

A G E N D A
FARRAGUT MUNICIPAL PLANNING COMMISSION

November 15, 2012
7:00 p.m. Farragut Town Hall

For questions please call Ruth Viergutz Hawk at Farragut Town Hall, 966-7057

1. **Citizen Forum**
2. **Approval of minutes - October 18, 2012**
3. **Discussion and public hearing on a site plan for the surgery expansion and renovation at the Tennova Turkey Creek Medical Center, 10820 Parkside Drive, Parcel 31.06, Tax Map 131, 19 Acres, Zoned C-1-3 (Marc S. Rowland - Thomas, Miller & Partners, Applicant)**
4. **Discussion of an amendment to the Farragut Zoning Ordinance, Chapter 4., to create a Grand Opening Special Event Permit section**
5. **Discussion of an amendment to the Farragut Zoning Ordinance, Chapter 4., Section XIII. Outdoor Site Lighting, to establish wall mounted light heights**
6. **Discussion of an amendment to the Farragut Zoning Ordinance, Chapter 4., Section I. Accessory Structures, to require HVAC screening to be architecturally compatible and to rename section to Accessory Structures and Uses**
7. **Discussion of a request to amend the Farragut Zoning Ordinance, to create a new four-story business zoning district (Myers Bros. Holdings, Applicant)**
8. **Discussion of a request to rezone Parcel 63, Tax Map 151, located on the southwest corner of Kingston Pike and Way Station Trail, part of the Renaissance development, from C-1 to a four-story business zoning district (Myers Bros. Holdings, Applicant)**
9. **Public hearing on proposed locations for new utilities**

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

October 18, 2012

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ed Whiting, Secretary
Ron Honken, Alderman
Annette Brun
Betty Dick
Melissa Mustard
Noah Myers

MEMBERS ABSENT

Ralph McGill, Mayor

Staff Representatives: Ruth Viergutz Hawk, Community Development Director
Mark Shipley, Assistant Community Development Director
Gary Palmer, Assistant Town Administrator
David Smoak, Town Administrator

Chairman Holladay called the meeting to order at 7:00 p.m.

CITIZEN FORUM

Staff reminded the commissioners of the East Tennessee Development District sponsored planning commissioner training session to be held on Monday, October 29, at 6:00 p.m. at the Town Hall. Staff reminded the commissioners of the Laurens Tullock presentation at the Town Hall on Monday, October 22, at 6:00 p.m.

APPROVAL OF MINUTES

Commissioner St. Clair moved to approve the September 20, 2012, minutes as submitted. Commissioner Myers seconded the motion and the motion passed 6-0-2. Commissioners Honken and Whiting abstained because they were absent.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A RESUBDIVISION OF PARCELS 29-44, TAX MAP 142MD, IVY GATE LANE IN PARK PLACE SUBDIVISION, TO MODIFY PLATTED BUILDING ENVELOPES AND TO ELIMINATE ONE LOT, ZONED R-4, 2.37 ACRES (Park Place Land Holding, LLC, Applicant)

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

1. Ensure all of the 20' walkway easement is outside the required buffer strip (behind Lot 38R);

2. Add dimensions to building setbacks at the front yards (Lots 29R - 38R, 40R, 42R & 43R) and side to rear (Lots 32R & 33R);
3. Ensure that Lot 32R meets the minimum 400 square foot outdoor area;
4. Indicate which side of the building the garages are located;
5. Submit detail showing how area of island removal at Lots 34/35 and 42/43 will be patched;
6. Submit an irrevocable letter of credit for the island removal and walking trail completion for \$20,000.
7. Meet all town requirements.

Commissioner Honken moved to approve the resubdivision plat subject to staff's recommendation. Commissioner Myers seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR MAINTENANCE BUILDING AT THE WASTE WATER TREATMENT FACILITY, 1051 CONCORD ROAD, PARCEL 37.01, TAX MAP 153, ZONED AGRICULTURE, 35.22 ACRES (First Utility District of Knox County, Applicant)

Staff reported that the following items remain outstanding:

1. Provide the required fire flow and hydrant quantity calculations in accordance with the 2006 IFC appendix B and C. Include these calculations on the drawings. This is required of all buildings, not just sprinklered ones. These calculations are used to verify adequate fire suppression water is available; [Per 10/8/12 response letter, will comply]
2. Provide current fire hydrant flow data for closest fire hydrants used to satisfy appendix B and C. Data shall be less than 1 year old and include name of agency performing test, static pressure, residual pressure and flow in GPM; [Per 10/8/12 response letter, will comply]
3. Submit certified address verification from the Addressing Division of the Knoxville/Knox County Metropolitan Planning Commission. This needs to be done for emergency response purposes. Larger sites such as this often times have more than one address; [Per 10/8/12 response letter, will comply]
4. Indicate where all exterior lighting will be located; [Per 10/8/12 response letter, will comply]
5. Include details of all exterior lighting; [Per 10/8/12 response letter, will comply]
6. Include landscape islands at the end of parking rows and between the building and the parking lot;
7. Add a landscaped island in the eastern tier of parking. The maximum number parking spaces in a row without a landscape island is exceeded;

8. Increase the parking space width to the 9 ½' minimum;
9. A landscape plan will be required to demonstrate compliance with the Town's landscaping requirements;

Per T.C.A. 13-4-104, Staff recommended denial of the site plan because of the above referenced outstanding items. Jason Hunt of Cannon & Cannon, Inc. and Troy Wedekind of FUD spoke on behalf of the applicant. A general discussion followed.

Commissioner Whiting moved to deny the site plan per T.C.A. 13-4-104 because of the above referenced outstanding items. Commissioner St. Clair seconded the motion and the motion passed 8-0.

DISCUSSION OF A REQUEST TO AMEND THE FARRAGUT ZONING ORDINANCE, TO CREATE A NEW FOUR-STORY COMMERCIAL ZONING DISTRICT (Myers Bros. Holdings, Applicant)

For discussion purposes only

DISCUSSION OF A REQUEST TO REZONE PARCEL 63, TAX MAP 151, LOCATED ON THE SOUTHWEST CORNER OF KINGSTON PIKE AND WAY STATION TRAIL, PART OF THE RENAISSANCE DEVELOPMENT, FROM C-1 TO A FOUR-STORY COMMERCIAL ZONING DISTRICT (Myers Bros. Holdings, Applicant)

For discussion purposes only

DISCUSSION ON AN AMENDMENT TO THE FARRAGUT ZONING ORDINANCE, CHAPTER 4., SECTION I. ACCESSORY STRUCTURES, TO RENAME TO ACCESSORY STRUCTURES AND USES

For discussion purposes only

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 9:02 p.m.

Edwin K. Whiting, Secretary

MEETING DATE : November 15, 2012

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ruth Viergutz Hawk, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for the surgery expansion and renovation at the Tennova Turkey Creek Medical Center, 10820 Parkside Drive, Parcel 31.06, Tax Map 131, 19 Acres, Zoned C-1-3 (Marc S. Rowland – Thomas, Miller & Partners, Applicant)

INTRODUCTION: Tennova Turkey Creek Medical Center's surgery room is located on the second floor at the rear side of the building at the Emergency Room entrance.

DISCUSSION: At this time the hospital would like to expand and remodel their existing surgery center. In order to do that, they will extend the second floor of the hospital out over the driveway and the Emergency Room/ambulance entrance area. The existing outdoor ambulance area will be covered, but not enclosed. Only the surgery center's emergency stairwell will be constructed at the ground level. The majority of the expansion will be elevated above the existing finished grade. The total expansion is 4,750 square feet. Parking requirements and lot coverage are not being changed by this expansion. The façade of the expansion will match the existing façade of the building.

Attached please find an aerial photo of the general area of the proposed addition, a letter to the applicant identifying the necessary changes, and a reduced copy of the site plan.

RECOMMENDATION BY: Staff will make a recommendation at the meeting.



Dr. Ralph McGill, *Mayor*
Mary Dorothy LaMarche, *Vice-Mayor*
David Smoak, *Town Administrator*
Allison M. Myers, *Town Recorder*



Jeff Elliott, *Alderman*
Ron Honken, *Alderman*
Robert N. Markli, *Alderman*

October 25, 2012

Mr. Marc S. Rowland
Thomas, Miller & Partners
5210 Maryland Way, Suite 200
Brentwood, TN 37027-5065
mrowland@tmpartners.com

SUBJECT: Staff comments on site plan for surgery expansion & renovation, Tennova Turkey Creek Medical Center, 10820 Parkside Drive, Farragut

Dear Mr. Rowland,

The Town staff has reviewed the above referenced site plan for compliance with the Town's regulations. Please address the following items and submit five (5) complete sets of 24" x 36" revised plans and one 8 1/2" x 11" reduced set to the Farragut Town Hall by **Monday, November 5, at 9:00 a.m.** If plans are not resubmitted by the deadline or the items are not adequately addressed, this item will not be placed on the planning commission agenda. Also, upon resubmittal please include a letter which addresses these comments and that indicates where the information can be found on the plans.

Generally we would meet to discuss these items at our regularly scheduled Staff/Developer meeting on **Tuesday, October 30, at 9:00 a.m.** Because you are not local and the comments are fairly minor, you may prefer to discuss these items over the telephone. We will be happy to meet with you on October 30 or review your questions on the telephone, whichever best meets your needs.

Fire Division: (Contact Dan Johnson at 675-2384)

1. Provide fire hydrant flow data for the closest existing fire hydrant. Include static pressure, residual pressure, flow in GPM, testing agency, date and time flow occurred. This is to assure that the existing infrastructure is operational;
2. Provide the calculated fire flow, in accordance with appendix B and C of the 2006 International Fire Code. This is to ensure the existing infrastructure is of adequate size and number, for the proposed addition.

Codes Division: (Contact John Householder at 675-2384)

3. Two hour with minimum one-hour roof construction elements required;

Planning Division: (Contact Ruth Viergutz Hawk at 966-7057)

4. Number the sheets 1 of 10, 2 of 10, etc.;
5. Sheets C100 & C400 - change the setback requirements as follows: Front - 40'/60'/80'; Sides - minimum 20'/total 60'; Rear - 30';
6. On Sheet C400, include the map and parcel information (Parcel 31.06, Tax Map 131);
7. On Sheet C400, include a person's name for the property owner;
8. Sheet C400 - the shaded area implies a much smaller addition than what doing. Add another shading pattern to represent 2nd level construction/footprint;
9. Add a graphic scale;
10. Why is there a sidewalk wrapping around the south side of the stair tower and storage room when it stubs into the landscaping? Wouldn't it be best to tie to the existing sidewalk on the north side of the stair tower and storage room?
11. Sheet C400 - add a note stating that no antennas will be added;
12. Will the existing wall pack lights be put back on the building? Will more be added? Please indicate;
13. Where are the HVAC units located?
14. How will the HVAC units be screened?
15. Two bike parking spaces are required as part of this expansion. Please include a rack detail and proposed location. The concrete pad on which the bike rack is mounted must be large enough to accommodate the bikes and not have overhang into the sidewalk or required landscaping;
16. Prior to the issuance of any Certificate of Occupancy, please submit a pdf of the finalized stamped approved site plans;

Tree Preservation/Removal Plan/Landscape Plan: (Contact Mark Shipley at 966-7057)

17. Please number the sheets 1 of .., 2 of .., etc.;
18. Are the crape myrtles of a size that can be successfully relocated? Where are the crape myrtles being relocated to?
19. The two new willow oaks must be planted prior to the issuance of a Certificate of Occupancy for the area proposed.

Please call the designated staff person if you have any questions on the above items. Unless specified otherwise, please include all requested information on the plans. You may note that there are some duplicate comments. This is done so that if you have a question, you know that you can call either person regarding that particular issue. An as-built survey of the site is required to verify the setbacks of the parking lot and all other improvements. Once finalized, the as-built survey will need to be submitted as a pdf. A certification on the lighting will also be required before the issuance of a Certificate of Occupancy.

Mr. Marc S. Rowland
10/25/12
Page 3

Sincerely,


Ruth Viergutz Hawk, AICP
Community Development Director


Darryl W. Smith, P.E.
Town Engineer

attachments - Grading Permit Checklist [mailed copy only]
Certificate of Occupancy Checklist [mailed copy only]

pc: Chris Akers/Littlejohn Engineering Associates (Fax #615-385-4020)
Turkey Creek medical Center (Fax #218-7359)

ARCHITECTURE & INTERIOR DESIGN
THOMAS, MILLER & PARTNERS, PLLC
2210 HARTLAND WAY, SUITE 200
NASHVILLE, TN 37212
615.372.7573
WWW.TMPARTNERS.COM

STRUCTURAL ENGINEERING
STANLEY D. LINDSEY & ASSOCIATES
1000 HARTLAND WAY, SUITE 200
NASHVILLE, TN 37212
615.320.1735
WWW.SDLNASH.COM

MECHANICAL PLUMBING & ELECTRICAL ENGINEERING
I.C. THOMASSON ASSOCIATES, INC.
2969 KRAFT DRIVE, SUITE 500
NASHVILLE, TN 37294
615.346.5488
WWW.ETHOMASSON.COM

CIVIL ENGINEERING
LITTLEJOHN ENGINEERING ASSOCIATES
1935 21ST AVENUE SOUTH
NASHVILLE, TN 37212
WWW.LEANEC.COM

SURGERY EXPANSION & RENOVATION TURKEY CREEK MEDICAL CENTER

10820 PARKSIDE DRIVE
KNOXVILLE, TN
(865) 218-7011

KNOX COUNTY TAX MAP 131, PARCEL 31.06

TMP PROJ. No. A06712

SITE PLAN SUBMITTAL - REVISED DRAWINGS
NOVEMBER 1, 2012

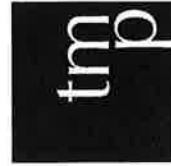
REVISED DRAWING INDEX

1 OF 10	COVER
2 OF 10	G100 DRAWING INDEX/PLAN REVIEW DATA/GENERAL INFORMATION
3 OF 10	G100 EXISTING CONDITIONS
4 OF 10	C200 SITE NOTES
5 OF 10	C300 DETAILED SITE DEMOLITION PLAN
6 OF 10	C400 OVERALL SITE LAYOUT PLAN
7 OF 10	C401 DETAILED SITE LAYOUT PLAN
8 OF 10	C500 SITE GRADING, DRAINAGE & UTILITIES PLAN
8 OF 10	C500 SITE NOTES
10 OF 10	ER100 ELECTRICAL - GROUND FLOOR PLAN

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Thomas, Miller & Partners, PLLC
Architecture Interiors Planning Sustainable Design

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Thomas, Miller & Partners, PLLC
3210 Parkside Drive
Brentwood, TN 37027-5065
615.377.9773 Office
615.370.4147 Fax
www.tmapartners.com
Architecture Interiors Planning
Sustainable Design



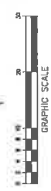
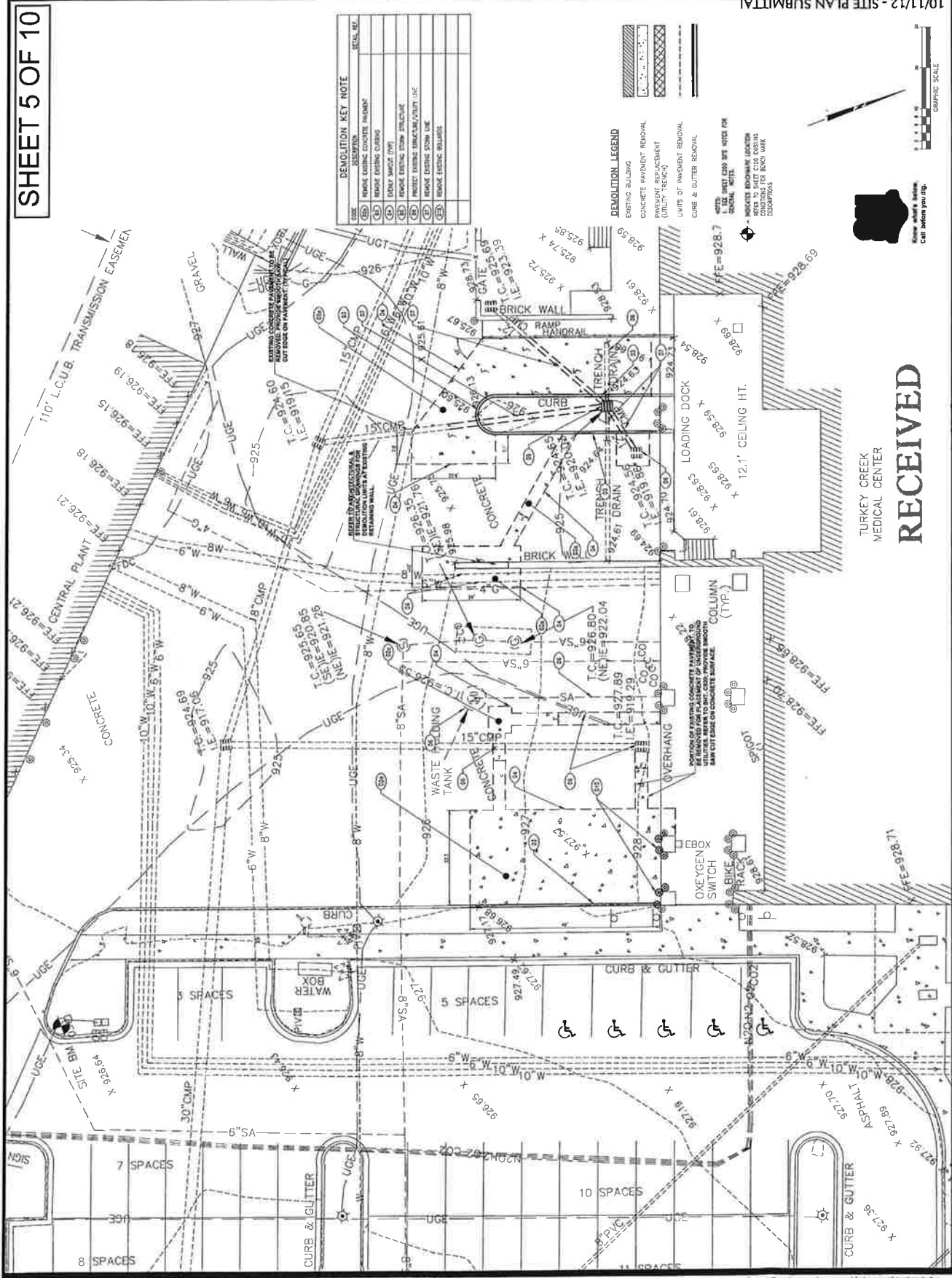
LITTLEJOHN ENGINEERING ASSOCIATES
1925 21st Avenue South, Suite 200, Nashville, TN 37212
615.259.1300
www.littlejohn-engineering.com

KNOX COUNTY TAX MAP 137, PARCELS 51-52

SURGERY EXPANSION & RENOVATION
TURKEY CREEK MEDICAL CENTER
10820 PARKSIDE DRIVE
KNOXVILLE, TN
(665) 218-7011

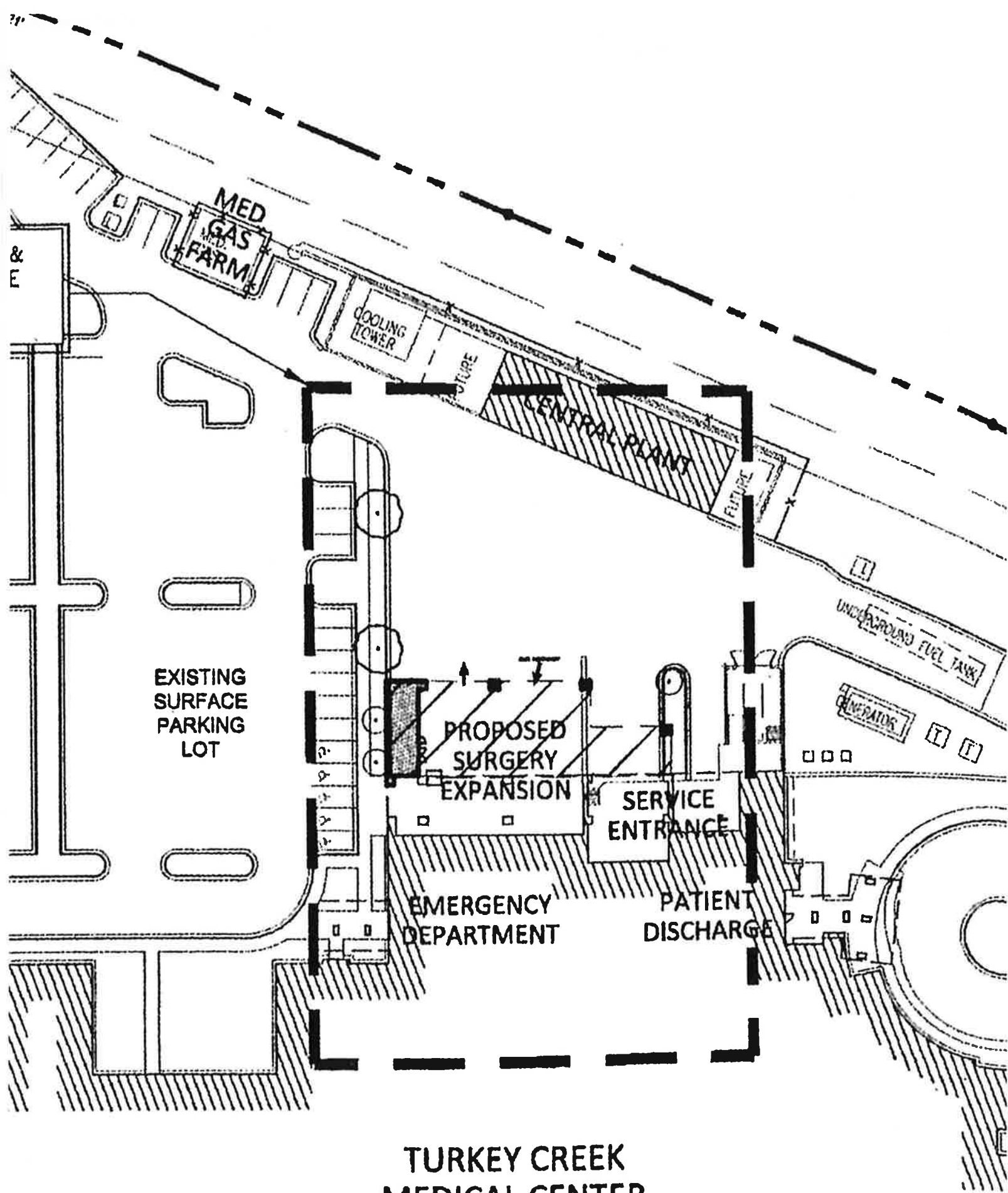
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CK. BY	CA, JP
DR. BY	DT, ME
DESIGNED BY	TM, P

DETAILED SITE DEMOLITION PLAN
C300



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MEDICAL CENTER

10/11/12 - SITE PLAN SUBMITTAL



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WOMEN'S PAVILION
CANCER CENTER

MAIN
ENTRANCE

Thomas, Millier & Partners, PLLC
 5210 Maryland Way
 Suite 200
 Brentwood, TN 37027-5065
 615.377.9773 Office
 615.370.4147 Fax
www.TMPartners.com
Architecture Interiors Planning
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**LITTLEJOHN
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KNOX COUNTY TAX MAP 131,
PARCEL 31.06

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10820 PARKSIDE DRIVE
KNOXVILLE, TN
(665) 218-7011

REVISIONS	REVISION A
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CK. BY	CA. JP
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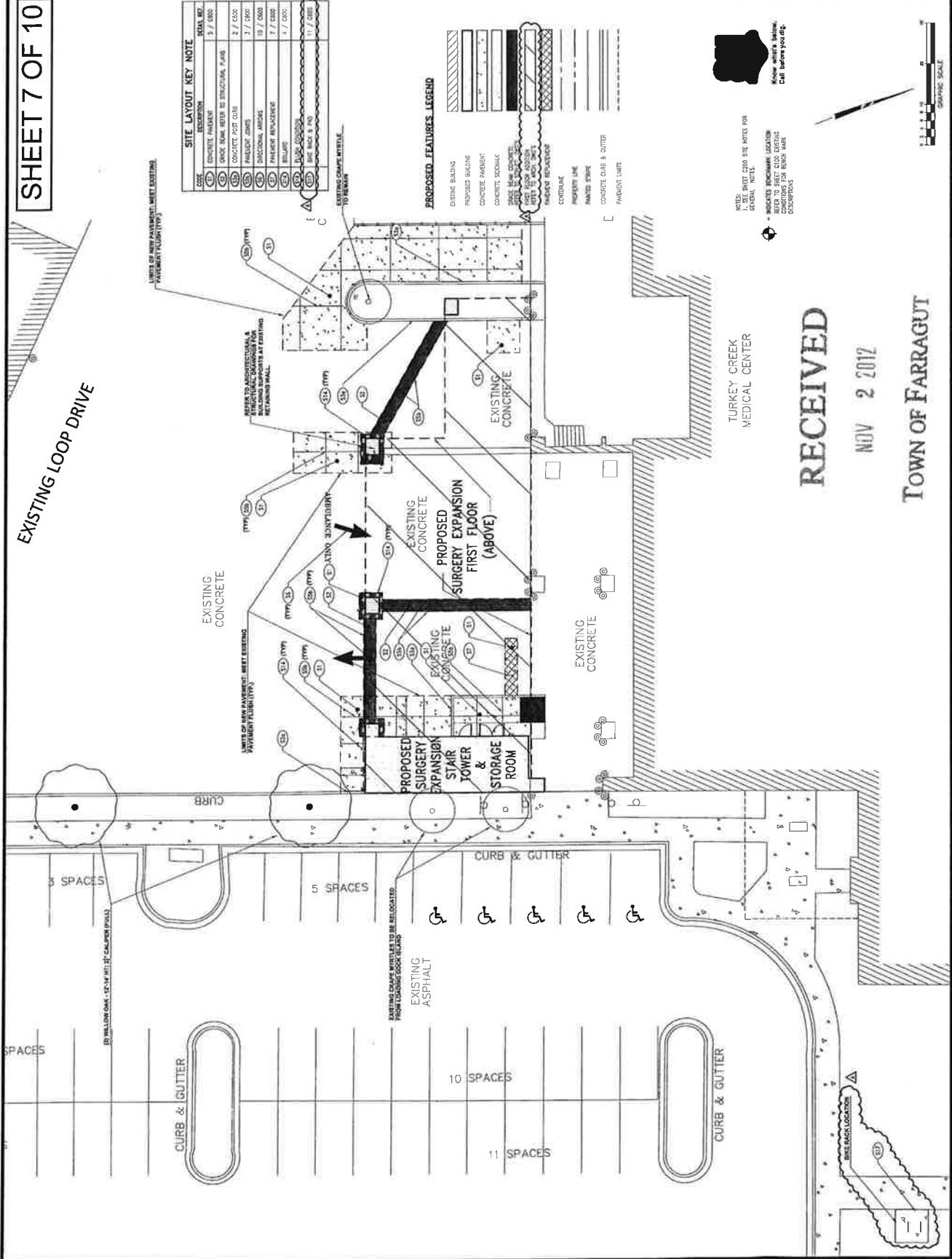
DETAILED SITE
LAYOUT PLAN

C401

C401

10/11/12 - SITE PLAN SUBMITTAL

EXISTING LOOP DRIVE



NOTES:
1. SEE SHEET C200 SITE NOTES FOR
GENERAL NOTES.

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TOWN OF FARRAGUT

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Thomas Miller & Partners, PLLC
5210 Maryland Way
Brentwood, TN 37027-5865
615.377.9779 Office
615.370.6147 Fax
www.TMPartners.com
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ENGINEERING
10820 PARKSIDE DRIVE
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(665) 218-2011
PAGE 12 OF 13

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TURKEY CREEK MEDICAL CENTER
10820 PARKSIDE DRIVE
KNOXVILLE, TN
(665) 218-2011

REVISION	DATE	BY	CHK BY	APP'D BY	DATE
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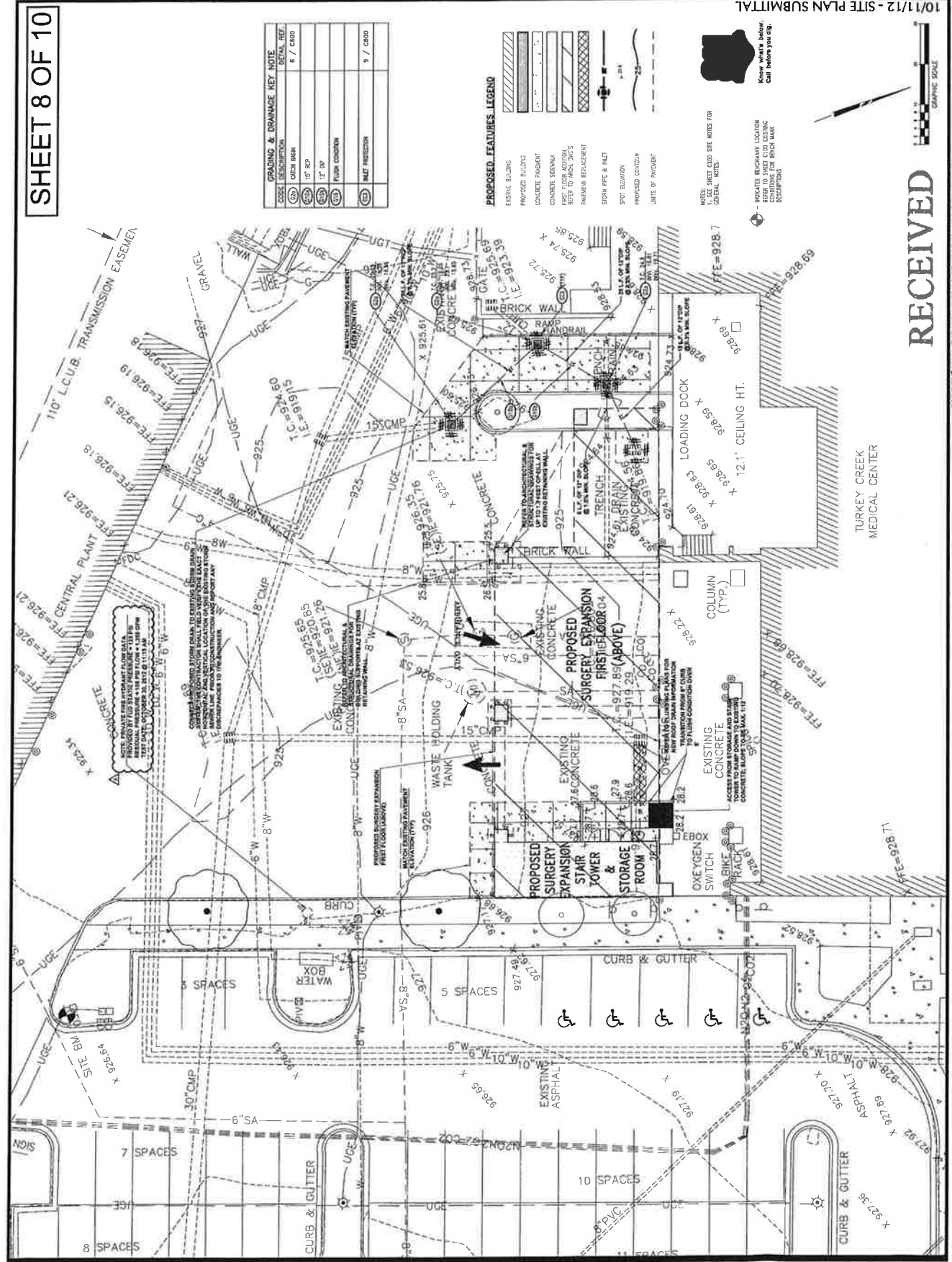
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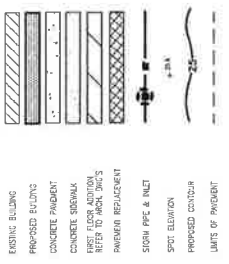
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TURKEY CREEK MEDICAL CENTER



GRADING & DRAINAGE KEY NOTE	DETAIL REF
EXISTING GRADE	6 / C&D
PROPOSED GRADE	7 / C&D
PROPOSED DRAIN	8 / C&D
PROPOSED CURB	9 / C&D
PROPOSED PAVEMENT	10 / C&D
PROPOSED FILL	11 / C&D
PROPOSED EROSION CONTROL	12 / C&D
PROPOSED RETAINMENT WALL	13 / C&D
PROPOSED SLOPE	14 / C&D
PROPOSED DRAINAGE SWALE	15 / C&D
PROPOSED DRAINAGE DITCH	16 / C&D
PROPOSED DRAINAGE TRENCH	17 / C&D
PROPOSED DRAINAGE CULVERT	18 / C&D
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PROPOSED DRAINAGE OUTLET	22 / C&D
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PROPOSED FEATURES LEGEND



NOTES:
1. SHEET 020 SITE NOTES FOR
GENERAL NOTES
2. INDICATES REBAR LOCATION
FOR CONCRETE FOUNDATION
AND WALLS. SEE REBAR
DESCRIPTIONS



MEETING DATE : November 15, 2012

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ruth Viergutz Hawk, Community Development Director

SUBJECT: Discussion of an amendment to the Farragut Zoning Ordinance, Chapter 4., to create a Grand Opening Special Event Permit section

INTRODUCTION: During the past year the Town has updated the Special Events Permit requirements, has created a new Group Based Outdoor Sales Permit, and updated the Celebratory Gatherings, Concerts, Parades, Races, Demonstrations, Public Assemblies, Block Parties and Picketing ordinance. The Farragut Business Alliance (FBA) and the business community have participated in each of these ordinance updates.

Since the adoption of these ordinances, business owners have come to the FBA regarding the need for a separate ordinance for Grand Openings. The staff and FBA hosted a public meeting on October 11, 2012, to garner input from businesses regarding this new ordinance.

DISCUSSION: When a new business opens, they often rely on extra signage to get the message out that they are here and open for business. Through the Special Events Permit process, businesses are eligible for four (4) Special Events per year. A 20 square foot sign can be posted as part of each Special Event. The intent behind the signs used for Special Events is that they can be used repeatedly and that they can help brand the Shop Farragut program. Such signs, however, do not convey that the business is new and is now open.

Although the Costco's, JC Penney's, and the like make a big splash in the news when they open, the bulk of our new businesses are smaller, locally owned enterprises. Such new businesses find it financially straining to purchase a Grand Opening sign which can only be used once.

Following are the proposed parameters for a new Grand Opening Permit ordinance:

- Town would purchase "Grand Opening" signs
- Applicant would pay a deposit to use one of the Town's "Grand Opening" signs (refundable if no damage to the sign)
- Signs would be dark blue with white letters

- The corner of the sign (approximately 15% of sign area) would be blank with clear Velcro. Users could personalize the sign with additional information that could be added in that corner
- The Grand Opening signs would be a minimum ten millimeter (10mm) corrugated plastic, affixed to studded T-posts, and affixed in such a manner that they would not move in the wind.
- Sign Size – 32 square feet
- Maximum posted/mounted sign height of six (6) feet
- Signs shall be set back a minimum of twenty (20) feet from the edge of pavement as measured from the farthest most protrusion of the sign to the nearest point of the street edge of pavement. Signs shall be set back a minimum of ten (10) feet from all entrance driveways.
- 20 day maximum for posting grand opening sign [If the 20 day time frame is exceeded, the business would lose their deposit and lose a Special Event permit for the calendar year]
- Sign could not be posted until the business is actually open
- One “Grand Opening” sign per each street on which the lot, parcel, or tract fronts. When more than one “Grand Opening” sign is permitted, such signs shall be a minimum of one hundred fifty (150) feet apart
- In addition to the “Grand Opening” sign, the business could also have the 20 square feet special event sign. This sign would be owned by the business and they could use it in the future.
- The Grand Opening would not count toward their 4 Special Events

We all know that good customer service, not large signs, is the key to success for any business. Our goal with this ordinance, however, is to help give new businesses some additional publicity so that they have greater opportunity to showcase their business and customer service, which in turn will bring back repeat customers.

RECOMMENDATION BY: For discussion purposes only

MEETING DATE : November 15, 2012

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ruth Viergutz Hawk, Community Development Director

SUBJECT: Discussion on an amendment to the Farragut Zoning Ordinance, Chapter 4., Section XIII. Outdoor Site Lighting, to establish wall mounted light heights

INTRODUCTION: This amendment was initiated at our last planning commission meeting during the discussion of the four-story business district.

DISCUSSION: As discussed at the last planning commission meeting, it was decided that the mounting height of wall lights should be limited to fifteen (15) feet. This mounting height accommodates lighting at building entrances and adjacent walkways, but limits the negative glare onto adjacent properties and rights-of-ways.

Since the last planning commission meeting, an additional lighting issue has come up. When adjacent properties are below the parking lot elevation, even compliant pole lights can cast negative light and glare onto the adjacent properties. At staff's request, Costco willingly added such exterior glare shields to their pole lights in order to protect the adjacent Powell Acres residences. We are now addressing complaints from residents adjacent to the Publix complex. Like Powell Acres, these residences are located below the adjacent parking lot elevation. We are working with the Publix developers to add similar exterior glare shields to their light pole fixtures. I have addressed this issue in the proposed amendment.

Attached please find a copy of Section XIII. Outdoor Site Lighting of Chapter 4 of the Farragut Zoning Ordinance with the proposed text amendment in red.

RECOMMENDATION BY: For discussion purposes only

XIII. - Outdoor site lighting.

It is the intent of this section to establish outdoor lighting requirements that reduce the negative effects of lighting, but at the same time address the need for adequate lighting for safety and visibility concerns. The following requirements shall apply to all developments and/or facilities, excluding single-family and two-family dwellings and street lighting. In no case, however, shall any light shine or glare so as to create a traffic safety hazard on any adjacent properties, rights-of-way, access easements, or driveways.

A. *Performance standards and criteria.*

1. No lights shall shine or glare directly onto adjacent properties, right-of-ways, access easements, or driveways. For the purposes of this ordinance, glare shall be defined as any brightness within the field of vision of such a character as to cause annoyance, discomfort, interference with vision, or loss in visual performance and visibility.
2. The maximum number of footcandles at a property line that is adjacent to non-commercial or non-office zoned land shall be 0.5 footcandles. The maximum number of footcandles at a street right-of-way or a property line that is adjacent to commercial or office zoned land shall be 3.0 footcandles.
3. Light poles, including any supporting base, shall not exceed twenty-eight (28) feet in height. The height shall be measured from the ground to the top of the pole.

If an existing development is expanding, existing light poles are taller than twenty-eight (28) feet, and new light poles are to be added as part of the expansion to the project, the planning commission may approve a light pole taller than twenty-eight (28) feet so as to match the existing light poles if it can be shown that the taller light pole will not create any negative effects on any adjacent properties, right-of-ways, access easements, or driveways. In no case shall new light poles exceed the height of the existing light poles or forty (40) feet in height, whichever is less.

4. All pole lights shall be directed toward the ground. No portion of the bulb or the globe/glass/plastic surrounding the bulb shall protrude from the light box/housing. The shoebox style fixture shall be used unless it can be shown that a different style would be equivalent to or better than these requirements. If the pole lights are located adjacent to property zoned residential or agriculture and such land is below the pole base elevation, exterior glare shields shall be added to the pole lights.

5. Unless specified elsewhere in this ordinance, all wall lights shall be directed toward the ground. No portion of the bulb or the globe/glass/plastic surrounding the bulb shall protrude from the light box/housing. The wedge style fixture shall be used unless it can be shown that a different style would be equivalent to or better than these requirements. The maximum mounting height on the wall for all wall lights shall be fifteen (15) feet.

Decorative wall mounted lights may be used in lieu of a wedge style or comparable fixture provided they are located at public entrance ways into the building, the globe/glass/plastic are frosted/milky/white acrylic, the bulbs are frosted or yellow, the bulbs do not protrude from the globe/glass/plastic, and the maximum total wattage shall be fifty (50) watts (standard bulb).

6. All ground-mounted lights, whether used to illuminate a building or a sign, shall be designed to minimize light that does not illuminate the target area. Blinders, or some other type of protectors, may be required to be placed on the lights so as to direct the beam away from adjacent properties, rights-of-way, access easements, or driveways.

7. Lights located under gasoline service station canopies, canopies for bank automatic teller machines, and other such similar canopies shall be recessed into the structure ceiling and shall use light shields so as to prevent glare. No portion of the bulb or the glass/plastic surrounding the bulb shall protrude from the structure ceiling unless it can be shown that a different style would be equivalent to or better than these requirements.

8. All electrical lines servicing all lights shall be underground.

MEETING DATE : November 15, 2012

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ruth Viergutz Hawk, Community Development Director

SUBJECT: Discussion on an amendment to the Farragut Zoning Ordinance, Chapter 4., Section I. Accessory Structures, to require HVAC screening to be architecturally compatible and to rename section to Accessory Structures and Uses

INTRODUCTION: The first portion of this amendment was initiated at our last planning commission meeting during the discussion of the four-story business district. The second portion of this amendment is a staff initiated amendment to the Zoning Ordinance text.

DISCUSSION: At last month's planning commission meeting, we talked about our current HVAC screening requirements, which is that units shall be screened with opaque materials and shall not be visible from adjacent properties or rights-of-ways. It was decided that the HVAC screening should not just be opaque, but should also be architecturally compatible with the principal building. We currently require this architectural compatibility of dumpster enclosures. This amendment would treat the two accessory structures/uses the same.

One question to consider is whether the screening of HVAC units located on the ground adjacent to buildings should be treated the same as the screening of roof mounted HVAC units. This will be discussed in more detail at the meeting.

The second portion of this amendment deals with Section I's title name, which is "Accessory Structures". In July, 2012, Danny Kirby submitted a request to the Farragut Board of Zoning Appeals (BZA) for administrative review of the Town staff's application of the requirement to screen the HVAC units at the Farragut Public Market. The BZA ruled that the staff did not err in the application of the zoning ordinance in this regard and that the HVAC units were required to be screened.

In order to clarify the intent of this section of the ordinance, staff is proposing that this section be renamed to "Accessory Structures and Uses". This would ensure that HVAC units and dumpsters are required to be screened whether someone considers them an accessory use or an accessory structure.

Since we are amending this section, I have also added the term "compactors" when referencing garbage dumpsters and recycling containers. The ordinance has always been interpreted to include compactors and adding the term clarifies the ordinance's intent.

Attached please find a copy of Section I. Accessory Structures of Chapter 4 of the Farragut Zoning Ordinance with the proposed text amendments in red.

RECOMMENDATION BY: For discussion purposes only

I. - Accessory structures and uses.

It is the intent of this section to establish the development requirements specific to accessory structures and uses.

- A. *General provisions.* No accessory structure, excluding fences, detention basin structures, and retaining walls, shall be placed within any utility, drainage, or construction easement.
- B. *Requirements on specified accessory structures for non-single-family and non-two-family residential uses.*

1. *Garbage dumpsters, compactors, and recycling containers.*

- a. Garbage dumpsters and recycling containers shall be screened with opaque walls and gates. Such gates and walls shall be architecturally compatible with the principal building located on the same lot; and
- b. Garbage dumpsters and recycling containers shall be set back a minimum of forty (40) feet from the nearest point of any right-of-way and a minimum of ten (10) feet from all side and rear property lines.

2. *Heating, ventilation, air conditioning, and mechanical units*

Such units shall be screened with opaque materials and shall not be visible from adjacent properties or rights-of-way. Such screening shall be architecturally compatible with the principal building located on the same lot.

3. *Retaining walls.*

- a. Retaining walls shall be designed and constructed per the adopted building code. Plans must be submitted to and approved by the Town Engineer;
- b. Retaining walls shall not be constructed within any required buffer strip; and
- c. Retaining walls shall be set back a minimum of ten (10) feet from the nearest point of any right-of-way and all side and rear property lines.

- C. *Requirements for retaining walls for single-family and two-family residential uses.*

1. Retaining walls shall be designed and constructed per the adopted building code. Plans must be submitted to and approved by the Town Engineer;
2. Retaining walls shall not be constructed within any required buffer strip; and
3. Retaining walls shall be set back a minimum of ten (10) feet from the nearest point of any right-of-way and a minimum of five (5) feet from all side and rear property lines. A retaining wall, including the footer, may be constructed at the side or rear property line if a signed agreement from the adjoining property owner is submitted to the town stating the retaining wall may be constructed at their property line. If a retaining wall is removed or damaged as a result of work conducted within the utility, drainage, or construction easement, the property owner shall be responsible for repairs to the retaining wall. When a retaining wall is constructed at a property line, if appropriate a swale shall be constructed behind the retaining wall to ensure storm water run off is properly directed.

D. Requirements for retaining walls for attached single-family developments.

1. Retaining walls shall be designed and constructed per the adopted building code. Plans must be submitted to and approved by the Town Engineer;
2. Retaining walls shall not be constructed within any required buffer strip;
3. Retaining walls shall be constructed per the original design of the development and approved as part of the preliminary plat. The retaining walls shall be owned and maintained by the homeowners association. Retaining walls may be placed within utility, drainage, or construction easements, but it shall be the responsibility of the homeowners association to reconstruct such walls if they are damaged or removed as a result of work within the easement(s). No portion of a retaining wall, including footer, may be placed within the right-of-way. When a retaining wall is constructed at a property line, if appropriate, a swale shall be constructed behind the retaining wall to ensure stormwater run off is properly directed; and
4. If an individual property owner within an attached single-family development chooses to construct a retaining wall after the development is complete and the dwelling unit is constructed, the retaining wall shall comply with all requirements of subsection C. of this section.

MEETING DATE : November 15, 2012

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ruth Viergutz Hawk, Community Development Director

SUBJECT: Discussion of a request to amend the Farragut Zoning Ordinance to create a new four-story business zoning district (Myers Bros. Holdings, Applicant)

INTRODUCTION: The Myers Bros. Holdings, owner of Renaissance development, have requested the creation of a new commercial zoning district that would allow for four story construction with reduced building setback requirements.

DISCUSSION: Staff met with the applicants on two occasions to discuss the proposed zoning district and we discussed it extensively at the last planning commission meeting. In summary, at the last planning commission meeting, the following items were agreed upon:

- Amend the Outdoor Site Lighting ordinance to restrict the mounting height of wall mounted lights to 15’;
- Prohibit drive-through window/lanes for restaurants;
- Amend the Accessory Structures ordinance to require that HVAC screening be architecturally compatible with the principal building; and
- Require additional landscaping or berm construction to “limit the viewability of parking lots from adjacent streets”.

We discussed extensively the pros and cons of a minimum twenty foot (20’) building setback from all property lines. Much of the discussion focused on the following:

- A reduced setback will encourage parking lots in locations other than in front of the building;
- A reduced setback could provide a more creative site design and emphasize the architecture of the building rather than the parking lot;
- Tall buildings close to the road could create a canyon/cavern feel along Kingston Pike;
- Power lines will be close to the building edge;
- The limited space in the front yard will limit the ability to plant shade trees between the building and the edge of the road;
- The close proximity of the building to the road could affect future road improvements, such as the addition of bike lanes and/or travel lanes.

Noah Myers pointed out that although the Kingston Pike right-of-way is 100' wide, the paved roadway itself is only 60'. This 60' width is exclusive of deceleration lanes and sidewalks/walking trails. There currently are no bike lanes on Kingston Pike. In essence a 20' setback would still provide for a 40' setback from the edge of roadway pavement. Knick Myers suggested that the 20' setback be increased at deceleration lanes to help alleviate some of the expressed concerns.

After the planning commission meeting, I received a phone call from a citizen who suggested that we follow the Golden Ratio to determine building setbacks. The Golden Ratio, also known as the Golden Mean, is 1.618. I suggest each of you google these terms. There are several websites and videos explaining the ratio and the visual balance it creates. The Golden Ratio supports the request before you, but would build in some flexibility.

The setback would be determined based on the height of the building. For example, if the building is 70 feet tall, you would take $70' / 1.618 = 43.26'$. The setback would be 43.26'. Rather than purely measuring from the property line, the measurement would be taken from the edge of pavement. If roadway improvements are anticipated, the setback should take such improvements into consideration. The minimum setback, however, would remain at 20' from the front property line.

Although this may be perceived as making things more complicated, it does provide flexibility. It is also no more complicated than our lot and building coverage calculations in the Open Space Residential (OSR) and Open Space Mixed Residential (OSMR) overlay zoning districts, which are working extremely well. I have taken the liberty of writing this setback requirement into the draft ordinance. This will be discussed in more detail at the meeting.

With regards to anticipated improvements to the adjacent roadways, most of the improvements, such as turn lanes, will be triggered by the development itself. I asked Darryl Smith, Town Engineer, about the likelihood of additional lanes or bike lanes. He stated that additional lanes will be added to Kingston Pike between Smith Road and Campbell Station Road. This improvement has already been placed on the *Knoxville Regional Mobility Plan*. He also stated that it would be best to assume that bike lanes will be constructed in the future on all collectors and arterials.

Attached please find a draft of the proposed *Business District, Four Story (BD-4)* ordinance for your review. Also attached please find a copy of the text amendment request and copies of Section 14-305 and 14-306 of the Farragut Municipal Code.

RECOMMENDATION BY: For discussion purposes only

ORDINANCE:	XX
PREPARED BY:	Hawk
REQUESTED BY:	Myers Bros. Holdings, Applicant
CERTIFIED BY FMPC:	
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE TEXT OF THE ZONING ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE, ORDINANCE 86-16, AS AMENDED, BY AMENDING CHAPTER 3. SPECIFIC DISTRICT REGULATIONS, SECTION XVI. RESERVED FOR FUTURE USE, TO CREATE A NEW COMMERCIAL ZONING DISTRICT ENTITLED BUSINESS DISTRICT, FOUR STORY (BD-4), AS AUTHORIZED PURSUANT TO SECTION 13-4-201, TENNESSEE CODE ANNOTATED.

BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended as follows:

SECTION 1.

Chapter 4, Section XVI. Reserved for Future Use, is deleted in its entirety and substituted in lieu thereof the following:

XVI. BUSINESS DISTRICT, FOUR STORY (BD-4)

A. General description

This district provides space for general office and limited commercial uses. The office uses will provide regional employment opportunities and the commercial uses will primarily serve the residents of the Town of Farragut and immediate surrounds. These office and commercial uses are intended to be designed to minimize negative impacts on nearby residential uses and to strengthen our sense of community.

B. Permitted Principal and Accessory Uses and Structures

1. Generally recognized retail sales. This excludes all outdoor sales or storage.
2. Retail sale of alcoholic beverages, as provided for in the Farragut Municipal Code.
3. Financial and real estate services.
4. Professional, personal, and business services.
5. Restaurants, tea rooms, cafes, coffee houses, or other similar establishments serving food or beverage that is primarily consumed within the principal building or in designated outdoor seating areas associated with the principal building. This excludes drive-through service lanes and windows.
6. Public, governmental, and general offices.
7. Medical, dental, and veterinary facilities.
8. Medical spas.
9. Adult education and training facilities, indoors only.
10. Theaters, indoors only.
11. Indoor recreational facilities.
12. Cultural activities.

C. Building Façade Requirements

Building construction shall comply with Title 14, Chapter 3, Section 14-305. and Section 14-306. (1) and (2), of the Farragut Municipal Code.

D. Low Impact Development Requirements

The development shall incorporate a minimum of one of the following Low Impact Development (LID) practices into the design:

1. Twenty-five percent (25%) of the parking lot being constructed with permeable pavers;
2. Stormwater runoff draining to rain gardens;
3. The building being constructed with a vegetated roof, commonly referred to as a green roof;
4. Stormwater draining to bioswales/bioretenention facilities; or
5. Rainwater being harvested for irrigation or gray water uses.

E. Area Regulations

1. Front Yards

- a. Building setbacks shall be determined based on the building height and the location of the street edge of pavement. Anticipated roadway improvements such as additional travel lanes, turn lanes, and bikes lanes shall be taken into consideration in determining the location of the street edge of pavement. The building setback shall be calculated as follows:

Building setback = (equals) total building height / (divided by) 1.618

The setback shall be measured from the street edge of pavement. At a minimum, all buildings shall be set back a minimum of twenty (20) feet from all front property lines and access easements.

- b. All accessory structures, excluding detention basin structures, shall be set back from the nearest point of any right-of-way a minimum of forty (40) feet, except as provided for elsewhere in this ordinance or the Municipal Code. Detention basins, measured from the exterior toe-of-slope, and all associated structures shall be set back from the nearest point of any right-of-way a minimum of ten (10) feet.

2. Side and Rear Yards

- a. All buildings shall be set back a minimum of twenty (20) feet. When the abutting property is zoned residential or agricultural, buildings shall be set

back a minimum of one hundred (100) feet. All buildings shall be set back a minimum of twenty (20) feet from all access easements.

- b. All accessory structures shall be set back a minimum of ten (10) feet, except as provided for elsewhere in this ordinance or the Municipal Code.

3. Buffer Strips

- a. There shall be a buffer strip a minimum of thirty-five (35) feet in width on all front property lines when the street adjacent to that front property line is classified as a collector or local street on the Major Road Plan and the property on the opposite side of the street is zoned residential or agricultural;
- b. There shall be a buffer strip a minimum of thirty-five (35) feet in width on all side and rear property lines when the abutting property is zoned residential or agricultural;
- c. Existing, mature vegetation shall be preserved and incorporated into the buffer strip; and
- d. Detention basins, measured from the exterior toe-of-slope, and all associated structures shall not be located within any buffer strips.

4. Maximum Lot Coverage

Total lot coverage – sixty percent (60%)

5. Land Area

Minimum lot size of one (1) acre

6. Height Regulations

No building shall exceed four stories, or seventy (70) feet in height. All buildings shall be a minimum of two stories. Except as provided for elsewhere in this ordinance or the Municipal Code, no accessory structure shall exceed ten (10) feet in height.

7. Parking

As regulated in Chapter 4.

When a parking lot is constructed adjacent to a front property line, a berm shall be constructed or landscaping shall be planted so as to limit the viewability of the parking lot from the street.

SECTION 2.

This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this _____ day of _____, 2012, with approval recommended.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

#250-

APPLICATION TO AMEND ORDINANCE TEXT
TOWN OF FARRAGUT, TENNESSEE

RECEIVED

SEP 17 2012

TOWN OF FARRAGUT
FOR OFFICE USE ONLY
Fee Paid: 250.00

APPLICANT NAME: MYERS BROS. HOLDINGS
Address: 12740 KINGSTON PIKE, #205 City/State/Zip: FARRAGUT TN 37734
Phone Number: 675-3923 Fax Number: 675-3924
E-mail: Noah@myers-bros.com

CHANGE REQUESTED

Amend Zoning Ordinance or Sign Ordinance text as follows:

- Create a new mix-used commercial district that encourages 1 to 4 stories in height; thus creating less pervious surface. This district should also require brick construction.

The proposed amendment is necessary due to the following changed or changing conditions (be specific):

- The TOF needs an ordinance that emphasizes the building(s), not the parking lot. In the absence of architectural restrictions, this new zone could utilize them as a "guid-pro-quo" for flexibility in building height & placement.

APPLICANT SIGNATURE

DATE

OR

I HEREBY CERTIFY THAT I AM THE LEGAL REPRESENTATIVE FOR THE APPLICANT INVOLVED IN THIS REQUEST.

NAME (SIGNATURE)

DATE

Street Address

City/State/Zip

Telephone Number

Farragut Municipal Code

Title 14, Chapter 3

LAND USE CONTROLS

§ 14-305

- (e) *Perpendicular wall sign.* Allowed only if there is no wall sign or permanent window sign. One (1) sign which shall be hung perpendicular to the building, shall not exceed twelve (12) square feet, and shall have a minimum clearance of nine (9) feet to grade;
- (f) *Wall sign.* Allowed only if no perpendicular wall sign or permanent window sign. One (1) sign not to exceed twelve (12) square feet, provided it is integrated with the building architecture; and
- (g) *Permanent window sign.* Allowed only if no perpendicular wall sign or wall sign. One (1) sign which shall not to exceed twelve (12) square feet or twenty-five (25) percent of the total window area, whichever is less. Sign shall be permanently adhered to the window.

No sign shall be internally or externally illuminated.

- (2) The following signs are permitted for each second, third, and fourth story tenant space:
 - (a) One (1) address sign per building entrance, not to exceed two (2) square feet. If multiple tenants access through a single door, the address for all the tenants shall be posted on the exterior of the door;
 - (b) *Door sign.* One (1) sign restricted to the street door entrance, not to exceed five (5) square feet; and
 - (c) *Real estate sign.* One (1) sign provided it is posted within the window or on the door, not exceed six (6) square feet.

No sign shall be internally or externally illuminated.

- (3) On streets classified as primary within the TCD, two (2) ground mounted signs shall be permitted at the entrances to the TCD development. Such signs shall advertise the entire development, shall not exceed forty (40) square feet, shall be set back twenty (20) feet from the right-of-way, shall not exceed six (6) feet in height, and shall be a minimum of four hundred (400) feet apart. Such signs may be illuminated.

(Ord. No. 07-32, § 1, 10-25-2007)

Sec. 14-305. Building construction.

(1) A minimum of seventy-five (75) percent of the exterior wall construction for all structures shall be constructed of face brick. The seventy-five (75) percent coverage requirement shall be calculated by measuring all facades of the structure, excluding the openings for windows, trim, and doors. Each exterior wall shall maintain the seventy-five (75) percent minimum coverage with face brick. There shall be no exposed concrete block on any exterior wall.

(2) All buildings shall be fire sprinklered in accordance with adopted fire and building codes and be of noncombustible construction.

(Ord. No. 07-32, § 1, 10-25-2007)

Sec. 14-306. Building facades.

All buildings shall consist of the traditional facade, which includes the building cornice, the upper facade, and the storefront. The building cornice serves to visually cap the building, completing its appearance. The upper facade always contains regularly spaced window openings surrounded by decorative details. The storefront shall be designed to be as transparent as possible. This allows a maximum of natural light and relieves the closed-in feeling. It also gives the potential customer a good view into the store (Diagram 1).

- (1) *The building cornice.* The building cornice is made of brick, wood, metal or other materials and gives a building roof line a finished look. The cornice prevents the upper facade from falling off into the air. The decorative cornice provides the cap to the building. Flat cornices shall not be permitted.
- (2) *The upper facade.* The upper facade includes all upper stories. Each story shall contain regularly spaced window openings surrounded by decorative details.
- (3) *The storefront.* A minimum of seventy-five (75) percent of the street facing building facade between two (2) feet and eight (8) feet in height shall be comprised of clear windows that allow views of indoor space or product display areas. The bottom edge of any window or product display window used to satisfy the transparency standard shall not be more than three (3) feet above the adjacent sidewalk. The product display windows used to satisfy these requirement shall have a minimum height of four (4) feet and be internally lighted. Such internal lights shall not be directed toward the sidewalk or street. The storefront is composed primarily of a front door and large display windows surrounded by enframing piers and storefront cornice (transom windows, display windows). To emphasize the feeling of containment, a storefront might be set back slightly (six (6) inches to a foot) from the front of the building. To welcome customers, consider a recessed entry. The configuration keeps the display windows close to the sidewalk and emphasizes the door. Storefronts associated with tenant spaces located at building corners are required to meet this on only one (1) street facing facade. The street facing building facade that does not have the storefront must provide windows or some other type architectural feature so the wall is not blank (Diagram 2).

Diagram 1

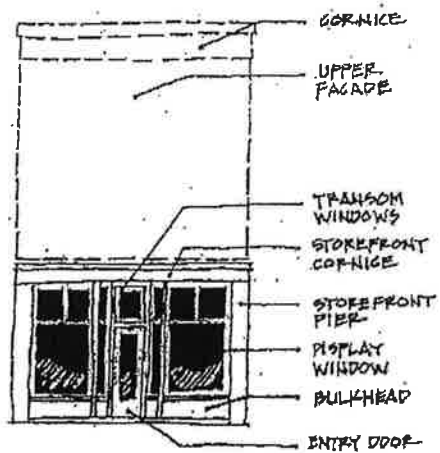
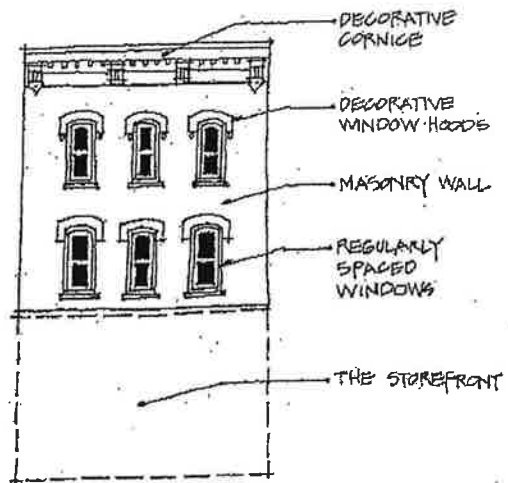
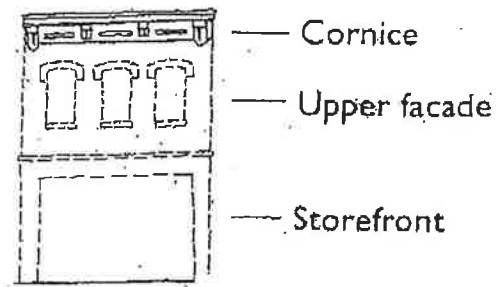
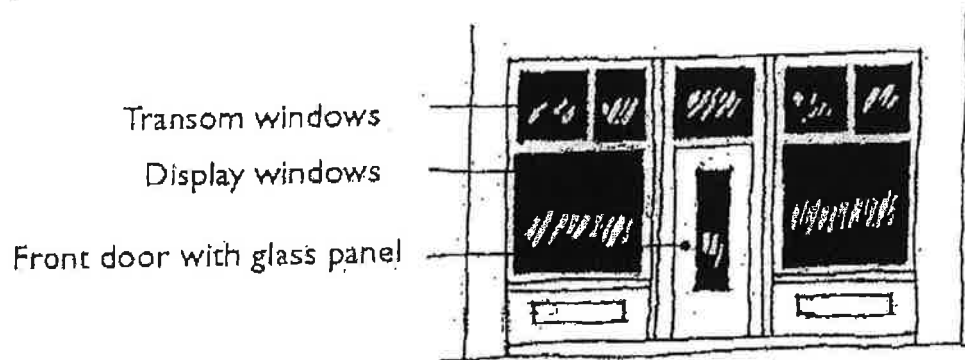
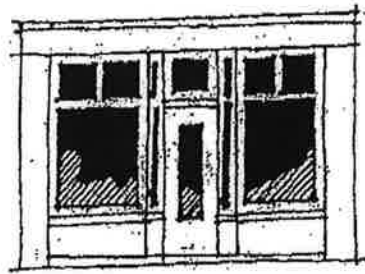
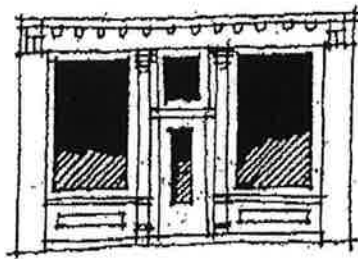


Diagram 2

Typical Storefronts



- (4) *Doors and entrances.* Each different building facade shall have a primary entrance door facing a public sidewalk. Entrances at building corners may be used to satisfy this requirement. Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas, or courtyard entrances to a cluster of shops or businesses.

(Ord. No. 07-32, § 1, 10-25-2007)

Sec. 14-307. Block view.

All buildings/facades in a block shall be viewed as a whole. The size and proportion of window and door openings shall be similar to those on surrounding facades. The same applies to the ratio of window area to solid wall for the facade as a whole. The roof forms and colors shall create a rhythmic harmony in appearance. This does not mean to imply all are to be the same, but that all are to flow and follow the ten (10) basic criteria that should be considered in the overall design of the development: height, width, relationship to the street, roof forms, proportion, composition, rhythm, proportion of openings, materials, and colors (Diagrams 3, 4 and 5).

- (1) *Height.* Buildings/facades should have similar height. A four-story building should not be located immediately adjacent to a much shorter two (2) story building. The height variations should flow up and down gradually without drastic drop offs. At the same time, there should be varying heights, the same height for the entire block length appears contrived and sterile.
- (2) *Width.* Facade widths should not vary drastically. A narrow facade should not be sandwiched between two (2) much wider facades and a wide facade should not be sandwiched between two (2) much narrower facades. The width variations should flow up and down.
- (3) *Relationship to street.* The buildings/facades should have consistent setbacks with that of its neighboring buildings/facades. A building/facade recessed to the maximum setback should not be located in the middle of a row of building/facades located at the minimum setback.
- (4) *Roof forms.* The form of the roof and building cornice should be similar to those on adjacent facades.
- (5) *Proportion.* The characteristic proportion, the relationship between height and width, should be respected. The block should look proportional, not disjointed.
- (6) *Composition.* The composition for the buildings/facades, that is, the organization of its parts, should be similar to that of surrounding building/facades.

MEETING DATE : November 15, 2012

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ruth Viergutz Hawk, Community Development Director

SUBJECT: Discussion of a request to rezone Parcel 63, Tax Map 151, located on the southwest corner of Kingston Pike and Way Station Trail, part of the Renaissance development, from C-1 to a four story business zoning district (Myers Bros. Holdings, Applicant)

INTRODUCTION: This property is an out parcel of the Renaissance development. The Myers Bros. Holdings, owner, has requested the creation of a new commercial zoning district that would allow for four story construction with reduced building setback requirements. They are requesting this property be rezoned to the newly created zoning district.

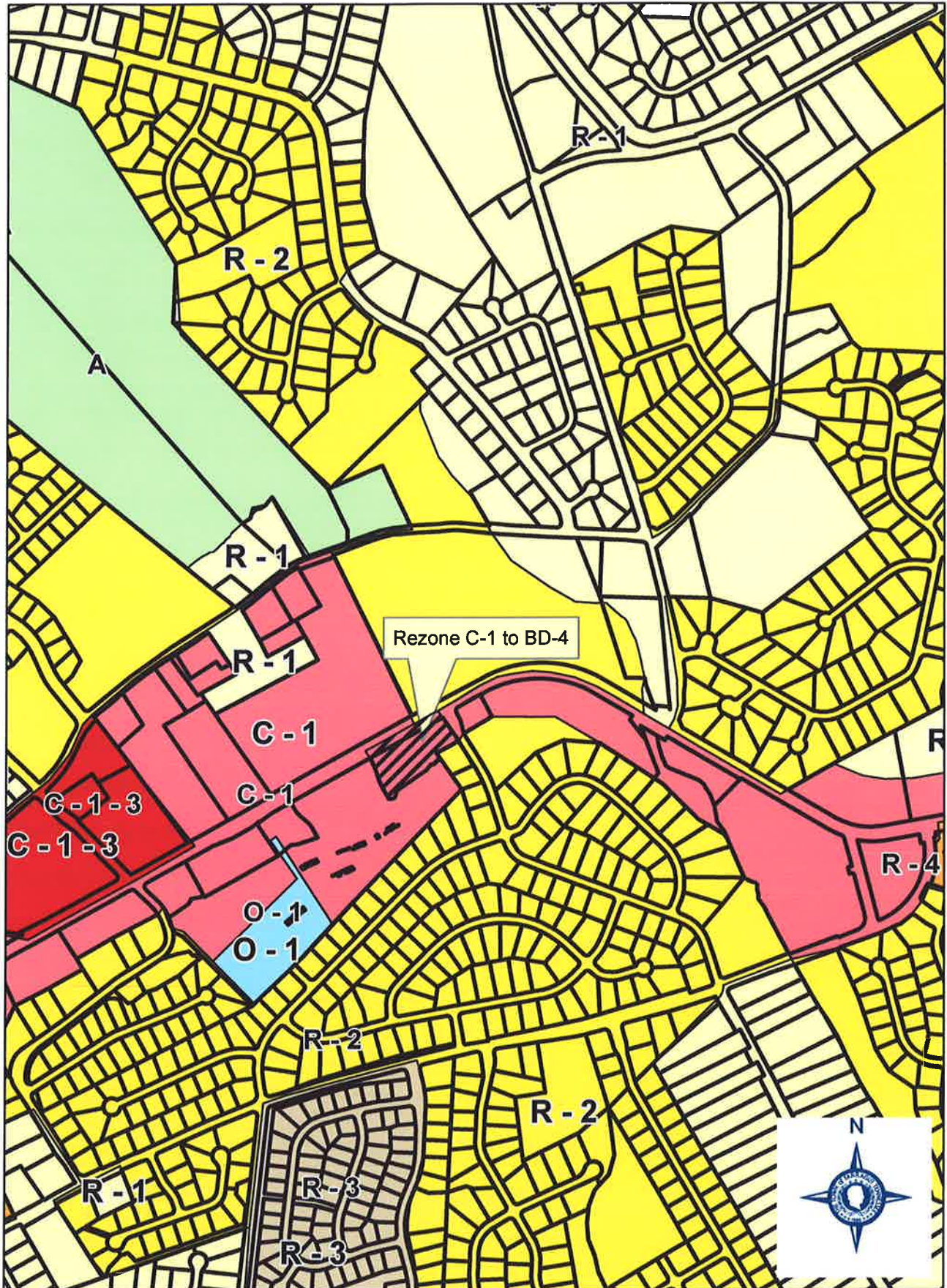
DISCUSSION: The property is currently vacant and fronts on Kingston Pike and Way Station Trail. The rear of the property is treed and has an unnamed stream. A Weigel's store is located to the east across from Way Station Trail. South of the property is a single-family residence and the detention basin for Renaissance development. The property to the west is vacant commercial land that is part of the Renaissance development. First Farragut United Methodist Church is located to the north across from Kingston Pike. The Renaissance development backs up to the Old Stage Hills neighborhood.

The property is currently zoned C-1 General Commercial District. The question will be is if this property is appropriate to be rezoned to the new zoning district which allows for four story buildings and reduced setback requirements.

Attached please find a copy of the aerial photo of the general area and the zoning of the general area.

RECOMMENDATION BY: For discussion purposes only.





**Farragut Municipal Planning Commission
November 15, 2012
Staff Recommendations**

3. **Discussion and public hearing on a site plan for the surgery expansion and renovation at the Tennova Turkey Creek Medical Center, 10820 Parkside Drive, Parcel 31.06, Tax Map 131, 19 Acres, Zoned C-1-3 (Marc S. Rowland - Thomas, Miller & Partners, Applicant)**

Staff recommends approval subject to addressing the following items:

1. Provide the calculated fire flow, in accordance with appendix B and C of the 2006 International Fire Code; and
2. Meet all town requirements.

Proposed Motion: Move to approve resubdivision plat subject to staff's recommendation.

4. **Discussion of an amendment to the Farragut Zoning Ordinance, Chapter 4., to create a Grand Opening Special Event Permit section**

For discussion purposes only

5. **Discussion of an amendment to the Farragut Zoning Ordinance, Chapter 4., Section XIII. Outdoor Site Lighting, to establish wall mounted light heights**

For discussion purposes only

6. **Discussion of an amendment to the Farragut Zoning Ordinance, Chapter 4., Section I. Accessory Structures, to require HVAC screening to be architecturally compatible and to rename section to Accessory Structures and Uses**

For discussion purposes only

7. **Discussion of a request to amend the Farragut Zoning Ordinance, to create a new four-story business zoning district (Myers Bros. Holdings, Applicant)**

For discussion purposes only

FMPC - Staff Recommendations

11/15/12

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8. **Discussion of a request to rezone Parcel 63, Tax Map 151, located on the southwest corner of Kingston Pike and Way Station Trail, part of the Renaissance development, from C-1 to a four-story business zoning district (Myers Bros. Holdings, Applicant)**

For discussion purposes only

9. **Public hearing on proposed locations for new utilities**

None at this time