

MUNICIPAL PLANNING COMMISSION

March 13, 2018, Regular Meeting @ 7 p.m.

Brandon Butler, Chairman
Daniel Jenkins, V Chairman
Christie Slaughter, 1st Secretary
Mike Anderson, 2nd Secretary
Patti Carroll, Mayor

Derek Burks, Commissioner
Salvatore Cali
Jim Powers
Sheree Qualls

Present: Butler, Jenkins, Slaughter, Qualls, Anderson, Powers, Cali, Burks,

Absent: Carroll

Others Present: Attorney Mills, Planner Kristin Costanzo, City Manager Scott Collins, Micah Sullivan

- Butler Called Meeting to Order at **7:01 PM**
- Opening Prayer and Pledge - **Butler**
- Approval of Agenda
Burks made a motion for approval. Cali Seconded. All were in favor.
- Citizen Comments (*limited to the first five citizens to sign in and three minutes each*)
None
- Approval of Minutes: **February, 2018 – Regular Meeting**
Burks made a motion for approval. Powers Seconded. Slaughter corrected opening to include “Butler” leading the prayer and pledge. All were in favor.

NEW BUSINESS

- 1. Revision to Final Plat, Whispering Winds Subdivision. 15 Proposed Lots on 10.47 acres. Property located along Cumberland Drive (Tax Map 047, Parcel 67.01). R-20 Zoning District. Property owned by Walt Totty.**

Walt Totty Present

Jenkins read Staff Comments (Attached)

Burks made a motion to approve. Powers seconded the motion. All were in favor

- 2. Revision to Site Plan, Subway Restaurant. 2.16 acres. Property located along Highway 96 North (Tax Map 018, Parcel 18.00). CG Zoning District. Property owned by Prakash Patel.**

Trent Smith Present

Jenkins read Staff Comments (Attached)

Slaughter- Asked question about dining room layout, architectural question

Power- Asked question regarding the small strip center

Smith- Future phase

Owen- Sheet 2.0 shows phases

Costanzo- Fire Dept has required the hydrants for future phases with phase 1

Burks made a motion to approve. Cali seconded the motion. All were in favor

- 3. Final Plat, Pepper Tree Cove Subdivision, Phase 2. 6 Proposed Lots on 2.10**

acres. Property located along Horn Tavern Drive (Tax Map 022, Part of Parcel 15.00). RS-15 PUD Zoning District. Property owned by Duke and Duke, LLC.

Tim Mangrum Present

Jenkins read Staff Comments (Attached)

Slaughter- Phase 1 has been approved

Mangrum- Gave history of Pepper Tree Cove PUD, Redesigned
Infrastructure presently installed

Jenkins- Question regarding open space, is it adequate for all phases

Mangrum- Open space at 14%, over the 10% as required
Open Space to be used as natural buffer
Common Area in Phase 1: pavilion, parking, fire pit, amenities

Burks made a motion to approve, Slaughter seconded the motion, All were in favor

4. Conceptual Improvement/Development Plan, Kenny Taylor Subdivision. Six Proposed Lots on 8.25 acres. Property located at 7312 Taylor Road (Tax Map 042, Parcels 76.00 and 77.08). 8.25 acres. RS-40 Zoning District. Property owned by Kenny Taylor.

Tim Mangrum Present

Jenkins read Staff Comments (Attached)

Burks- How close is this to the Proposed Otter Creek Subdivision

Mangrum- Adjoins

Burks- Would sidewalks here join those of the Otter Creek Subdivision

Costanzo- Would not, does not meet up to any frontage
As side note, road is not in the city and would be difficult to
add/require sidewalks or asphalt/road width

Owen- Currently 22 feet of road width

Jenkins- Discusses appeal based on width of lots

Mangrum – Was denied R20 rezoning, all lots over 1 acre (R40)
Asking for variance for building envelope width setbacks

Jenkins- Is this a variance the PC can grant?

Costanzo- Must go to BOZA, April 2, 2018
This plan is development and would come back to PC at final

Anderson- Why would we not require sidewalks and curb/gutter?

Costanzo- No curb/gutter on any of Taylor Rd and this would be a short
section that could cause drainage issues
No sidewalks network on Taylor Rd, would only be 6 lots (800')

Jenkins- Do we have a sidewalk fund to add sidewalks later when
annexed?

Mills- Because it is not City ROW, PC could not order sidewalks
Can require that sidewalks be added IF an agreement is
reached with the Williamson County

Jenkins- Suggests fee for sidewalks not being installed

Collins- Fees would have to be by ordinance, voted by BOC
No provision to enforce or require sidewalks out of city
No provision for maintenance of sidewalks out of city
BOC could adopt fee, PC adopt regulation into Subdivision
Regulations, PC could then enforce fees

Burks made a motion to approve with variance for no sidewalks on this project, Cali seconded the motion. All were in favor

5. Final Plat, Scarborough Place Subdivision, Phase 3. 11 Proposed Lots on 2.23 acres. Property located along Scarborough Place (Tax Map 042G, Group B, Parcel 4.00). R-20 PUD Zoning District. Property owned by Thomas Smithson.

Thomas Smithson Present

Jenkins read Staff Comments (Attached)

Smithson- Questions to Owens about requirements of As-Built Surveys

Owen- Has entirety of road and storm water infrastructure been installed? When was infrastructure installed?

Smithson- Installed in last year, Grading was done "a while ago" (2007-2010)

Owen- Staff would like to see As-Built to compare what was installed recently to avoid errors

Jenkins- Questions about common space and buffer/barrier at highway

Smithson- Give lot to HOA and let them do as they would like

Burks made a motion to approve subject to staff comments on this project, Anderson seconded the motion,

Jenkins- Is it possible to differ until contingencies are met?

Butler- Staff will be the one to look at this.

Powers- Against contingencies

*In Favor: Butler, Jenkins, Slaughter, Qualls, Anderson, Cali, Burks
Opposed: Powers*

6. Conceptual Improvement/Development Plan, Fernvale Springs Townhomes, Phase 2. 36 Proposed Units on 5.38 acres. Property located along Fernvale Road (Tax Map 042, Part of Parcel 63.00). RM-12 Zoning District. Property owned by McGehee Family Trust.

Tim Mangrum Present

Jenkins read Staff Comments (Attached)

Butler- Revised drawing provided for item 1 of staff comments

Houze- Moved and redesigned units to avoid buffer

Mangrum- On items 2 & 3 of staff comments, Plats will be combined and HOA of Fernvale Springs will manage both.

Costanzo- Will need updated combined plat.

Mangrum- With moving two buildings on existing plat, no services will be moved
 Owens- Revision received shifts, unit 5-16, layout has not changed
 Legal and Master Deed is responsibility of applicant
 Conceptual Layout- these can be changed moving forward
 Burks- Do these drawings take care of the staff comments?
 Owens- Acknowledged comments, conceptual stage
 Comfortable with acknowledgement, to be addressed at next
 submittal, more defined at that stage
 Jenkins- Is Fernvale Springs Way the connector? Is there safety issue without
 connection
 Owens- Townhouses would not fall under Subdivision 24 lot cul-de-sac
 requirements

Anderson made a motion to approve this project, Powers seconded the motion, All were in favor

7. Conceptual Improvement/Development Plan, Otter Creek Subdivision, Phase 1, Section 1. 16 Proposed Lots on 10.02 acres. Property located off Old Nashville Road (Tax Map 042, Part of Parcel 79.00). R-20 Zoning District. Property owned by Otter Creek Holdings, LLC.

Richard Houze, SEC Present

Jenkins read Staff Comments (Attached)

Jenkins- Asking clarification on sidewalk requests in staff comments

Anderson- Are we abandoning 50-100' of sidewalks along Old Nashville Rd?

Have to start somewhere requiring sidewalks

Costanzo- Can request sidewalks along frontage

Powers- Does lot 16 extend to Old Nashville Rd
 20'

Butler- Sidewalk discussions are an ongoing battle
 Are there any improvements to Old Nashville Rd?
 Sidewalks are usually on lot's frontage, front of lot

Jenkins made a motion to differ until sidewalks are shown – remove motion

Jenkins made a motion to approve with staff comments and a sidewalk extension along all of Old Nashville Rd frontage on this project, Powers seconded the motion, All were in favor

8. Conceptual Improvement/Development Plan, Otter Creek Subdivision, Phase 1, Section 2. 16 Proposed Lots on 10.09 acres. Property located off Old Nashville Road (Tax Map 042, Part of Parcel 79.00). R-20 Zoning District. Property owned by Otter Creek Holdings, LLC.

Richard Houze, SEC Present

No Staff Comments (Attached)

Jenkins- How will open space be access by residents

Houze- Will be openings in next phases

Slaughter- Will there be a required turn around at the termination of Winfried Dr?

Houze- Less than 100', not required to have a turn around
Slaughter made a motion to approve this project, Jenkins seconded the motion, All were in favor

9. Recommendation to the Board of Commissioners on a Proposed Plan of Services to Accompany Resolution 07-17, a Resolution Calling for a Public Hearing on the Proposed Annexation of Territory into the City of Fairview by Owner Consent (Tony Cavender) and Approving a Plan of Services (7818 Old Nashville Road; Tax Map 042, Parcel 78.00).

Richard Houze, SEC Present

Jenkins read Staff Comments (Attached)

Butler- Will any of Taylor Rd be annexed with this annexation?

Costanzo- No, just strip that meets Taylor Rd

Burks made a motion to approve the proposed plan of services, Qualls seconded the motion, All were in favor

BONDS/LETTERS OF CREDIT

10. Whispering Winds – request to set the bond amount.

Walt Totty Present

Jenkins read Staff Comments (Attached)

Burks made motion to set the performance bond amount of \$567,000 as suggested by Owen for Whispering Winds, Powers seconded, All were in favor

REPORTS FOR DISCUSSION AND INFORMATION

- City Planner – **None.**
- City Engineer – **None.**
- City Attorney – **None.**
- City Manager – **None.**

COMMUNICATION FROM THE PLANNING COMMISSION MEMBERS

Slaughter – **None.**

Qualls – **None.**

Anderson – **None.**

Powers – **None.**

Cali – **None.**

Burks – **None.**

Carroll – **ABSENT**

Jenkins – **Questions regarding Sidewalk and Recreation Fees. Conversation with CM Collins about future of these fee banks and enforcement.**

Butler – **Thanks to Staff, Reminder of 6:00 Workshops starting in April.**

ADJOURNMENT –

Burks made a motion for adjournment. Adjourned at 8:15 p.m.

Chairperson

Secretary

