC prior to the issuance of a Certificate of Occupancy;
5. Complete all items on staff’s punchlist;
6. Submit irrevocable letter of credit for maintenance of Belleaire Drive, sidewalk, detention basin and drainage improvements for \$37,000;
7. Meet all town requirements; and
8. Obtain the appropriate signatures.

A general discussion followed.

*Commissioner LaMarche moved to approve the final plat subject to staff’s recommendation. Commissioner Honken seconded the motion and the motion passed 9-0.*

### **DISCUSSION AND PUBLIC HEARING ON THE 2010-2014 CAPITAL IMPROVEMENT PLAN**

Staff (Hawk) presented the staff CIP, Draft 1. A general discussion followed.

*Mayor Ford moved to approve Draft 1 of the CIP. Commissioner Evans seconded the motion and the motion passed 9-0.*

### **DISCUSSION AND PUBLIC HEARING ON A CONCEPT PLAN FOR THE FARRAGUT MEMORIAL, TO BE LOCATED AT THE TOWN HALL, EAST OF THE ENTRANCE DRIVE, ZONED O-1**

Sue Stuhl, Leisure Services Director, and Jennifer Salyer, BWSC, presented the concept plan of the Farragut Memorial. Staff recommended approval of the concept plan.

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*Commissioner Rutenber moved to approve the concept plan. Mayor Ford seconded the motion and the motion passed 9-0.*

**DISCUSSION AND PUBLIC HEARING ON A REQUEST TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, CHAPTER 4, SECTION V, DAY CARE FACILITIES, TO NOT REQUIRE ALL DAYCARE FACILITIES TO HAVE AN OUTSIDE PLAY AREA (Shalinka Brickhouse, Applicant)**

Staff recommended approval of Resolution PC-09-04 which recommends approval of Ordinance 09-04 and the Zoning Ordinance text amendment to the Board of Mayor and Aldermen.

*Commissioner St. Clair moved to approve Resolution PC-09-04 and Commissioner Honken seconded the motion and the motion passed 9-0.*

**DISCUSSION AND PUBLIC HEARING ON AN AMENDMENT TO THE FARRAGUT SUBDIVISION REGULATIONS, ARTICLE III. GENERAL REQUIREMENTS AND MINIMUM STANDARDS, B., 2., TO CLARIFY SIDEWALK/CURB/GUTTER REQUIREMENTS AND TO INCREASE THE MINIMUM GRASS STRIP WIDTH, AND 4., TO REQUIRE LETTERS OF CREDIT RATHER THAN BONDS AS SURETY**

Staff recommended approval of Resolution PC-09-05.

*Commissioner Edlund moved to approve Resolution PC-09-05. Commissioner Rutenber seconded the motion and the motion passed 9-0.*

**DISCUSSION ON A REQUEST TO AMEND THE TEXT OF THE FARRAGUT MUNICIPAL CODE, TITLE 16, CHAPTER 4, SECTION 16-406 (2)(a), DRIVEWAYS AND OTHER ACCESS WAYS, NUMBER OF ACCESS POINTS (Place Makers Partnership, Applicant)**

For discussion purposes only.

*Commissioner Honken moved to defer action and for staff to look at alternatives and bring it back up at the June meeting. Mayor Ford seconded the motion and the motion passed 8-1 with Chairman Hill casting the dissenting vote.*

**DISCUSSION OF AN AMENDMENT TO THE FARRAGUT SUBDIVISION REGULATIONS, TO CLARIFY THE DIFFERENCE BETWEEN A WATER QUALITY DRAINAGE EASEMENT AND A DRAINAGE EASEMENT**

For discussion purposes only.

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**DISCUSSION OF AMENDMENTS TO THE FARRAGUT ZONING ORDINANCE AND THE FARRAGUT MUNICIPAL CODE, TO CLARIFY MAXIMUM FINISHED SLOPES AND STABILIZATION REQUIREMENTS**

For discussion purposes only

**PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES**

Staff presented the following easement requests from First Utility District of Knox County:

- Part 1: Located on the west side of N. Campbell Station Road, just northwest of Herron Road
- Part 2: Located on the west side of N. Campbell Station Road approximately half way between Herron Road and Sonja Drive
- Part 3: Located on the west side of N. Campbell Station Road, extending from approximately 350' northwest of Sonja Drive to approximately 250' southeast of Sonja Drive
- Part 4: Located on the west side of N. Campbell Station Road, just northwest of the High School entrance

*Commissioner St. Clair moved to recommend approval of the four FUD easements adjacent to N. Campbell Station Road to the Board of Mayor and Aldermen provided it is ensured there are no conflicts with the roadway project, no conflicts with future park use, no conflicts with existing landscaping, and that FUD maintains access to the park and library at all times. Commissioner Holladay seconded the motion and it passed 9-0.*

**ADJOURNMENT**

The meeting adjourned at 10:05 p.m.

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Carol Evans, Secretary