

A G E N D A
FARRAGUT MUNICIPAL PLANNING COMMISSION

July 18, 2013
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 - June 20, 2013**
3. **Election of Officers**
4. **Approval of FMPC By-Laws**
5. **Discussion and public hearing on the *Parks & Leisure Services Master Plan 2013 - 2023* update**
6. **Discussion and public hearing on a request to amend the *2012 Comprehensive Land Use Plan Update*, Parcel 109, Tax Map 130, located on the east side of N. Campbell Station Road, north of Holiday Inn Express, 30.5 Acres, from Open Space Cluster Residential to Mixed Use (Kay Wellons, Applicant)**
7. **Discussion of an amendment to the text of the Farragut Zoning Ordinance to allow accessory structure apartments within the R-1 Rural Single-Family Residential District**
8. **Public hearing on proposed locations for new utilities**
9. **Planning Commissioner training**

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

June 20, 2013

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ed Whiting, Secretary
Ralph McGill, Mayor
Ron Honken, Alderman
Betty Dick
Noah Myers
Louise Povlin

MEMBERS ABSENT

Annette Brun

Staff Representatives: Ruth Viergutz Hawk, Community Development Director
Jason Scott, Stormwater Coordinator
Gary Palmer, Assistant Town Administrator

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

CITIZEN FORUM

Two boy scouts (Troop 59 and Troop 15) were in attendance and working on their Community and Communication Badges.

APPROVAL OF MINUTES

*Commissioner Honken moved to approve the May 16, 2013, minutes as submitted.
Commissioner St. Clair seconded the motion and the motion passed 6-0-2 with Mayor McGill
and Commissioner Povlin abstaining because they were not in attendance.*

AGENDA ITEMS

**APPROVAL OF PLANNING COMMISSIONER STORMWATER ADVISORY
COMMITTEE (SAC) REPRESENTATIVE**

*Commissioner St. Clair moved to appoint Ed Whiting as the planning commission Stormwater
Advisory Committee (SAC) representative. Mayor McGill seconded the motion and the motion
passed 8-0.*

**DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR THE VILLAS AT
ANCHOR PARK - PHASE I, LOCATED ON THE NORTH SIDE OF TURKEY CREEK
ROAD ACROSS FROM ANCHOR PARK, 10.95 ACRES, 35 UNITS, ZONED R-4
(Benchmark Associates, Applicant)**

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

1. Sheets 3 - 5 are quite cluttered. Delete unnecessary information. For example, delete the M.B.S. line, the 18" CMP on the Town owned property at the trail, pavement lines in ROW, all unnecessary lines on the ROW's, the storm drains etc. on the ROW's, etc.;
2. Label centerline and ROW width on Sheet 1 or 2 and delete from Sheets 3 - 5;
3. Indicate the distances from the periphery property line to the individual lots on Sheets 1 or 2;
4. What is the slope easement on the non-numbered lot referencing? This likely is no longer valid and should be deleted accordingly;
5. Indicate setbacks on Lot 15 to ensure compliance and not create a substandard situation;
6. Indicate dimensions from peripheral property lines to individual lots;
7. Address the substandard lot labeled future development. This area must be consistent with the preliminary plat and concept plan;
8. In the legend, define the line type used for the old property line;
9. Area Table - what is "remaining Tract 1"? Label on map portion of plat;
10. Sheet 5 - What is the dashed line that runs through the buffer strip on Lot 15 and to the north? If this represents a building setback, please delete;
11. Indicate dimensions/distances of the platted building envelopes [like what has been done with the outdoor areas];
12. Plat note #12 - delete the #3 in the text; and "and" between the words "Lots" and "shall";
13. On the map portion of the plat on Lot 15, reference plat note #21;
14. A landscape completion/maintenance letter of credit is required prior to the recording of the final plat;
15. Submit a copy of private restrictions or covenants. These must be approved by the Town and be recorded prior to building permits being issued;
16. Submit As-built drawings;
17. Complete all items on staff's punchlist, which will be assembled after walk-thru at the end of the construction. Please note that all disturbed areas must be stabilized with growing grass prior to acceptance of Final Plat;
18. Staff will calculate a Completion Letter of Credit once it is determined what elements are not going to be constructed at this time;
19. Submit two-year Maintenance Letter of Credit for maintenance of sidewalk, greenways, roadways, drainage and detention basins for \$35,000; and
20. Meet all town requirements.

*Commissioner Honken moved to approve the final plat subject to staff's recommendation.
Commissioner St. Clair seconded the motion and the motion passed 8-0.*

**DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR PANDA EXPRESS,
11482 PARKSIDE DRIVE, LOCATED BETWEEN JC PENNEY AND TENNESSEE
STATE BANK, 3.412 ACRES, ZONED C-1 (Ray Flake, Applicant)**

FMPC – Minutes

6/20/13

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Staff recommended approval of the site plan subject to addressing the following items:

1. 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;
2. Provide written approval from First Utility District of Knox County;
3. Provide the calculated fire flow, in accordance with appendix B & C of the International Fire Code. The designer may utilize the sprinkler reduction described within that section;
4. Submit a certified address verification from the Addressing Division of the Knoxville/Knox County Metropolitan Planning Commission;
5. Prior to the issuance of any Certificate of Occupancy, please submit a pdf of the finalized stamped approved site plans;
6. A two year maintenance Letter of Credit from a local lending institution will be required for the landscaping prior to the issuance of a Certificate of Occupancy;
7. Indicate the color of the dumpster enclosure gate;
8. Sheet A-100.2 - Clarify details for fixtures L-82, L-70, CL, FS-1 to insure compliance or replace with compliant fixtures;
9. Sheet C-4 - More clearly show existing contours. Delete irrelevant layers of information so that the topo lines are legible;
10. Sheet C-5 - note #28, FUD vs. KUB supplies water;
11. Show all existing lines the service lines are tying into [gas, sewer, electric, water, comm.];
12. The tree inventory on the tree preservation/removal plan still does not reflect what is on site. Please correct;
13. There are some trees shown to be saved on the tree preservation/removal plan that have silt fencing going through them on the erosion control plan. Please address this conflict;
14. The required setback for the parking lot is based on the distance from the property line(s) to the nearest portion of the curbing. Please ensure that the dimensions that are called out reflect this measurement;
15. The landscape plan should not be included in this submittal. This is a separate application and review;
16. Heavy Duty asphalt pavement includes 8" stone, 2-1/2" base mix and 1-1/2" surface. Staff suggests using binder ("B mix") instead of base ("A" mix). Light Duty asphalt pavement includes 8" base stone and 2-1/2" surface. Due to the lower structural strength of surface mix, suggest using 2" binder plus 1-1/4" surface mix;
17. Submit Drainage Fee of \$570;
18. Submit irrevocable letter of credit for erosion control for \$5,000; and
19. Meet all town requirements.

Commissioner Honken moved to approve the site plan subject to staff's recommendation.

Commissioner Whiting seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR THE TOWN OF FARRAGUT OUTDOOR CLASSROOM, PARCEL 128, TAX MAP 142, LOCATED ON THE SOUTHEAST CORNER OF N. CAMPBELL STATION ROAD AND THE FARRAGUT HIGH SCHOOL ENTRANCE, 1.4 ACRES, ZONED OS-P

Jason Scott presented the site plan for the Town of Farragut Outdoor Classroom. A general discussion followed.

Commissioner Honken moved to approve the site plan as presented. Commissioner Myers seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A PRELIMINARY PLAT FOR SHEFFIELD SUBDIVISION - UNIT 2, PARCEL 52.03, TAX MAP 152, 27.4 ACRES, 56 LOTS, ZONED R-1 & OSR, AND VARIANCE REQUESTS FOR SAG CURVE K VALUE FROM 49 TO 11.7 AT INTERSECTION TRANSITION ROAD 'A' AT INGLECREST (Saddlebrook Properties, LLC, Applicant)

Staff recommended approval of the variance request because it does not affect sight distance and it is near the intersection, which is a stop condition. The sag or “dip” will encourage traffic to slow down as approaching the intersection.

Commissioner St. Clair moved to approve the variance. Commissioner Myers seconded the motion and the motion passed 8-0.

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

1. As part of the preliminary plat (24' x 36' sheets), each utility must sign off on their respective utility plan sheet;
2. Add a 4" empty conduit across the street at all LCUB crossings;
3. On the title page, include the total acreage for this phase, the total number of lots for this phase, the open space acreage and calculations for this phase. Also include the total acreage for this phase and the first phase, the total number of lots for this phase and the first phase, and the total open space acreage and calculations for this phase and the first phase;
4. The maximum bulb wattage for the street light fixture is a 50 watt HPS (vs. 150 watt HPS or 100 watt MH);
5. On the LCUB plans, per comment letter, show changed location for transformer at Lots 49/50. This must coincide with street light location. As shown, the street light will be located at Lots 50/51. If the transformer is placed at that location, show the service line to Lot 49;
6. Sheet CR.07 - modify bollard detail so that bollards are 4' apart and so that bollard sleeves into the ground with no protrusions above ground when removed;

7. Because the road and all other public infrastructure is part of this phase, Lots 50 & 51 will need to be final platted as part of this phase. A note will need to be added stating that lots are not buildable until sewer is provided through Unit 3;
8. Delete side flares of sidewalk/trails handicap ramps when crossing grass strips;
9. Sheet CE.03 - Note # 4 - clarify length of the rip rap. It should be based on drainage calculations (volume and velocity);
10. Sinkhole 2 cannot be disturbed. The purpose of the OSR district is to design around environmentally sensitive areas, such as sinkholes. Please refer to plan note #11 from the approved concept plan. Verify that Lots 57 & 58 are buildable. They may need to be combined into one lot or designated as open space. Modify plans accordingly;
11. Remove sediment trap 4 and stockpile area from Sinkhole 2;
12. An arborist letter/assessment for the 36 inch red oak tree between Lots 25 & 26 has been provided. Per the arborist's recommendation, the tree should be removed. Amend the tree replacement table to reflect this removal accordingly;
13. Given the relatively tight space involved, the staff would recommend using a smaller species of tree, such as Winter King Hawthorn, in lieu of red maple for some of the replacement trees;
14. A landscape maintenance letter of credit will be needed for the replacement trees prior to approval of a final plat;
15. Submit an irrevocable letter of credit for Erosion Control in the amount of \$90,000.00;
16. Submit a drainage fee of \$1,650.00; and
17. Meet all town requirements.

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

DISCUSSION AND PUBLIC HEARING OF A REQUEST FOR ABANDONMENT OF RIGHT-OF-WAY OF OLD SNYDER ROAD RIGHT-OF-WAY AT N. CAMPBELL STATION ROAD, LOCATED BETWEEN PARCELS 122 & 123.02, TAX MAP 130, FARRAGUT MUNICIPAL CODE, TITLE 16, CHAPTER 3. ROAD CLOSING OR TERMINATING POLICY (Eddie Kherani/Marathon Gas Station, Applicant)

Staff recommended denial of Resolution PC-13-06, which recommends approval of Ordinance 13-20 and the request for abandonment of the right-of-way of old Snyder Road ROW at N. Campbell Station Road to the Board of Mayor and Aldermen.

Commissioner Honken moved to approve Resolution PC-13-06. Commissioner Whiting seconded the motion and the motion failed 0-8.

DISCUSSION OF A REQUEST TO AMEND THE 2012 COMPREHENSIVE LAND USE PLAN UPDATE, PARCEL 109, TAX MAP 130, LOCATED ON THE EAST SIDE OF N. CAMPBELL STATION ROAD, NORTH OF HOLIDAY INN EXPRESS, 30.5 ACRES, FROM OPEN SPACE CLUSTER RESIDENTIAL TO MIXED USE (Kay Wellons, Applicant)

For discussion purposes only

DISCUSSION AND PUBLIC HEARING ON AN AMENDMENT TO THE FARRAGUT SUBDIVISION REGULATIONS, ARTICLE III. GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN, F. SUITABILITY OF THE LAND, 2. LAND SUBJECT TO FLOODING, E. (1), TO UPDATE THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBERS PER THE MOST RECENT FLOOD STUDY

Staff recommended approval of Resolution PC-13-07.

Commissioner Honken moved to approve Resolution PC-13-07. Commissioner St. Clair seconded the motion and the motion passed 8-0.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

Mayor McGill announced Louise Povlin appointment to the Farragut Municipal Planning Commission (FMPC).

ADJOURNMENT

The meeting adjourned at 8:35 p.m.

Edwin K. Whiting, Secretary

MEETING DATE: July 18, 2013

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ruth Viergutz Hawk, Community Development Director

SUBJECT: Approval of Planning Commission By-Laws

INTRODUCTION: The Farragut Municipal Planning Commission By-Laws are to be reviewed and approved by the planning commission each year at their annual meeting. Per the By-Laws, the July meeting is designated as the annual meeting.

DISCUSSION: Attached please find a copy of the Farragut Municipal Planning Commission By-Laws as adopted on July 19, 2012, and the proposed By-Laws. I have reviewed the By-Laws and recommend they be approved with one minor change, the addition of the term "site plan" to Article III. Section 9. Agenda Items. That same section of the By-Laws states "or any other applications", but adding the term "site plan" would further clarify.

RECOMMENDATION BY: Staff recommends approval of the Farragut Municipal Planning Commission By-Laws as submitted.

PROPOSED MOTION: Move to approve the Farragut Municipal Planning Commission By-Laws.

Current

FARRAGUT MUNICIPAL PLANNING COMMISSION BY-LAWS

ARTICLE I. The Commission

SECTION 1. Name of Commission.

The name of the commission shall be the Farragut Municipal Planning Commission as established and provided by 13-4-101 through 13-4-105 of the Tennessee Code Annotated.

SECTION 2. Office of Commission.

The office of the commission shall be at the Farragut Town Hall, or such other duly authorized place where the official records of the planning commission shall be maintained and where the commission shall meet.

SECTION 3. Membership.

The membership of this commission shall be composed of seven citizen members, the chief executive officer (mayor) of the municipality, and one member of the chief legislative body. The chief executive officer and the member of the chief legislative body shall be ex-officio members with voting rights. Five members shall constitute a quorum.

All citizen members shall be appointed by the chief executive officer who shall also have the authority to remove any appointive member at his/her pleasure as provided for in 13-4-101 of the Tennessee Code Annotated.

SECTION 4. Vacancies.

Any vacancy in an appointive membership shall be filled for the unexpired term by the chief executive officer of the municipality.

ARTICLE II. Officers

SECTION 1. Officers.

The officers of the commission shall be a chairman, a vice-chairman and a secretary.

FMPC BY-LAWS

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SECTION 2. Elections.

The chairman, vice-chairman and secretary shall be elected at the annual meeting of the commission from among the appointive members to serve for terms of one year with eligibility for re-election.

SECTION 3. Chairman.

The chairman shall preside at all meetings of the commission. Except as otherwise authorized by resolution of the commission, the chairman shall sign all contracts, reports and instruments made by the commission. At each meeting, the chairman shall submit such recommendations and information as he/she may consider proper concerning the business affairs and policies of the commission.

SECTION 4. Vice Chairman.

In the absence or incapacity of the chairman, the vice-chairman shall perform his/her duties.

SECTION 5. Secretary.

The secretary shall keep a full record of all proceedings of the commission, including a record of all votes, in a journal of the proceedings kept for the purpose and identified as the "Minutes of the Farragut Municipal Planning Commission," and shall perform such other duties in regard to records, including certification of record transcripts, as the commission may direct. In addition, the secretary shall serve as chairman of the commission in the absence of both the chairman and vice-chairman. In the secretary's absence, the chairman or vice-chairman shall appoint an acting secretary. The secretary shall certify subdivision plats as directed in TCA 13-4-302 and shall have the same authority as the chairman to sign instruments made by the commission.

SECTION 6. Vacancies.

Should the office of chairman, vice-chairman or secretary become vacant, the commission shall, at its next regular monthly meeting, elect a successor in the manner prescribed for the election of such officer and such election shall be for the unexpired term of said office.

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ARTICLE III. Meeting

SECTION 1. Regular Meetings.

The commission shall hold a monthly meeting at the Farragut Town Hall or at such other place or time as designated by the Farragut Municipal Planning Commission.

SECTION 2. Annual Meetings.

The annual meeting of the commission shall be held in July at the place established for regular meetings unless otherwise designated by resolution of the commission.

SECTION 3. Special Meetings.

Special meetings of the planning commission may be called for any purpose at any time by the chairman or by a majority vote of the members of the commission.

SECTION 4. Work Sessions.

Work sessions of the planning commission may be held at the regular monthly meeting or at such time, date and place as the commission may from time-to-time designate. Such sessions shall be for the purpose of reviewing and discussing appropriate issues provided that no resolutions shall be acted upon at a work session.

SECTION 5. Quorum.

A majority of the membership, as defined in Article I. Section 3, shall constitute a quorum for the purpose of conducting the business of the commission. In the absence of a quorum, a lesser number may adjourn meetings from time to time. Concurring votes of a majority of the commission members present, when a quorum is present, shall be required to take final action on any matter before the commission unless otherwise specifically provided for in the applicable provisions of the governing regulations. A majority of the entire membership shall approve documents and studies that pertain to the physical development of the municipality as defined in TCA 13-4-202.

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SECTION 6. Manner of Voting.

The voting on all questions coming before the commission shall be by voice vote; and the ayes, nays and abstentions shall be entered upon the minutes of such meeting except when the vote is unanimous.

SECTION 7. Attendance.

If any planning commission citizen member fails to attend three consecutive regularly scheduled meetings and fails to present a reasonable excuse for such absence, his/her membership shall be terminated and a new member will be appointed by the mayor to replace the terminated member.

SECTION 8. Conflicts of Interest.

Should any member consider his/her personal interests involved in any matter before the commission or should the planning commission consider that the personal interests of any member(s) were involved in any matter before the commission, that person(s) at his/her declaration may abstain from voting.

SECTION 9. Agenda Items.

Any subdivision plat, request for rezoning, request for ordinance text amendment, request for a variance from the Subdivision Regulations, or any other application must be complete and submitted to the planning staff in order to qualify for a meeting agenda.

ARTICLE IV.

SECTION 1. Amendments.

The by-laws of this commission may be amended at a regular or special meeting but no amendment shall be adopted unless at least four days' written notice thereof has been previously given to all members of the commission.

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Adopted this 19th day of July, 2012.

Rita J. Holladay
Chairman

E. K. White
Secretary

Proposed

FARRAGUT MUNICIPAL PLANNING COMMISSION BY-LAWS

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Adopted this _____ day of _____, 2013.

Chairman

Secretary

MEETING DATE : July 18,2013

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Sue Stuhl, Parks and Leisure Services Director

SUBJECT: Discussion and public hearing on the updated Parks and Leisure Services Master Plan: 2013-2023

INTRODUCTION: In 2007, the Board of Mayor and Aldermen appointed a citizen committee to formulate a master plan in the area of parks and recreation. This committee presented a plan in January 2008 that was approved by the Municipal Planning Commission and the Board of Mayor and Aldermen. While the State of Tennessee does not mandate that local parks and recreation departments produce a master plan, this is a requirement for two of the grants that we apply for when eligible. And it is also recommended that the plan goals and action items be updated every five years.

DISCUSSION: Attached is a new set of goals and action items that has been divided into three parts: Near-Term (2013-2017), Mid-Term (2018-2020) and Long-Term (2021-2023). In the original master plan the goals and action items were simply in a list. The new set of near and mid-term goals and action items are now matched with the Town of Farragut Strategic Plan, which was approved by the Board of Mayor and Aldermen in 2009. The long-term goals were not matched to the Strategic Plan because it is likely that the Strategic Plan goals will be changed and modified before that time. Many of the action items in the Parks and Leisure Services Master Plan are dependent on funding in the operating or capital investment program so changes and updates are likely to occur.

This new set of goals and action items has been reviewed and discussed with each of the four Parks and Leisure Services committees: Arts Council, Beautification Committee, Folklife Museum Committee and the Parks and Athletics Council. Changes that were suggested have been incorporated into this document and all committees have been given the chance to review these changes.

Also attached are the original goals and action plan items with an explanation of the progress that has been made.

RECOMMENDATION BY: Staff recommends approval of 2013 Parks and Leisure Services Master Plan.

Parks and Leisure Services Master Plan Goals and Action Items

NEAR-TERM (2013-2017)

Strategic Plan Goal 1: Maintain Financially Sound Town Providing Excellent Services

1. Responsible Use of Debt
 - a. Conduct a feasibility study regarding the funding of construction and the continued cost of operations for a community center.
2. Adequate Revenues
 - a. Update fee comparisons with other local governments and make recommendations on a yearly basis.
 - b. Continue to apply for all appropriate grants and include required matches in the annual budget.
 - c. Renovate the Museum gift shop to provide better flow and display areas.
3. High Customer Satisfaction Rating
 - a. Continue participant evaluations in programs and athletics and use the results to adjust delivery system.
 - b. Formulate an evaluation method for special events; and, continue evaluations for special events and use results to adjust the delivery system.
 - c. Continue to participate in the "Intro To Farragut" program by providing information about the history of the Town and the PALS department.
4. Reliable Delivery of Town Services
 - a. Continue PALS staff training in customer service, first aid and best practices in parks and recreation.
 - b. Continue requirement for specified PALS staff to be certified as a park and recreation professional and a playground safety inspector.
 - c. Continue to coordinate and research opportunities to expand the FUN Volunteer Program to supplement the work of paid staff.
 - d. Begin an online program (using a third party vendor if necessary) for facility rentals and event, program and athletics registration.
5. Well Planned and Maintained Town Facilities
 - a. Evaluate the current staffing levels of the PALS and parks division of the Public Works Department, including part time seasonal workers.
 - b. Expand use of seasonal staff to meet an expanded schedule for the artificial turf athletic field.
 - c. Reconstruct McFee Park splash pad.
 - d. Reconstruct Mayor Bob Leonard Park (MBLP) playground and surface.
 - e. Install an artificial turf field in the location of rectangular field #2 at MBLP.

- f. Replace MBLP and Anchor Park softball fencing.
- g. Replace current overflow grass parking area at McFee Park with a permeable grid and grass system.
- h. Make yearly progress in updating or renovating current facilities and programs according to ADA regulations.

Strategic Plan Goal 2: Strengthen the Local Economy

1. Increase Number of Visitors To Farragut; Also “Heads in Beds”
 - a. Partner with Visit Knoxville to promote the Town of Farragut as a venue for regional athletic events and heritage tourism.
 - b. Utilizing the current trend in heritage tourism, continue to advertise the Farragut Folklife Museum and, in particular, the Farragut Collection and Plaza in local, regional and national publications and online listings.
 - c. Investigate possibilities of a beautification program at the Campbell Station Road/Interstate 40 interchange as a gateway to the Town.
 - d. Expand use of social media to include as many free sources as possible.
2. Keep Sales Tax Local
 - a. Hire a consultant to formulate a branding program/tourism plan for the Town of Farragut. This would possibly include work with Town committees, focus groups and other methods of citizen input.
 - b. Fund and implement the branding program formulated by the consultant.
 - c. Continue to partner with the Farragut Business Alliance (FBA) in the promotion of the Shop Farragut program.
 - d. Update the Town’s website with Farragut business information.

Strategic Plan Goal 3: Develop the Town’s Historic Assets

1. Expand Areas for Museum Displays
 - a. Continue rotation of the changing exhibit area (Bill Dunlap Gallery) three times per year to encourage repeat visitors.
 - b. Continue rotation every 12 – 18 months of vignette display.
2. Preserve Russell House
 - a. Finalize research and decide the Town’s involvement with the Russell house.
 - b. If purchased, make a decision regarding the permanent location of the Russell house.
 - c. If purchased, engage in any grant opportunities for the preservation of the Russell house.

- d. If purchased, hire a consultant to work with an appointed committee to produce plans for the renovation of the Russell house as the permanent location for the Farragut Folklife Museum and possibly a visitor's center.
3. Develop a Reputation as a Historic Destination
- a. Working with brand/tourism consultant, identify strengths in the Farragut community to promote heritage tourism.
 - b. Produce a publication listing the location and details of the historic places in Farragut and pertinent areas outside of the Town limits, such as Concord.
 - c. Continue to advertise the Farragut Folklife Museum and, in particular, the Farragut Collection and Plaza in local, regional and national publications and online listings.

Strategic Plan Goal 4: Facilitate Future Growth Development and Redevelopment

1. More Beautiful Corridors and Development
- a. Continue the annual Beautification Awards program including the installation of signage at the winning sites (for approximately six months).
 - b. Continue the Plant A Tree program.
 - c. Continue to update the park and greenway landscaping.
 - d. Continue to plant trees each fall on Town of Farragut property and easements.
 - e. Formulate a plan for street banner replacement (for damaged or faded banners).
2. Redevelop Aged Commercial Areas
- a. Evaluate empty properties for the location of a future community center.

Strategic Plan Goal 5: Expand Leisure Amenities (Venues and Programs)

1. Expand Park Development
- a. Complete construction of phase 3 of McFee Park which includes two lighted artificial turf fields, restroom/storage building, pavilion, asphalt trail, major site work for expansion area, entrance road, parking area and pond renovation.
 - b. Construct an additional parking area at Mayor Bob Leonard Park.
 - c. Construct an additional three court sand volleyball complex.
 - d. Prepare construction plans for phase 4 of McFee Park.
 - e. Construct an outdoor classroom in the property next to the entrance of Farragut High School off Campbell Station Road.
2. Extend Greenway System
- a. Construct greenway link along south section of Kingston Pike from Old Stage Road to Virtue Road.
 - b. Construct greenway link from McFee Road to Wentworth Subdivision greenway.

- c. Request TDOT for an easement along I-40 for a greenway extension.
 - d. Construct a greenway link from The Battery at Berkeley Park to Everett Road.
 - e. Research properties/easements available for a greenway link under Kingston Pike.
 - f. Continue to use complete streets model for all road construction or reconstruction (includes sidewalks, greenways and bike lanes).
 - g. Work with TDOT on plans for a possible greenway link at the renovation of the Campbell Station Road interchange off I-40.
 - h. Pursue a greenway link along Turkey Creek on the northeast side of Kingston Pike.
3. Develop A Community Center
- a. Conduct a feasibility study regarding the funding of construction and the continued cost of operations for a community center.
 - b. Evaluate empty properties for the location of a future community center.
4. Increase Pedestrian Connectivity Within Farragut
- a. Install standardized (with City of Knoxville) greenway signage at all greenway links.
5. Increase Sports Tourism
- a. Work with Visit Knoxville to promote the Town of Farragut as a venue for regional athletic events.
6. Develop Water Based Aquatic Facilities
- a. Include possible aquatic facility with the feasibility study regarding funding of construction and the continued cost of operations for a community center.
7. Expand Cultural Arts Programs
- a. Coordinate an art and flower show or another major cultural event every three years.
 - b. Install the additional pieces of the "Circle of Friends" sculptures at Campbell Station Park.
 - c. Create a plan for expanding sculpture program to other Town parks.
8. Increase Recreation and Leisure Programs and Services
- a. Using the Service Analysis & Financial Strategies Planning Process (SAFS), analyze each of the Town's special events and take appropriate action for the future.
 - b. Continue level of programming.
 - c. Add one special event.
 - d. Continue to coordinate events and programs with these entities: Farragut Business Alliance, Farragut West Knox Chamber of Commerce, Knoxville Youth Athletics, Knoxville Track Club, AARP, VITA, Cool Sports, Knox County Coalition of Childhood Obesity and Let's Move.

- e. Continue current level of visual arts programming.
- f. Create a plan for expanding performing arts programming.
- g. Research other agencies and businesses to partner with for programs and events.
- h. Continue to have representation on the Knox County Community Health Council and to staff the council's Partnership Committee.
- i. Publicize programming of the outdoor classroom in coordination with the Stormwater Division.

Parks and Leisure Services Master Plan Goals and Action Items

MID-TERM (2018-2020)

Strategic Plan Goal 1: Maintain Financially Sound Town Providing Excellent Services

1. Responsible Use of Debt
 - a. Evaluate the revenue/expenditures and staff costs associated with the acquisition and development of additional park land, greenway and/or facilities.
2. Adequate Revenues
 - a. Continue to update fees as needed on an annual basis.
 - b. Continue to apply for all appropriate grants and include required matches in the annual budget.
 - c. Establish an online gift catalog for park equipment and donations.
3. High Customer Satisfaction Rating
 - a. Hire a consultant to conduct a random sample survey of parks and recreation facilities (current and future).
 - b. Continue participant evaluations in programs and athletics and use results to adjust the delivery system.
 - c. Continue evaluations for special events and use results to adjust the delivery system.
4. Reliable Delivery of Town Services
 - a. Continue PALS staff training in customer service, first aid and best practices in parks and recreation.
 - b. Continue requirement for specified PALS staff to be certified as a park and recreation professional and a playground safety inspector.
 - c. Continue to coordinate and research opportunities to expand the FUN Volunteer Program to supplement the work of paid staff.
5. Well Planned and Maintained Town Facilities
 - a. Evaluate staffing levels.
 - b. Replace fencing at MBLP west baseball field.
 - c. Replace playground and surface at Anchor Park.
 - d. Research replacement of turf at selected fields at MBLP and McFee Park with artificial turf.
 - e. Evaluate the future use of the former Dimmick house at McFee Park.
 - f. Continue to update or renovate facilities to comply with ADA regulations.

Strategic Plan Goal 2: Strengthen the Local Economy

1. Increase Number of Visitors To Farragut; Also "Heads in Beds"

- a. Continue partnership with Visit Knoxville to promote the Town of Farragut as a venue for regional athletic events.
 - b. Utilizing the current national trend in heritage tourism, continue to advertise the Farragut Folklife Museum and, in particular, the Farragut Collection and Plaza in local, regional and national publications and online listings.
 - c. If purchased, establish a visitor center in the Russell house (along with Museum).
2. Keep Sales Tax Local
 - a. Continue to fund and implement the branding program.
 - b. Continue partnership with the FBA in the promotion of "Shop Farragut."

Strategic Plan Goal 3: Develop the Town's Historic Assets

1. Expand Areas for Museum Displays
 - a. Continue rotation of the changing exhibit area (Bill Dunlap Gallery) three times per year to encourage repeat visitors.
2. Preserve Russell House
 - a. If purchased, renovate Russell house to accommodate the Museum and visitor center.
3. Develop a Reputation as a Historic Destination
 - a. Investigate installation of signage and map at historic areas.
 - b. Continue to advertise the Farragut Folklife Museum and, in particular, the Farragut Collection and Plaza in local, regional and national publications and online listings.
 - c. Develop a special event at the historic Pleasant Forest Cemetery.
 - d. Using plan developed by consultant, expand public relations efforts to promote heritage tourism.

Strategic Plan Goal 4: Facilitate Future Growth Development and Redevelopment

1. More Beautiful Corridors and Development
 - a. Continue the annual Beautification Awards program including the installation of signage at the winning sites.
 - b. Continue the Plant A Tree program.
 - c. Continue to update the park and greenway landscaping.
 - d. Continue to plant trees each fall on Town of Farragut property and easements.
 - e. Develop a program to partner with businesses on street or entrance beautification (streetscaping).
 - f. Add another set of seasonal banners (probably summer season).

- g. Investigate possibility of adding another award opportunity/program in the area of beautification.
- 2. Redevelop Aged Commercial Areas
 - a. Evaluate empty properties for the location of a future community center.

Strategic Plan Goal 5: Expand Leisure Amenities (Venues and Programs)

- 1. Expand Park Development
 - a. Complete construction of phase 4 of McFee Park which includes 18-hole disc golf course, additional parking, fishing pier, pavilion and historical trail interpretation area.
 - b. Acquire additional land to meet the recreational and leisure needs of the Town's growing population, especially land for passive park(s).
 - c. Complete construction plans for phase 5 of McFee Park.
 - d. Complete construction or renovation plans for a community center and indoor aquatic facility.
- 2. Extend Greenway System
 - a. Construct greenway link under Kingston Pike.
 - b. Construct several missing links of the greenway system, specifically to MBLP and McFee Park.
 - c. Construct short greenway link and parking and install interpretive signage along Virtue Road at one of the sites of the Battle of Campbell Station.
 - d. Construct greenway link along one of the creekways.
 - e. Continue work with TDOT on plans for a possible greenway link in the renovation of the Campbell Station Road interchange off I-40.
 - f. Continue to use complete streets model for all road construction or reconstruction (includes sidewalks, greenways and bike lanes).
 - g. Begin a Capital Investment Program to retrofit bike lanes on selected current Town roads.
- 3. Develop A Community Center
 - a. Conduct a feasibility study regarding the funding of construction and the continued cost of operations for a community center.
 - b. Investigate private/public partnerships.
 - c. Evaluate empty properties for the location of a future community center.
- 4. Increase Pedestrian Connectivity Within Farragut
 - a. Continue to install standardized (with City of Knoxville) greenway signage at all new greenway links.
- 5. Increase Sports Tourism

- a. Work with Visit Knoxville to promote the Town of Farragut as a venue for regional athletic events.
- 6. Develop Water Based Aquatic Facilities
 - a. Include possible aquatic facility with the feasibility study regarding funding of construction and the continued cost of operations for a community center.
- 7. Expand Cultural Arts Programs
 - a. Coordinate an art and flower show or another major cultural event every three years.
 - b. Continue to expand program to include sculptures in all Town parks.
 - c. Begin a public art program centered around the communities heritage.
- 8. Increase Recreation and Leisure Programs and Services
 - a. Continue level of programming.
 - b. Add one special event.
 - c. Continue to coordinate events and programs with other these entities: Farragut Business Alliance, Farragut West Knox Chamber of Commerce, Knoxville Youth Athletics, Knoxville Track Club, AARP, VITA, Cool Sports, Knox County Coalition of Childhood Obesity and Let's Move.
 - d. Research other agencies and businesses to partner with for programs and events.

Parks and Leisure Services Master Plan Goals and Action Items

LONG-TERM (2021-2023)

1. Parks and Recreation Facilities and Programs

- a. Develop a master plan and construct a wetlands park on Town-owned property between the Town Hall and S. Campbell Station Road.
- b. Construct additional greenways concentrating on missing greenway links and areas along creeks.
- c. Plan and construct additional greenway links that connect to City of Knoxville, Knox County and Loudon County greenways.
- d. Complete construction of phase 5 (and final phase) of McFee Park which includes amphitheater, small pavilion, playtrail, 2 lighted tennis courts and hitting wall and dog park.
- e. Construct a community center with an indoor aquatic component.
- f. Expand staff and programming with the development of a community center.
- g. Continue to work closely with Farragut businesses and area non-profits to partner with events, programs and promotions.
- h. Produce a festival at McFee Park.
- i. Evaluate need for additional acreage for recreational use as compared with the Town's population.
- j. Continue to construct or reconstruct streets using the complete streets model (includes sidewalks, greenways and bike lanes) and continue to retrofit key roads in Farragut with a bike lane.

2. Tourism

- a. Continue to budget advertising monies for heritage tourism.
- b. Replace turf on selected fields at MBLP and McFee Park to enhance the opportunities for regional tournaments using Farragut facilities.
- c. Promote the unique design of the 18-hole disc golf course for regional and national tournaments.
- d. Promote sand volleyball facilities for regional tournaments.
- e. Grow festival at McFee Park to increase tourism and "heads in beds."

3. Beautification and Cultural Programs

- a. Update summer street banners.
- b. Update park and greenway landscaping and continue to plant trees on public lands.

- c. Develop programming for the amphitheater.
- d. Develop a funding mechanism for public art.
- e. Implement public art program.
- f. Complete sculpture in parks program.

Parks and Leisure Services Master Plan Goals and Action Items

Original Master Plan Update – Summer 2013

NEAR-TERM

1. Expand park facilities and build out current facilities.
 - Complete build out of Campbell Station Road Park. The original plan of a low profile playground in the large open space has been deleted to allow this area to be used for events and programming. The addition of signage regarding the history of the Farragut/Concord area around the lower trail will be installed in late spring or early summer.
 - Complete renovations and adaptation of Mayor Bob Leonard Park. LED lights have been installed at all three lots. An artificial turf field will be installed this summer, funded in part by a Local Parks & Recreation Fund grant.
 - Complete phases 1 and 2 of McFee Road Park including athletic fields, playground and shelter. Phases 1 & 2 have been completed with the exception of a few lingering issues with the splashpad. A new master plan for the expanded McFee Park (additional 25+ acres) was completed in 2012.
2. Acquire additional land to meet the recreational and leisure needs for our growing population.
 - Assess the potential for new land acquisition and make recommendations to the Board of Mayor and Aldermen. The Town purchased 16.9 acres of land adjacent to McFee Park in 2008 and another 9.48 acres in 2010 to essentially double the size of McFee Park.
3. Evaluate and assess the construction requirements for a multipurpose community center that will enhance our quality of life and meet the growing demands for greater recreational, educational, health and cultural activities.
 - Develop a detailed plan for a community center that best fits the needs of the Town of Farragut. In 2009, a Community Center Study Committee was chartered by the Board of Mayor and Aldermen (BMA). The Committee presented a report to the BMA in 2011 with a detailed plan.
 - Initiate and evaluate plans for funding the construction of the facility. This has been discussed by the BMA but has been put on hold for the time being.
4. Continue to expand greenways, walking trails and sidewalks to provide greater connectivity between neighborhoods and town businesses to improve the health and quality of life of our citizens.
 - Evaluate the needs, requirements and costs of implementing, as appropriate, a bicycle-sharing (Yellow Bike) program. This program was researched and shared with the Parks & Athletics Council and the BMA. It was decided that this program was too costly and too staff intensive.

- Provide safe walking and biking connections to MBLP. In 2008 a sidewalk was constructed along the west side of Watt Road from the crosswalk at Fleenor.
5. Encourage health awareness and wellness in conjunction with the Knox County Health Department.
 - Create a health advisory board to recommend and review programs promoting healthier lifestyles. In 2013, the Town passed an ordinance for the participation in the Knox County Health Council along with the City of Knoxville and Knox County. The Town has appointed two citizens to this Council. The Town staff also serves on the Together Healthy Knox partnership committee.
 - Promote and create partnerships between the town and activity-oriented businesses in the community. The Town has been partnering with the Farragut Business Alliance, Cool Sports, Knox Youth Athletics and several other businesses.
 6. Evaluate and benchmark the Parks and Leisure Services Department.
 - Hire an outside consultant to determine the best structure for activities and programs in the area of arts, heritage, health and recreation for a growing and aging population in coordination with our new facilities. This goal has not been pursued.
 7. Expand cultural events.
 - Coordinate special events for the Town's 30th anniversary celebration in 2010 to include the installation of the Admiral Farragut statue and other special events. The Farragut Memorial Plaza is now a very popular spot next to Town Hall. The Town held other 30th Anniversary events including the Picnic on the Pike which has been continued and is in the process of being revamped for 2013.
 8. Evaluate and develop a plan for creating overlay zones so as to help beautify Farragut and to delineate the entrances to the town.
 - Develop a plan for stacked stone Town of Farragut signage. This project has been moved to Administration and Public Works.
 - Evaluate locations and costs of installing streetscapes. This goal has not been pursued at this time but may be incorporated into future development per the 2012 Comprehensive Land Use Plan.

MID-TERM

1. Continue the development of the multipurpose community center.
 - Complete construction plans for the center.
 - Develop detailed operational and financial plans for the center.
2. Expand our park facilities and build out current facilities.
 - Complete phases 3 and 4 of McFee Road Park, including an amphitheater and walking trails. A new master plan for the expanded

McFee Park has been developed due to the additional acquired land. Phase 3 includes the main site preparation, access roads, main parking lot, asphalt trails, majority of utilities, two lighted artificial turf rectangular fields, pond renovation, restroom and pavilion. Phase 4 includes minor site prep, additional parking, fishing pier, disc golf course and historical trail interpretive signs. Phase 5 includes a small pavilion, playtrail, 2 lighted tennis courts and hitting wall, amphitheater and dog park. This exact order that these phases will be constructed has not been identified.

3. Acquire additional land to meet the recreational and leisure needs for our growing population.

- Assess the potential for new land acquisition and make recommendations to the Board of Mayor and Aldermen. The BMA has approved a letter of intent for the purchase of the Russell house (the historical home on the corner of Campbell Station Road and Kingston Pike). Final approval of the sale is tentatively set for late summer or early fall.

4. Continue to expand greenways, walking trails and sidewalks to provide greater connectivity between neighborhoods and town businesses.

- Provide safe walking and biking connections between the north and south sides of Kingston Pike. The Capital Investment Budget includes \$100,000 each year for greenway expansion – for use in purchasing easements and construction. The goal is to use these funds to connect the missing links between developments. The Town requires developers to construct greenways within their properties and to link to surrounding properties.
- Evaluate the requirements and costs to develop ground-level lighting systems for selected walking trails to improve safety.
- As appropriate, implement the Yellow Bike Program. This program is not being pursued. This program has been tabled due to cost and staffing issues.

5. Continue to evaluate and benchmark the Parks and Leisure Services Department.

- Develop programs for the amphitheater and continue to review staffing needs for the new facilities and other programs using an ad hoc committee.
- Evaluate the need for new programs associated with the community center.

6. Continue the effort to beautify and delineate the entrances to the town through overlay zoning and streetscapes.

- Install stacked stone Town of Farragut signage, as appropriate. This item has been moved to Administration.
- Initiate streetscapes project; focus on entrances.

7. Establish public-private ventures with community and civic organizations to enhance and strengthen the Town's recreational and cultural activities.
 - Establish a committee to work with the Parks and Leisure Services Department to evaluate the feasibility of and opportunities for public – private partnerships. **The BMA currently partially funds two organizations (Farragut/West Knox Chamber and Farragut Business Alliance) which, in addition to building business relationships, conduct several community events.**
 - Develop an implementation plan and present to the Board of Mayor and Aldermen for approval.
8. Address the growing need for community understanding of wetlands, aquatic ecosystems and the historical connection to the Town's rural heritage.
 - Evaluate and develop a plan for a Wetlands/Aquatic Education Center in collaboration with other public entities. **The Town's Stormwater and Engineering staff are currently working on an Outdoor Classroom construction plans for the land next to the Campbell Station Road entrance to Farragut High School. Initial construction should take place this next fiscal year.**
 - Identify appropriate wetlands and aquatic systems to incorporate into the education center.
 - Establish partnerships with other public entities.

LONG-TERM

1. Implement final plans for the multipurpose community center that will enhance our quality of life and meet the growing demands for greater recreational, educational, health and cultural activities.
 - Construct the community center.
 - Finalize the development of new programs for the community center.
 - Implement public private partnerships to manage center programs as appropriate.
2. Evaluate existing park facilities and programs for improvements and new opportunities.
 - Evaluate the opportunity for a new park on the north side of the interstate.
 - Continue to explore other areas for parks and recreational activities.
3. Continue to expand greenways, walking trails and sidewalks.
 - Provide safe walking and biking connections to the area north of the interstate.
 - Connect greenways and sidewalks to other communities such as Knoxville, Knox County and Loudon County.
4. Implement the Wetlands/Aquatic Education Center.
 - Finalize education and preservation goals.

- Formalize partnerships with other public entities and identify a director.
5. Complete the effort to beautify and delineate the entrances to the Town.
 - Complete the streetscapes project at Town boundaries.
 - Evaluate and expand streetscapes and beautification efforts as appropriate.
 6. Acquire additional land to meet the recreational and leisure needs for our growing population, as appropriate.
 - Assess potential for new land acquisition and make recommendations to the Board of Mayor and Aldermen.

**TOWN OF FARRAGUT
INTEROFFICE MEMORANDUM**

Date:	July 10, 2013	File Name:	
From:	G. Palmer Assistant Town Administrator	xc:	Ruth Hawk Mark Shipley
To:	FMPC		
Subject:	Comprehensive Land Use Plan Future Land Use Map Amendment From “Open Space Cluster Residential” to “Mixed-Use”		

Update:

Based on the FMPC direction at your last meeting, the Wellons have agreed to modify their original petition (see subject above) to “Open Space Cluster Residential to Commercial on the front portion of their property”; specifically from their Campbell Station Road frontage to the tree-line on the property (see attached Town Map). The remaining area within 820 Campbell Station Road will stay Open Space Cluster Residential as approved during the Comprehensive Land Use Plan update.

If approved, this Future Land Use Map amendment will support a future rezoning from the existing R-2, Single Family Residential to Commercial in the area re-designated as commercial.

The applicants should be at the meeting to answer any questions you may have.

Major v Minor Amendments to the Plan:

During this process there has been discussion regarding what qualifies as a major and minor amendment to the Comprehensive Land Use Plan. I have requested that MIG/Winston Associates, Inc. (Planning Consultant/Plan Authors) review this issue formally and clarify with examples so we can add that language to the Plan and proceed accordingly.

Town of

Farragut



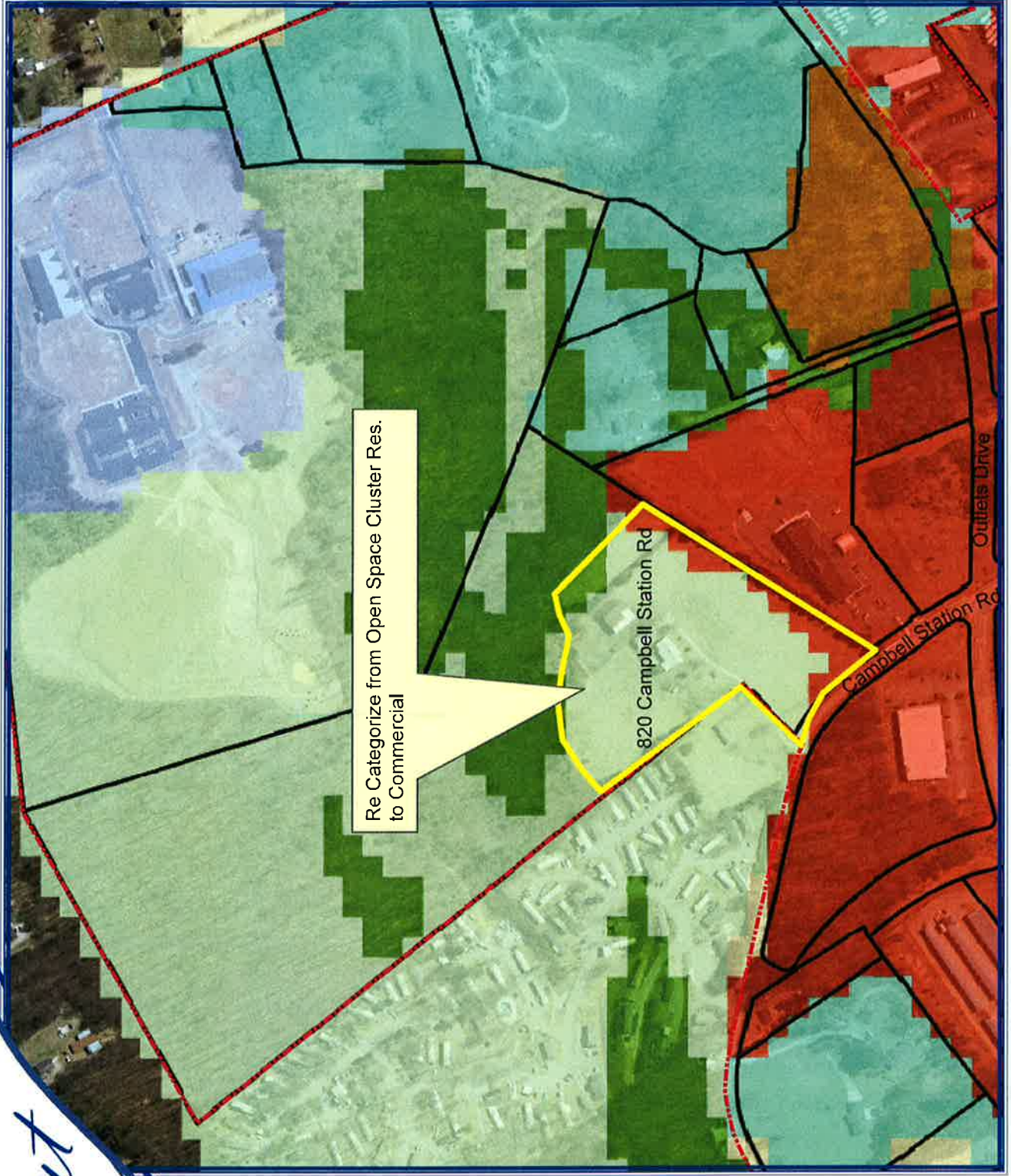
Town Map

Future Land Use Plan
Categories

- Town Limit
- Civic/Institutional
- Office/Light Industrial
- Industrial
- Commercial
- Regional Commercial
- Open Space
- Parks and Rec
- Open Space Cluster
- Rural
- Very Low Density Residential
- Low Density Residential
- Med Density Residential
- Mixed Use
- Mixed Use Town Center
- Town Parcels
- 2012 Comprehensive Land Use
Plan Amendment Request



1 inch = 368 feet



Path: L:\Farragut\MapDocuments\2013\Land Use Plan Amendment Request.mxd

Ruth Hawk

From: Gary Palmer
Sent: Tuesday, May 14, 2013 4:39 PM
To: wellonsk@gmail.com; David wellons (bekeeper8@yahoo.com)
Cc: Ruth Hawk; Mark Shipley; Chris Jenkins; Darryl Smith
Subject: 820 N Campbell Station Road Proposed FLU Map Amendment
Attachments: 820 N Campbell Station Road Topography.pdf

Mr. and Mrs. Wellons,

Attached please find a copy of the subject property's topography for reference.

Below are bullet point highlights of our discussion today. Following the highlights is a recommendation.

Highlights:

- Topography and environmentally sensitive areas are major issues with developing
- Risk of oversaturation of commercial and/or cannibalization of our existing commercial districts by creating new
- Eventual shift of Campbell Station Road right of way (discussed but not a major issue at this time)
- Different elements of the commercial and residential zoning districts

Recommendation:

After much deliberation the technically trained staff recommends a single or multi-family cluster residential development on the front (clearly developable) portion of your property with passive/recreational walking trails on the challenging portion of the property, as an amenity to the development and surrounding area. This would allow you to take full advantage of the clustering element and still be consistent with our Comprehensive Plan. This would **not** require an amendment to the Future Land Use Map. The town technical staff would draft the amendment language needed for our Open Space Residential Overlay District and overlay your existing zoning (R-2) or another compatible residential district. This would require both the Planning Commission and Board's involvement but we would propose it as a staff-generated amendment. The final result will be your property being zoned R-2 OSR (we can discuss this further). If you are ok with this direction, we will simply inform the Planning Commission and withdraw the application for Future Land Use Map Amendment. It will take a couple months for the amendment and rezoning so we could reasonably have this done by the end of August. I concur with this recommendation.

If you decide to pursue your original proposal or a different proposal we will keep your application on the Planning Commission's agenda (this Thursday at 7pm) for discussion and proceed.

I know this is a lot to take in and we will keep working with you regardless of how you intend to proceed. If it is clear you desire to go with the staff's recommendation let me know so we can remove it from Thursday's agenda.

In any case, let's meet sometime in the next few weeks and keep this going.....as always feel free to consult any of us should you have any questions or need clarification.

Sincerely,



Gary Palmer, ICMA-CM
Assistant Town Manager

Ruth Hawk

From: Gary Palmer
Sent: Wednesday, June 19, 2013 5:31 PM
To: Rita Holladay (jwholladay@charter.net); stclaire@p2s.com; noah@myers-bros.com; Brun, Annette (ABrun@scrippsnetworks.com); ewd1@tds.net; edwinwhiting@tds.net; Ralph McGill; Ron Honken
Cc: wellonsk@gmail.com; David wellons (bekeeper8@yahoo.com); Ruth Hawk; Mark Shipley; Darryl Smith; Chris Jenkins
Subject: June 20 Agenda Item: 820 Campbell Station Road: Proposed Future Land Use Map/Comprehensive Land Use Plan Amendment

INFORMATIONAL

All,

The subject issue was discussed at the last two FMPC meetings. At the last meeting we discussed in further detail the characteristics of the property and proposal by the Wellons to change the land use designation from Open Space Cluster Residential to another designation which would support a subsequent rezoning to commercial, multiple family, or mixture of those two. We discussed the need to keep any commercial development to "local" patrons (local commercial). I left the May meeting charged with collaborating with the Wellons and coming back with some alternatives for the FMPC to consider.

I met with Mr. and Mrs. Wellons a couple weeks ago and went over their proposal so I can create some simple graphics, reflecting their proposal, for your review at the meeting tomorrow night. I will have those graphics ready and will be prepared to discuss the implications of each alternative. The Wellons will be there as well to reiterate their proposal.

Regarding the process for changing the Plan: Please review page 6 of your comprehensive plan (Updating this Plan). This outlines how the plan is amended. I think a small land use change like this, if the FMPC is amenable, can be done administratively per the plan. We can discuss this further tomorrow night.

Thanks.

Sincerely,



Gary Palmer, ICMA-CM
Assistant Town Manager
11408 Municipal Ctr. Drive
Farragut, TN 37934
865.356.2938 (Mobile)
865.966.7057 (Office)
gpalmer@townoffarragut.org (preferred method of contact)

www.townoffarragut.org
www.facebook.com/townoffarragut
www.twitter.com/townoffarragut
www.youtube.com/TownofFarragutTenn

Ruth Hawk

From: Gary Palmer
Sent: Thursday, July 11, 2013 6:54 PM
To: Ralph McGill; Ron Honken; Abrun@scrippsnetworks.com; Betty Dick (ewd123@charter.net); Ed St. Clair; Ed Whiting; Louise Povlin (louise.povlin@gmail.com); Noah Myers; Rita Holladay
Cc: Ruth Hawk; Darryl Smith; Mark Shipley
Subject: Comprehensive Land Use Plan Update: Minor Amendments and Major Amendments
Attachments: 2959_001.pdf; June 20 2013 FMPC Memo.pdf

Good Afternoon,

Attached you will find the memo from Commissioner Whiting regarding amendments to the Comprehensive Land Use Plan Update/Future Land Use Map. If you refer to my email regarding the Wellons' property amendment, you will note my recommendation included handling the petition as a "minor amendment" to the Land Use Plan; if the Planning Commission was amendable (see attached June 20 2013 email). I made this recommendation by evaluating the modified petition, impact on the specific area and the Town as a whole, intensity of the change, and compatibility with surrounding future land use categories.

The real key difference between the "minor" amendment process and "major" amendment process is the amount of *public engagement* prior to making a land use plan amendment decision. A *minor* amendment is reviewed and approved internally by the professional planning staff with notification to the Planning Commission (at a public meeting). A *major* amendment, after substantial public vetting, is formally considered and voted upon by the Planning Commission with recommendation by the professional planning staff. We will likely have to "tweak" the plan several times before a major overhaul is required. In my opinion, holding public hearings and workshops every time we modify the plan would be counterproductive and desensitize the public to the process. It is also extremely time consuming for all involved. This is specifically why we added the amendment language. In either case, it is a process the Town staff takes seriously.

In the instant case, the petition had been work-shopped at public meetings three separate times. I am definitely an advocate for transparency and public input and feel we have vetted this petition thoroughly. This may simply just take some getting used.

All of the Town's staff make their recommendations based on experience and best practices within their discipline. I would put up the professional background and education of the Town's staff against any city. Personally, I have 4 years as a private planning consultant in one of the largest firms in the Midwest, and 5 years as a Community Development Dir. in a metropolitan area. During that time, I co-authored several Master Plans/Comprehensive Plans and professionally assisted in dozens of other municipal plans; including implementation. I feel confident in my recommendation and the Town staff's ability to send a proposed amendment down the right track. I am asking for your confidence as well. I solicited a recommendation on this issue from MIG/Winston Inc., the Comprehensive Land Use Plan Update authors (see email below).

I agree with Commissioner Whiting that a consensus on the process is necessary and encourage you to discuss this during your training session. Whatever process you all decide to adopt for future land use plan amendments, I recommend that be reflected in the adopted plan for easy reference.

As always feel free to contact me with any questions.

Sincerely,



Gary Palmer, ICMA-CM

Assistant Town Manager
11408 Municipal Ctr. Drive
Farragut, TN 37934
865.356.2938 (Mobile)
865.966.7057 (Office)
gpalmer@townoffarragut.org (preferred method of contact)

www.townoffarragut.org
www.facebook.com/townoffarragut
www.twitter.com/townoffarragut
www.youtube.com/TownofFarragutTenn

From: Paul Glasgow [mailto:paulg@migcom.com]
Sent: Thursday, July 11, 2013 1:05 PM
To: Gary Palmer; Jeff Winston
Subject: Re: Info and Opinion

Gary, thanks for keeping us in the loop, we always appreciate being appraised of how things are going and getting feedback about how are plans are used.

First and foremost, I applaud the Planning Commission for using the plan, a big step and am happy to help.

It seems the word *substantial* in the text of the major amendment needs some clarification. To clarify, a major amendment to the plan is one that significantly affects an entire subarea, not one that changes a portion of a parcel. As the requested change doesn't substantially change overall land use plan for the City or the subarea, but gently realigns the commercial designation in the land use plan, I would **NOT** interpret this change to be a major amendment to the plan. This parcel already abuts commercial and the I-40 subarea already has significant commercial, so this change in my interpretation does not 'substantially' change the character of the subarea, but just extends the concept a tad.

For illustrative purposes, a substantial change would be one that puts in a major center in the McFee Boyd Station area. This change would change traffic patterns, require substantial infrastructure, would trigger a need to investigate underlying building conditions, a realignment of trails, and would change the expectation of resident and businesses in the area. A major change would change the overall composition of a subarea. As the parcel change does none of the above I wouldn't consider it substantial.

While it may be good to add some text in chapter 1 that clarifies the term substantial, we have found that allowing some interpretation is useful in negotiations.

In general, land use boundaries that adjust slightly are a minor amendment. Land use designations are not parcel specific and can morph a little.

I've included Jeff on this email in case they have any comment.

Thanks again,

Paul.

Memorandum

To: FMPC Commissioners
CC: Ruth Hawk, Gary Palmer, Darryl Smith, Mark Shipley
From: Ed Whiting
Date: 7/9/2013
Re: 2012 Land Use Plan Update

I have been mulling over the actions we took during the June 18th meeting concerning the issue of the Wellons property. Mrs. Wellons gave a compelling argument for changing the use from Open Space Cluster Residential to more easily market the property. However, the Plan was developed to enhance the use of property in the town over the long term. The straw poll we took implied that it is only a plan and can be changed at will without any real concern for the purpose on the plan. This lassie faire attitude is disturbing to me in that it implies a willingness to honor requests of such nature without fully considering the long term impacts in deviating from the plan.

Gary Palmer implied that the requested change was minor as defined in Chapter one, Updating This Plan. I beg to differ and believe to differ and believe it is a major update and should be evaluated as such.

A major update to the Plan is one that substantially changes the land uses, goals, or intent of the plan. Major updates should include substantial public outreach to help 'check' that the plan reflects current attitudes.

Minor updates are less overarching. They do not change the focus of the plan. They may include clerical corrections, minor updates to data, and other changes that clarify the intent of the plan.

I believe we are to have a training session at the next meeting on July 18th and we should come to consensus on procedures for handling such issues in the future.

**APPLICATION TO AMEND THE TOWN OF FARRAGUT FUTURE LAND USE PLAN
FARRAGUT MUNICIPAL PLANNING COMMISSION
TOWN OF FARRAGUT, TN**

The undersigned hereby makes application to amend the Town's Future Land Use Plan.

PETITIONER INFORMATION

Name: King Wellons
Full address: 1647 Hickory Woods Dr Knoxville, Tennessee 37934
Contact information (phone and email): 865-300-6911

OWNER INFORMATION (if not petitioner)

Name(s): King Lee Wellons, Karen Lee Flores, Karla Lee Hodges
Full address(es): 647 Hickory Woods Dr Knoxville TN 37934, 2513 Alleding Dr Chattanooga TN 37401, 1403-505-0530
Contact information (phone and email): 1109 Tenn Road Dr Knoxville TN 1-865-384-5788
King Wellons @ knoxschools.net, Karen Flores @ comcast.net, Karla Hodges @ knoxschools.net

PROPERTY/AREA INFORMATION:

Physical Address(es) of ALL Property to be considered for amendment:

830 Campbell Station Rd
Knoxville, Tennessee 37932

Current Future Land Use Designation(s): Open Space Cluster Residential

Proposed Future Land Use Designation(s): Mixed use

Zoning of Each Property to be Considered: R-2 Single Family R.S.

Existing Use of Property to be Considered: Agricultural

Proposed Future Use of Property (if known): Mixed use

Explain why the current future land use designation of this property/area should be changed:

It should be changed because there has been a lot more
commercial activity in the area. Hotels have been built around
the property. One borders one of the property lines. Another hotel
is presently being built across from it. Across the road is a pro
ball shop. And one of the big reasons is presently in the Greenbelt
with low agricultural taxes and if the land designation could be
changed it would help the City of Farragut and citizens with more
tax money

Describe the amendment's benefit to the Town:

Again if the land designation could be changed, it would help the City of Fayetteville with a much higher tax base.

Describe the amendment's environmental impact on the surrounding properties:

The environmental impact would be low to medium because the land does not border anything but a hotel, a school and a mobile home park. The land is growing up and we are unable to maintain it. Instead of sitting there being useless and becoming a home to structures residing in deep thickets, it would be better to be usable to the citizens of Fayetteville and to the town's tax base.

Describe the amendment's impact on the Town's infrastructure if developed (ie. traffic impact):

I think the extra infrastructure will be minimum because of all the new roadwork that has already been done for the Hotel.

Required Attachments:

- Map or sketch plan clearly illustrating the property/area to be considered

Recommended Attachments:

- Statements of support from surrounding property owners

Petitioner Signature:

Kay Wellons

Date:

3-14-13

Property Owner Signature:

Kay Wellons

Date:

3-14-13

Rules/Regulations:

The petitioner must illustrate compliance with the Future Land Use map **or** successfully petition the FMPC for an amendment to that map and then petition the FMPC and Board for an amendment to the Zoning Map.

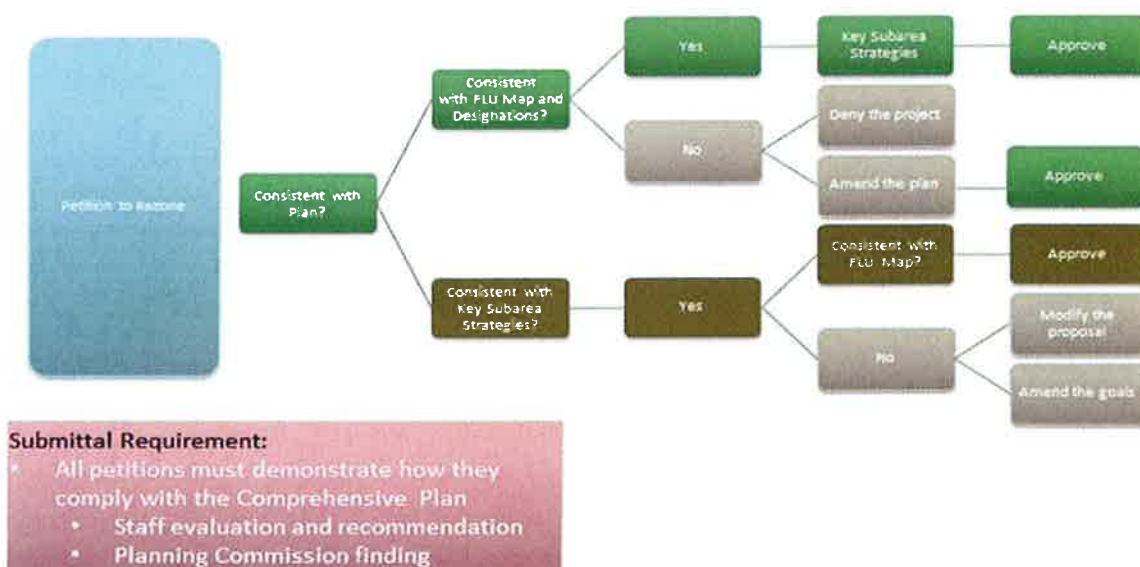
References:

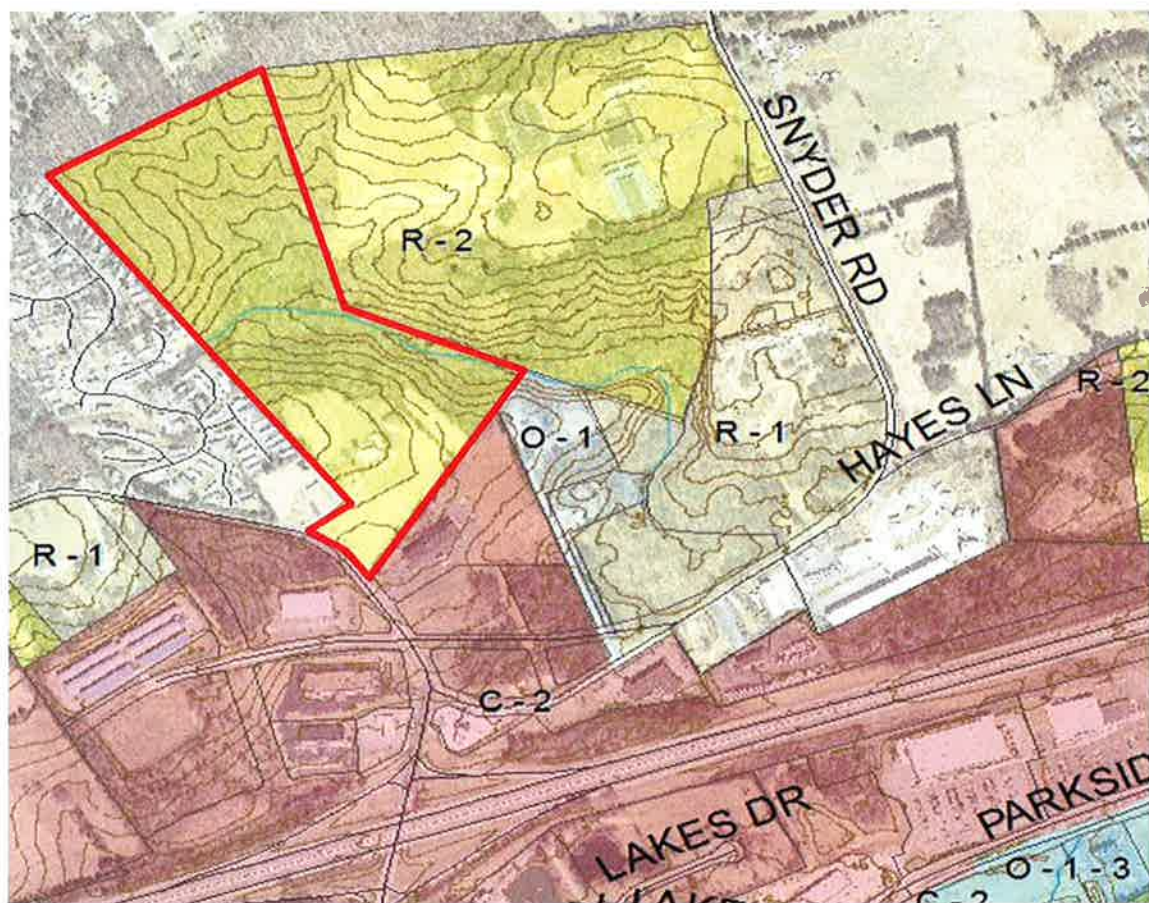
- [Development Manual](#)
- [Zoning Map Amendment Application](#)
- [Application Fee Schedule \(Map Amendment: \\$300.00\)](#)
- [Zoning Ordinance](#)
- [Zoning Map](#) (large file... will take a couple minutes to download)

The subject property is located in a unique area. The proximity to the interstate and high intensity commercial uses to the south lend support for a commercial zone; however, the low intensity residentially-used property to the northwest doesn't. The size of the property may allow a mix of uses which would create a viable transition from high intensity to low intensity (review specifically Strategy 8 and Chapter 3 in the [Comprehensive Plan](#)). The topography of the site may pose challenges to development which would have to be resolved during the platting/site plan process.

The Town recently completed the Comprehensive Land Use Plan update which categorizes the future use of the subject property as Open Space Cluster Residential (low density residential). Thus, in order to successfully rezone this property the Planning Commission must resolve to modify the [Future Land Use Map](#) and indicate this area as commercial, mixed-use, or some other category complimentary to the proposed zone.

Here is an abbreviated flow chart of the process:





820 Campbell Station Road

Town of

Farragut



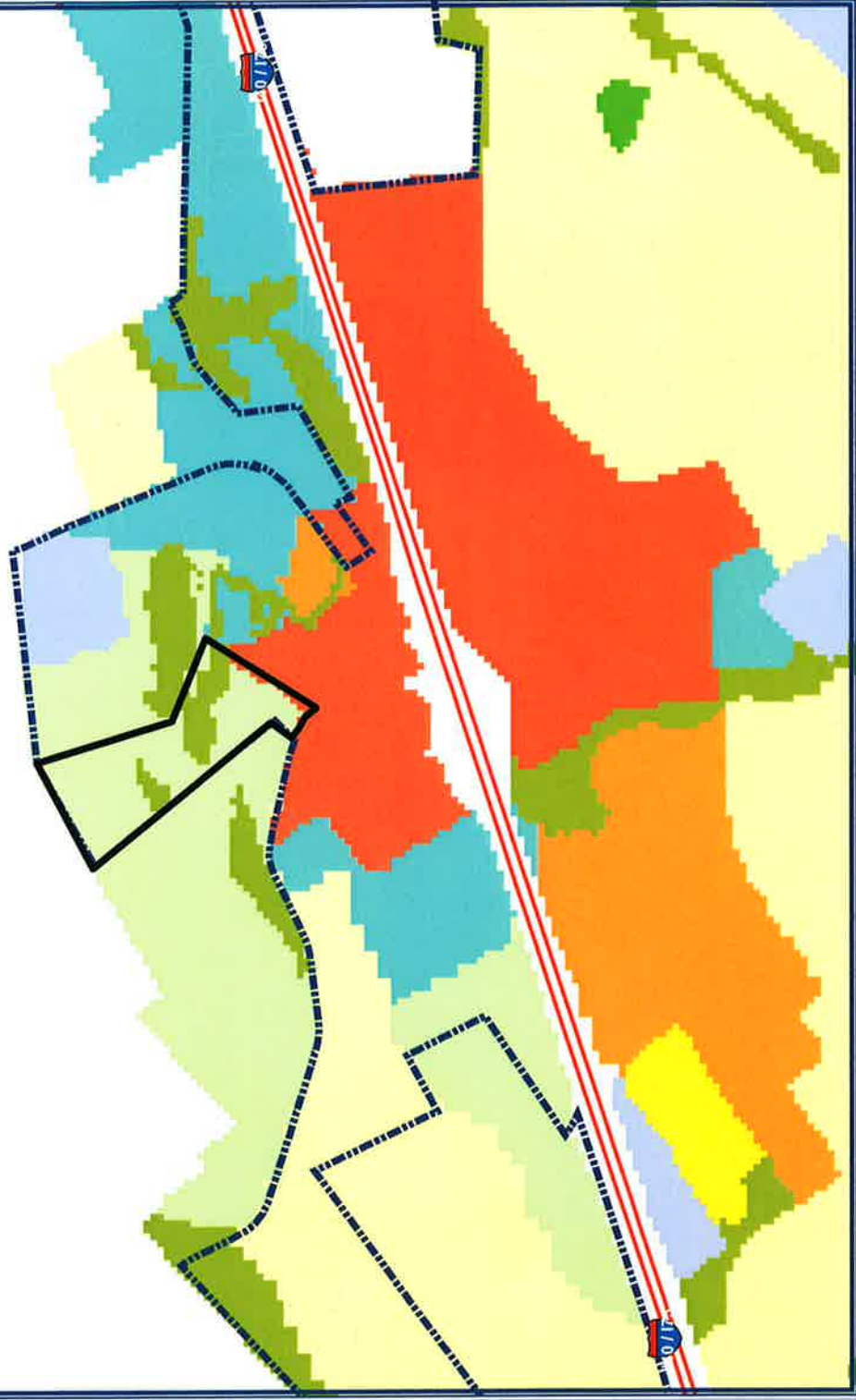
Land Use Plan

Legend

-  Town Limit
-  Civic/Institutional
-  Office/Light Industrial
-  Industrial
-  Commercial
-  Regional Commercial
-  Open Space
-  Parks and Rec
-  Open Space Cluster
-  Rural
-  Very Low Density Residential
-  Low Density Residential
-  Med Density Residential
-  Mixed Use
-  Mixed Use Town Center
-  2012 Comprehensive Land Use Plan Amendment Request



1 inch = 1,325 feet



Path: L:\Farragut\MapDocuments\2013\Land Use Plan Amendment Request.mxd

Town of Farragut

Slope

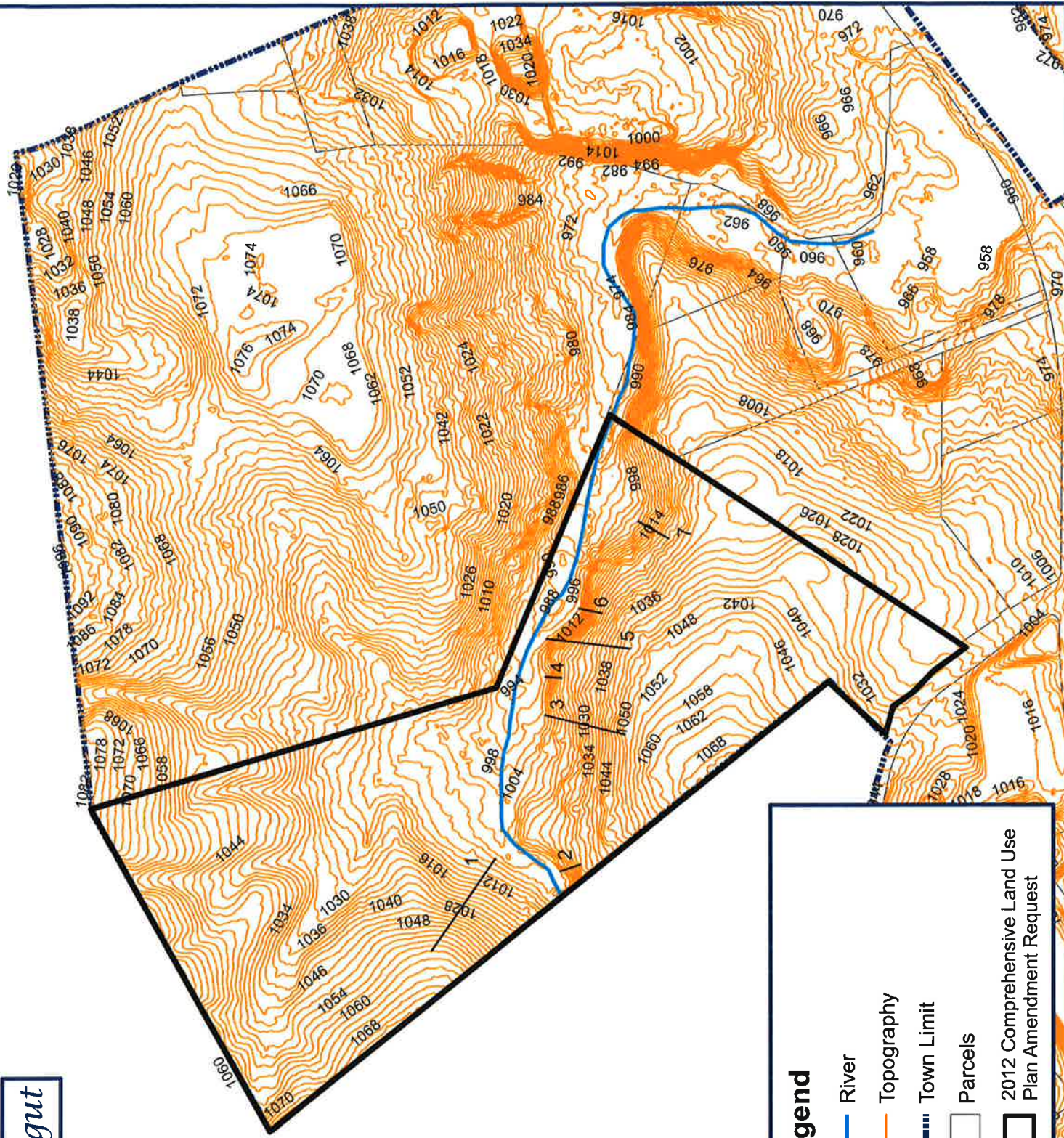
- 1: 21.4%
- 2: 32.1%
- 3: 21.1%
- 4: 31%
- 5: 20.4%
- 6: 38.8%
- 7: 26.7%



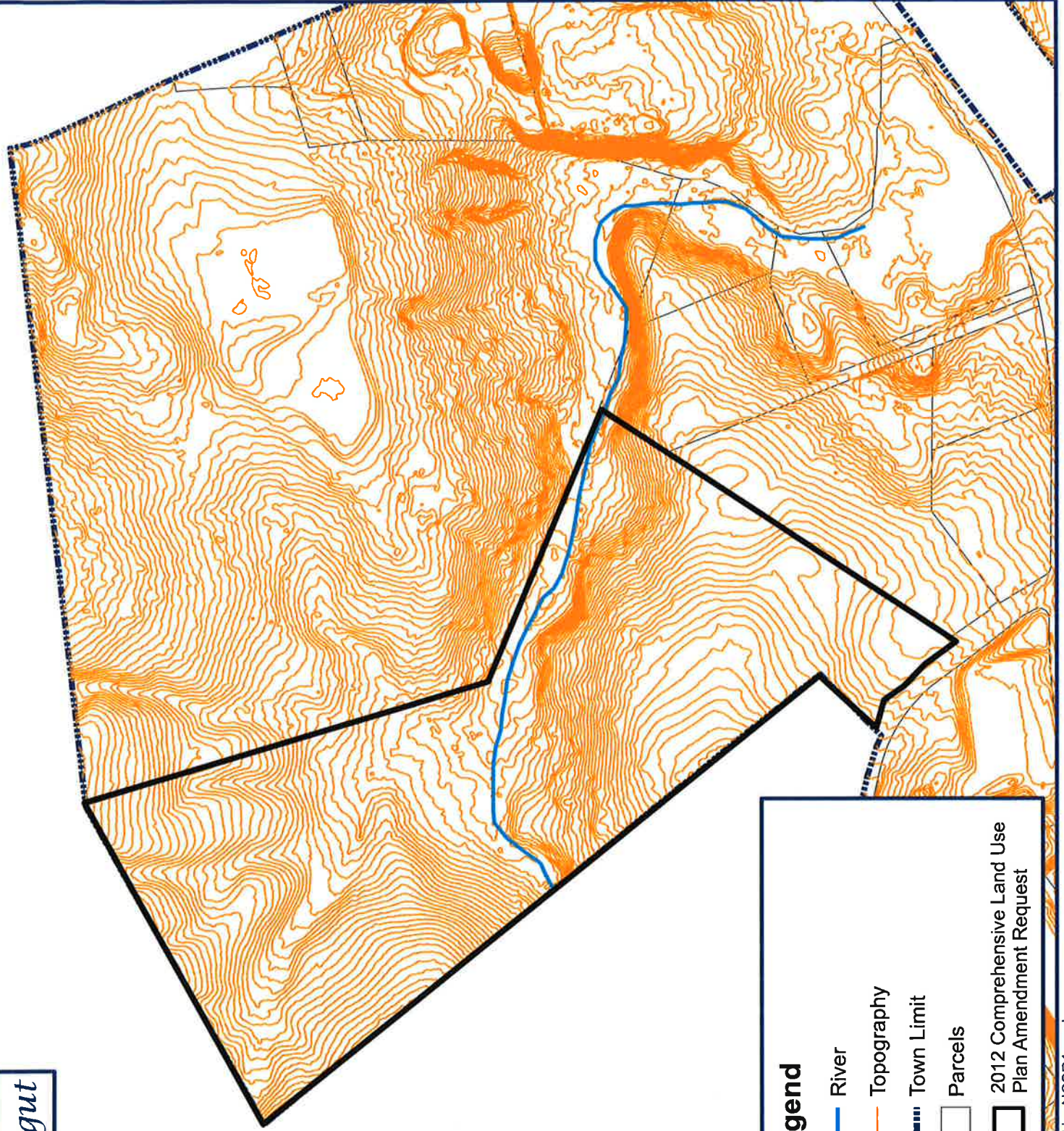
1 in = 350 ft

Legend

-  River
-  Topography
-  Town Limit
-  Parcels
-  2012 Comprehensive Land Use Plan Amendment Request



Town of Farragut



Legend

- River
- Topography
- Town Limit
- Parcels
- 2012 Comprehensive Land Use Plan Amendment Request



1 in = 350 ft

Town of Farragut



1 in = 350 ft

Legend

- Town Limit
- Parcels
- 2012 Comprehensive Land Use Plan Amendment Request

MEETING DATE: July 18, 2013

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ruth Viergutz Hawk, Community Development Director

SUBJECT: Discussion of an amendment to the text of the Farragut Zoning Ordinance, Chapter 3, Section III. Rural Single-Family Residential District (R-1), to allow accessory structure apartments

INTRODUCTION: On April 12, 2013, Alderman Markli met with David Smoak and me to discuss amending the Farragut Zoning Ordinance to provide for the construction of accessory structure apartments. During the discussion it was decided that the provision for such accessory dwelling units should be limited to separate freestanding buildings and to property zoned Rural Single-Family Residential District (R-1). This would not apply to R-1 zoned property that is also zoned with an open space cluster overlay district.

DISCUSSION: The request before you is to provide for accessory structure apartments within the R-1 zoning district. The apartments would not be part of the principal building, but would be in accessory buildings.

R-1 District Requirements:

- Minimum lot size = 20,000 square feet
- Principal building (house) setbacks: Front = 35'; Sides = minimum 15'/total of 40'; Rear = 25'
- Accessory Structure setbacks: Front = 35'; Sides & Rear = 5'
- Maximum lot coverage: 35% of the total lot area
- Maximum building coverage: 25% of the total lot area
- Principal building (house) height: 2 ½ stories or 35'
- Accessory building height: 15'

Following are some points to consider and for discussion:

1. Parking requirements. Currently most driveways reasonably accommodate 2-3 cars. The addition of an extra dwelling unit will increase the number of cars, which in turn will increase the likelihood of on-street parking.
2. Accessory buildings currently must meet a 5' side and rear setback. This setback used to be 10', but due to the large number of variance requests, the ordinance was amended and the setback was reduced to 5'. When a jurisdiction gets numerous variance requests, it means that the requirements are no longer meeting the needs of the jurisdiction and should be amended accordingly. Is 5' an adequate setback?

3. Accessory buildings currently have a size limit of 30% of the footprint of the principal building/residence or 600 square feet, whichever is greater. Would this still be appropriate? To give you an idea of size, the standard garage in new construction is about 20' (w) x 25' (d), or 500 square feet.
4. There are no town architectural requirements. The apartments may or may not "fit" architecturally with the principal residence or the rest of the neighborhood.
5. It is common to reference the need for a mother-in-law apartment or granny flat and that such a dwelling unit would be constructed above a garage. An apartment designed for an elderly person, however, would likely be at ground level so that there would be no stairs.
6. Often people are "okay" with family members living in an accessory apartment, but there would be no way to require such.
7. Is potentially doubling the density and associated traffic within a neighborhood acceptable?

Town of Farragut neighborhoods currently zoned R-1:

1. Andover Place (Smith Road)
2. Caswell Stooksbury (McFee Road)
3. Cool Springs Estates (Fleenor Road)
4. Farragut View (Admiral Road)
5. Fox Run (Union Road)
6. Lake Haven (Turkey Creek Road)
7. Lindsey Place (Lindsey Lane & Turkey Creek Road)
8. Powell Acres (Kingston Pike)
9. Prestwick Place (GCR/St. John Neumann Church)
10. Steeplechase (Old Stage Road)
11. Summer Oaks (Old Stage Road)
12. The Farm at Willow Creek (Evans Road)
13. Vista (Virtue Road)
14. Weatherly Hills (Grigsby Chapel Road)
15. Woodchase (Grigsby Chapel Road)

The question before you is whether you feel accessory apartments are a desirable land use within certain neighborhoods within the town.

Attached please find a copy of Section III. Rural Single-Family Residential District (R-1).

RECOMMENDATION BY: For discussion purposes only.

III. RURAL SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1)

A. General Description

It is the intent of this zone to provide for low density residential use in designated areas of the town, and especially in areas where natural factors such as steep slopes, high erosion potential, etc., or public service considerations such as narrow and inadequate collector streets impose high public, dollar, and environmental costs on intense urban development.

B. Permitted Uses & Structures

1. Detached single-family dwellings.
2. Agricultural uses on lots larger than one (1) acre.
3. Recreational facilities and open space which are developed as an integral part of the residential development provided the following development criteria are met:
 - a. The maximum coverage for the total building area shall not exceed thirty-five percent (35%) and the total lot coverage shall not exceed sixty percent (60%);
 - b. A site plan and landscape plan shall be submitted as regulated in Chapter 4; and
 - c. That all non-building structures, except for arbors, are set back a minimum of twenty (20) feet from all front property lines and ten (10) feet from all side and rear property lines. Arbors shall be set back a minimum of ten (10) feet from all property lines.
4. Schools, public and private, and churches and other places of worship provided the following development criteria are met:
 - a. Access shall be directly to a street having a designated classification of local collector or greater, or a local street which is not interior to a subdivision. The street on which the school or church accesses must meet the minimum design standards established in the Farragut Subdivision Regulations.
 - b. There shall be a minimum lot size of five (5) acres.
 - c. There shall be a buffer strip which meets the following minimum development criteria:

- 1) The buffer strip shall be a minimum of twenty-five (25) feet in width on all side and rear property lines;
 - 2) Existing, mature vegetation shall be preserved and incorporated into the buffer strip;
 - 3) No grading shall occur in the buffer strip; and
 - 4) Detention basins, measured from top-of-slope to top-of-slope, and associated structures shall not be located within any buffer strips.
- d. The following setback requirements are met:
- 1) Front Yard

All buildings and structures, excluding signs, shall be set back from the nearest point of any right-of-way no less than fifty (50) feet. For the purposes of this ordinance, the interstate highway right-of-way shall be considered a side or rear lot line.
 - 2) Side and Rear Yards
 - a) All buildings shall be set back a minimum of fifty (50) feet. Setbacks shall be measured from the nearest point of any property line; and
 - b) All accessory structures, excluding signs and fences, shall be set back a minimum of thirty (30) feet. Setbacks shall be measured from the nearest point of any property line.
- e. The maximum coverage for the total building area shall not exceed thirty-five percent (35%) and the total lot coverage shall not exceed sixty percent (60%).
- f. A site plan and landscape plan shall be submitted as regulated in Chapter 4.
5. Agricultural accessory uses and structures, provided there is a minimum lot size of one (1) acre.
 6. Accessory uses and structures.
 7. Customary Home Occupations as regulated in Chapter 4.
 8. Cemeteries and historical monuments.

9. Signs as regulated in the Municipal Code.
10. Utility uses.
11. Existing off-premise outdoor advertising as regulated in Chapter 4.

C. Uses Permitted as Special Exception

The following uses may be permitted on review by the Board of Zoning Appeals in accordance with provisions contained in Section 13-7-207 of the Tennessee Code Annotated. The board shall state, in writing, its determination and the reasons for either accepting (with or without modification) or rejecting the proposal. Please refer to Chapter 4, Section II. Administration and Enforcement, E. Special Exceptions, 3. General Review Standards, for review criteria.

1. Country clubs with a nine or more hole golf course, but not miniature golf courses or driving ranges operated for commercial purposes, provided a site plan and landscape plan shall be submitted as regulated in Chapter 4.
2. Mobile homes, provided such shall not be placed within developed subdivisions with existing single-family dwellings.

D. Area Regulations

1. Front Yard

All structures, excluding fences, detention basin structures, subdivision walls, entrance pillars, landscaping structures, and certain utility structures, shall be set back from the nearest point of any right-of-way a minimum of thirty-five (35) feet, except as provided for elsewhere in this ordinance or the Municipal Code. Detention basin structures, subdivision walls, entrance pillars, and landscaping structures shall be set back from the nearest point of any right-of-way a minimum of ten (10) feet. Electrical substations, utility offices, or any other utility building shall meet the front yard setback requirements.

2. Side Yard

- a. All principal buildings used as a residence shall be set back a total on two sides of at least forty (40) feet, but not less than fifteen (15) feet on any one side;
- b. All agricultural structures, excluding fences, shall be set back a minimum of thirty-five (35) feet; and
- c. All non-agricultural accessory structures, excluding fences, shall be set back a minimum of five (5) feet.

3. Rear Yard
 - a. All principal buildings used as a residence shall be setback a minimum of twenty-five (25) feet;
 - b. All agricultural structures, excluding fences, shall be set back a minimum of thirty-five (35) feet; and
 - c. All non-agricultural accessory structures, excluding fences, shall be set back a minimum of five (5) feet.
4. Buffer Strip
 - a. When a grouping or clustering of dwelling units is approved as a special exception and the Board of Zoning Appeals requires a buffer strip, such strip shall be a minimum of twenty-five (25) feet in width on all front, side, and rear peripheral property lines of the entire tract. The buffer strip shall be planted and platted at the time of subdivision;
 - b. Existing, mature vegetation shall be preserved and incorporated into the buffer strip;
 - c. A landscape plan shall be submitted as regulated in Chapter 4; and
 - d. Detention basins, measured from top-of-slope to top-of-slope, and associated structures shall not be located within any buffer strip.
5. Lot Width
 - a. Each lot shall front on a public road for a minimum of seventy-five (75) feet, except in special circumstances such as a cul-de-sac, in which case each lot shall front on a public road for a minimum of sixty (60) feet; and
 - b. The lot length of each lot that is less than one hundred and fifty (150) feet in width shall not be greater than three (3) times the lot width.
6. Maximum Lot Coverage
 - a. Total building area – twenty-five percent (25 %), except as provided for elsewhere in this section; and
 - b. Total lot coverage - thirty-five percent (35%), except as provided for elsewhere in this section.
7. Size Regulations

No non-agricultural accessory building shall exceed thirty (30) percent of the footprint of the principal building that is used as a residence or six hundred (600) square feet in size, whichever is greater.

8. Land Area

- a. Each lot and/or dwelling unit served by a sanitary sewer system -- 20,000 square feet; or
- b. Each lot and/or dwelling unit not served by a sanitary sewer system -- one (1) acre, or greater as may be required by the Health Department.

E. Height Regulations

1. No principal building shall exceed two and one-half (2 ½) stories, or thirty-five (35) feet in height, except as provided for elsewhere in this ordinance or the Municipal Code; and
2. No accessory structure shall exceed fifteen (15) feet in height, except as provided for elsewhere in this ordinance or the Municipal Code.

F. Off-Street Parking

As regulated in Chapter 4.

**Farragut Municipal Planning Commission
July 18, 2013
Staff Recommendations**

4. Approval of FMPC By-Laws

Staff recommends approval of the Farragut Municipal Planning Commission By-Laws as submitted.

Proposed Motion: Move to approve the Farragut Municipal Planning Commission By-Laws as submitted.

5. Discussion and public hearing on the *Parks & Leisure Services Master Plan 2013 - 2023* update

Staff recommends approval of the *Parks and Leisure Services Master Plan 2013-2023* update.

Proposed Motion: Move to approve the *Parks and Leisure Services Master Plan 2013-2023* update.

6. Discussion and public hearing on a request to amend the *2012 Comprehensive Land Use Plan Update*, Parcel 109, Tax Map 130, located on the east side of N. Campbell Station Road, north of Holiday Inn Express, 30.5 Acres, from Open Space Cluster Residential to Mixed Use (Kay Wellons, Applicant)

Staff recommends a single or multi-family cluster residential development on the front (clearly developable) portion of the property with passive/recreational walking trails on the challenging rear portion of the property, as an amenity to the development and surrounding area. Following are the highlights for the recommendation:

1. Topography and environmentally sensitive areas are major issues with developing;
2. Risk of over saturation of commercial and/or cannibalization of our existing commercial districts by creating new;
3. Eventual shift of Campbell Station Road right-of-way (not a major issue at this time); and
4. Different elements of the commercial and residential zoning districts.

This recommendation is in keeping with the town's long-standing position of protecting environmentally sensitive areas.

FMPC - Staff Recommendations

7/18/13

Page 2

Proposed Motion: Because a motion is to be made in the positive, the motion would be "To approve the amendment to the *2012 Comprehensive Land Use Plan Update*, Parcel 109, Tax Map 130, located on the east side of N. Campbell Station Road, north of Holiday Inn Express, 30.5 Acres, from Open Space Cluster Residential to Mixed Use." A failure of the motion would be a denial (as recommended by staff).

7. **Discussion of an amendment to the text of the Farragut Zoning Ordinance to allow accessory structure apartments within the R-1 Rural Single-Family Residential District**

For discussion purposes only

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

None at this time

