



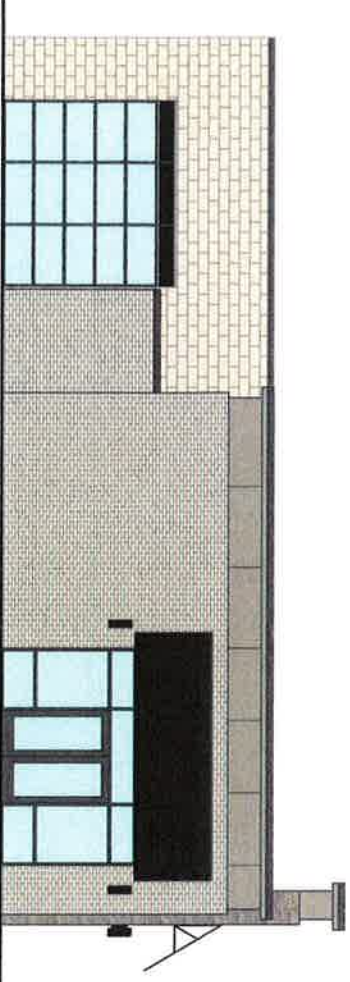
1
KINGSTON PIKE ELEVATION

SCALE: 1/8" = 1'-0"



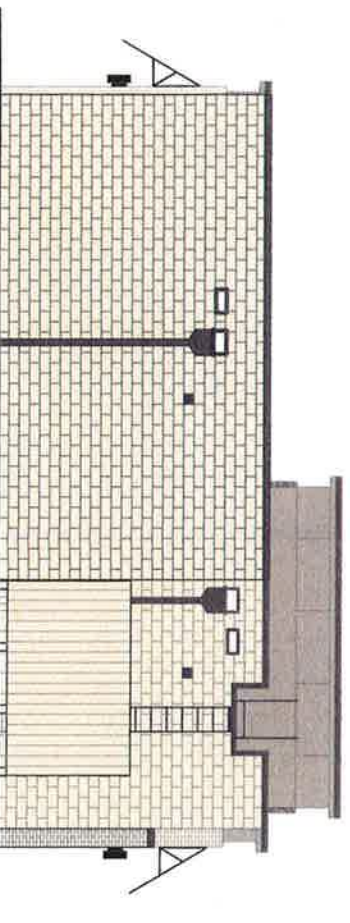
2
SIDE ELEVATION

SCALE: 1/8" = 1'-0"



3
SIDE ELEVATION

SCALE: 1/8" = 1'-0"



4
REAR ELEVATION

SCALE: 1/8" = 1'-0"

DWG. TITLE: Exterior Elevations

DATE: August 16, 2013

FILE NAME:

PROJECT NO: 2013-02

A New Facility for:

Enterprise - Farragut

12025 Kingston Pike

Farragut, TN 37934



studio, llc
v 865.769.8075
f. 865.769.8076

RECEIVED
AUG 19 2013
TOWN OF FARRAGUT



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*

August 29, 2013

Mr. Chris Sharp
Urban Engineering
11852 Kingston Pike
Farragut, TN 37934
uei@tds.net

SUBJECT: STAFF COMMENTS ON SITE PLAN FOR ENTERPRISE RENT-A-CAR AT 12025 KINGSTON PIKE

Dear Chris,

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) full size copies and one (1) 8 1/2" x 11" reduced set to the Farragut Town Hall by **Monday, September 9, at 9:00 a.m.** Also, upon resubmittal please include a letter which addresses these comments and that indicates where the information can be found on the plans.

Please remember that this item will be discussed at the Staff/Developer Meeting at the Farragut Town Hall on Tuesday, September 3, at 9:00 a.m. The purpose of this meeting is to discuss questions you may have on staff comments. Modifications to the plans are not due until Monday, September 9.

Code Division: (Contact John Householder at john.householder@townoffarragut.org)

1) Please include wash bay square footage in the building square footage;

Fire Division: (Contact Dan Johnson at dan.johnson@townoffarragut.org)

2) Please provide a summary of the fire hydrant data needed for this structure on sheet C-6. This should include your GPM from table B105.1 and quantity from table C 105.1 of the 2012 IFC;

3) Please relocate proposed fire hydrant approximately 120' to the West to allow a maximum of 400' driving distance, via pavement, to any exterior point of the structure;

Planning Division: (Contact Mark Shipley at mark.shipley@townoffarragut.org)

4) FUD must sign off on the utility sheet prior to the issuance of a stamped approved set of plans that will be required in order to obtain a grading permit;

- 5) Please coordinate with the Bailey's any work on their property and the access easement that will affect their property. How will access be maintained for the existing driveway into the Bailey property?;
- 6) Please submit a certified address verification from the Addressing Division of the Knoxville/Knox County Metropolitan Planning Commission;
- 7) A plat will be required prior to the issuance of a Certificate of Occupancy for the permanent access easement and the walking trail easement;
- 8) Prior to the issuance of a Certificate of Occupancy, please submit a pdf of the finalized stamped approved site plans;
- 9) Prior to the issuance of a Certificate of Occupancy, please submit a two-year landscape maintenance letter of credit based on a dollar amount to be provided by Town staff;
- 10) Please provide more clarity and detail regarding the screening to be provided around the HVAC units and include a note that all HVAC units shall be screened with the building the units are serving so that they are not visible from any adjacent properties or rights of ways;
- 11) Please remove the curbing where the eastern sidewalk connector intersects with the parking lot;
- 12) Is there a gate shown across the main entrance into the parking lot? For emergency purposes the building must be left accessible and required parking spaces should not be gated off;
- 13) Is it possible to tighten the radius at the entrance into the property?
- 14) Note #17 on Sheet C-3 should reference a trail rather than trails. It needs to be clear that the sidewalk connectors are not to be maintained by the Town;
- 15) When the property to the west is developed what is anticipated to happen with the drainage system within what will be a public right of way?
- 16) The copies of the proposed light fixtures are very difficult to review. All site lighting fixtures must have their bulb(s) and globe/glass/plastic surrounding the bulb recessed into the light box/housing. This appears to be the case but the staff needed to have this verified with a better copy or photograph of each proposed fixture;

Tree Preservation/Removal Plan Division: (Contact Mark Shipley at mark.shipley@townoffarragut.org)

- 17) Are there any opportunities to save additional trees?
- 18) Please ensure that the tree protection fencing is out to the drip line of the 25 inch oak tree along the rear property line that is to be saved;
- 19) Please add some tree protection fencing to protect the 16 inch walnut tree just west of the proposed access and the trees north of the access terminus on the Bailey property;
- 20) A landscape plan must be approved by the Visual Resources Review Board prior to the issuance of a grading permit;

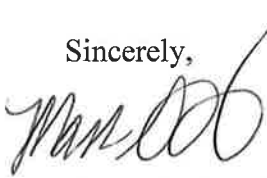
Engineering Division: (Contact Darryl Smith at darryl.smith@townoffarragut.org)

- 21) All utilities should be underground. Please show gas service line, if applicable. Plans show water being accessed to the south side of Kingston Pike, which will require a bore (no open cut);

- 22) Has the ditch along Kingston Pike been sized? Plans call for a swale that is 2' deep, with 2.5:1 side slopes. As this ditch drains a significant area along Kingston Pike (from as far as the western Ingles entrance), the ditch may be undersized, as well as the 18" side drain under the access;
- 23) Please consider location of side drain and straight endwalls with the minimum vehicle Clear Zone on Kingston Pike. The straight endwalls are at the edge of the Clear Zone, and this may be an issue with TDOT. This issue, along with the one detailed above (the ditch) can be addressed by constructing curb & gutter along Kingston Pike and piping the ditch. Please note that this alternative may require a larger pipe and possibly curb inlet(s);
- 24) Typical section of Kingston Pike widening and walking trail must allow drainage of subgrade toward ditch;
- 25) Entrance from Kingston Pike will likely be a local street upon development of the R-4 property to the west. As such, it should be constructed with minimum 8" base stone (not 6"), 2-1/2" binder and 1-1/4" surface. When this becomes a public street, pipe draining pavers (from last bend to manhole) should be something other than PVC (concrete?), with proper cover. This may require additional junction box near edge of pavement, and moving the proposed manhole to the north to better align pipe openings. Please contact Darryl Smith for discussion;
- 26) Please submit irrevocable letter of credit for Erosion Control for \$7800;
- 27) Please submit Drainage Fee of \$645;
- 28) Please submit access permit and permit to work on State ROW from TDOT; and
- 29) Please submit NOC.

In addition to the e-mail addresses provided above you may also call the designated staff person(s) at 865-966-7057 if you have any questions on the above items. Unless specified otherwise, please include all requested information on the plans. Thank you for your assistance.

Sincerely,



Mark Shipley, AICP
Interim Community Development Director



Darryl W. Smith, P.E.
Town Engineer

Pc Alexander, Xan E (Xan.E.Alexander@ehi.com)
Attachment: Grading Permit Checklist [mailed copy only]

MEETING DATE: September 19, 2013

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Interim Community Development Director 

SUBJECT: Discussion and public hearing on an amendment to the text of the Farragut Zoning Ordinance, Chapter 4., Section IV. Measurement of Setbacks, Open Space, Visibility Triangle, Use of Lots and Access Points, to clarify method of measuring setbacks

INTRODUCTION: This item was discussed at the August 15, 2013 FMPC meeting. The proposed amendment in Ordinance 13-22 is in response to a recent lawsuit which involved the Town's board of zoning appeals and a variance request that was denied based on setback requirements as they would apply to an uncovered structure vs. a building.

DISCUSSION: Attached please find Resolution 13-8 and Ordinance 13-22 which includes modified wording for Section IV. Measurement of Setbacks, Open Space, Visibility Triangle, Use of Lots and Access Points, Subsection A., 2., of the Farragut Zoning Ordinance. Resolution 13-8 recommends approval of Ordinance 13-22.

RECOMMENDATION BY: Staff recommends approval of Resolution 13-8 which recommends approval of Ordinance 13-22 and the Zoning Ordinance text amendment to the Board of Mayor and Aldermen.

PROPOSED MOTION: Move to approve Resolution 13-8.

RESOLUTION PC-13-08

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 4., SECTION IV. MEASUREMENT OF SETBACKS, OPEN SPACE, VISIBILITY TRIANGLE, USE OF LOTS AND ACCESS POINTS, TO CLARIFY METHOD OF MEASURING SETBACKS

WHEREAS, the Tennessee Code Annotated, Section 13-4-201 et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on September 19, 2013;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 13-22.

ADOPTED this 19th day of September, 2013.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	13-22
PREPARED BY:	Shipley
REQUESTED BY:	Staff
CERTIFIED BY FMPC:	September 19, 2013
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 4., SECTION IV. MEASUREMENT OF SETBACKS, OPEN SPACE, VISIBILITY TRIANGLE, USE OF LOTS AND ACCESS POINTS, TO CLARIFY METHOD OF MEASURING SETBACKS, 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 IV. Measurement of Setbacks, Open Space, Visibility Triangle, Use of Lots and Access Points, A., 2., is amended by deleting it in its entirety and substituting in lieu thereof the following:

2. Patios, decks, pergolas, arbors, and other similar non-roofed and/or non-enclosed structures attached to and/or adjacent to a principal building shall not be required to meet the side and rear setback requirements of the principal building. Such non-roofed and non-enclosed structures shall be setback a minimum of ten (10) feet from side and rear property lines; and

SECTION 2.

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

ORDINANCE 13-22

Page 2

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this ____ day of _____, 2013,
with approval recommended.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

REPORT TO THE PLANNING COMMISSION

PREPARED BY: G. Palmer, Assistant Town Administrator

SUBJECT: **Amendment to the Zoning Ordinance**
Accessory Dwelling Unit Definition
Accessory Dwelling Unit Overlay District

Attachments: DRAFT Town of Farragut Accessory Dwelling Unit Overlay Dist. Ordinance
Accessory Dwelling Units: Case Study (HUD June 2008)

BACKGROUND:

This initiative came to the fore from Alderman Markli through the Town Administrator. The FMPC has discussed this initiative at the last two meetings with the last meeting resulting in a "consensus" poll and not a formal vote. Our Ordinance requires the FMPC to forward a formal recommendation to the BOMA at which time the BOMA may consider action on the initiative. Thus, we are requesting the FMPC review, consider, and formally vote on a recommendation to the BOMA.

DISCUSSION/IMPLICATIONS:

A brief case study (7 pages) conducted by HUD regarding ADUs will be emailed to you. I am requesting you review this study and the template guidelines in the appendix. This study provides more of a pro/con analysis from a housing perspective.

RECOMMENDATION:

I recommend the FMPC again consider the ADU Ordinance and formally vote on Resolution PC 13-09.

To be filled out at meeting

Motion:

FMPC ACTION:

MOTION BY: _____ SECONDED BY: _____

___ Succeeds

___ Fails

RESOLUTION PC-13-09

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING APPENDIX A. ZONING, CHAPTER 2. DEFINITIONS BY ADDING AND THEREFORE DEFINING “ACCESSORY DWELLING UNIT” AND APPENDIX A. ZONING, CHAPTER 3. SPECIFIC DISTRICT REGULATIONS BY ADDING SECTION XXVIII “ACCESSORY DWELLING UNIT OVERLAY DISTRICT”

WHEREAS, the Tennessee Code Annotated, Section 13-4-201 et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on September 19, 2013;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 13-23.

ADOPTED this 19th day of September, 2013.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	13-23
PREPARED BY:	PALMER/SHIPLEY
REQUESTED BY:	ALDERMAN MARKLI
PUBLIC HEARING:	
PUBLISHED IN:	
DATE:	
1ST READING:	
2ND READING:	
PUBLISHED IN:	
DATE:	

DESCRIPTION:

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, recognize a cultural and economic shift resulting in multi-generational families living in the same dwelling unit; and,

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, desire to add regulations which would allow flexible housing options for those multi-generational families within the Town of Farragut; and,

WHEREAS, in order to permit additional housing choices the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wish to amend the Farragut Municipal Code, Appendix A Zoning, Chapter 2. Definitions by adding and therefore defining “*Accessory Dwelling Unit*”; and,

WHEREAS, in order to permit additional housing choices the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wish to amend the Farragut Municipal Code, Appendix A Zoning, Chapter 3. Specific District Regulations by adding Section XXVIII. “Accessory Dwelling Unit Overlay District”

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Municipal Code is hereby amended as follows:

SECTION 1:

The Farragut Municipal Code, Appendix A. Zoning, Chapter 2. Definitions is amended by adding “Accessory Dwelling Unit” to be defined as follows:

Accessory Dwelling Unit: *A smaller, secondary dwelling unit on the same lot as a principal dwelling unit.*

The Farragut Municipal Code, Appendix A. Zoning, Chapter 3. Specific District Regulations is amended by adding:

Section XXVIII. Accessory Dwelling Unit (ADU) Overlay District

(1) Statement of Purpose.

The ADU Overlay District is created to enable the establishment of accessory dwelling units within the R-1 (Rural Single-Family Residential), R-1-S-A (Rural Single-Family Acre Residential), and R-2 (General Single-Family Residential) Districts. Accessory dwelling units give these residential neighborhoods the opportunity to provide greater housing choice for elderly or other family members, and to utilize their land base more efficiently.

(2) Applicability.

A. The requirements of the ADU Overlay District apply to all development, exterior alterations, additions and demolitions of structures on all zoning lots located in such districts, in addition to all requirements of the underlying base zoning districts.

B. In the event of a conflict between the provisions of the ADU Overlay District and the underlying primary zoning district, the provisions of the ADU Overlay District shall apply.

(3) Minimum Area Required.

To be considered for designation as an ADU Overlay District, an area shall include at least 15 acres.

(4) Designation Process.

All requests for creation of an ADU Overlay District shall follow the Amendment Procedures set forth in Appendix A Zoning, Chapter 4. General Provisions, Section II. , Administration, Sub-section (I), Amendments. Proposals shall be submitted to the Community Development Department by utilizing the Zoning Map Amendment Application (see www.townoffarragut.org)

(5) Occupancy Requirements.

A. The principal dwelling or the accessory dwelling unit shall be property-owner-occupied.

B. The principal dwelling shall be a single-family detached dwelling.

C. The number of occupants of the accessory dwelling unit shall not exceed two (2) individuals.

D. The accessory dwelling unit shall not be sold separately from the principal dwelling.

(6) Design Standards.

A. Maximum height of a detached ADU, including one built above a garage: 25 feet (as typically

measured to mid-point of pitched roof).

B. In no case shall an ADU be more than 800 square feet of gross floor area, nor less than 300 square feet of gross floor area, excluding any related garage area or other ancillary storage, nor shall it exceed 40% of the gross floor area of the principal dwelling; nor have more than 2 bedrooms or 2 occupants.

C. Setback requirements: see standards for accessory buildings in the base zoning district.

D. Usable open space: allow usable open space to be shared between units (i.e., no additional open space required).

E. Lot Coverage: the maximum lot coverage permitted in the base zoning district shall apply.

F. For ADUs within a principal building, additional entrances shall not be added to the front elevation of an existing building, but may be added to the side or rear or street-side elevations.

G. Detached ADUs shall be not less than 10 feet from the principal structure and any other accessory structure (not including ADUs built within an accessory garage).

H. The exterior finish material shall be visually compatible with the exterior finish material of the principal dwelling unit.

I. Roof pitch. The roof pitch shall match the predominant roof pitch of the principal dwelling unit.

J. Detailing. Trim shall match the trim used on the principal dwelling unit. Projecting eaves shall match those of the principal dwelling unit.

K. Windows. Windows shall match those in the principal dwelling unit in proportion (relationship of width to height) and orientation (horizontal or vertical).

SECTION 2.

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

Ralph McGill, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this ____ day of _____, 2013.