

A G E N D A
FARRAGUT MUNICIPAL PLANNING COMMISSION

December 19, 2013
7:00 p.m. Farragut Town Hall

For questions please either e-mail Mark Shipley at mark.shipley@townoffarragut.org or Gary Palmer at gpalmer@townoffarragut.org or you may call them at 865-966-7057.

- 1. Citizen Forum**
- 2. Approval of minutes – November 21, 2013**
- 3. Discussion and public hearing on a concept plan for an addition to the Ridgeland Subdivision, Tax Map 130, part of Parcel 073, 11.3 Acres, 23 Lots, Zoned R-2 (Brandywine of Farragut, LLC, Applicant)**
- 4. Discussion and public hearing on a concept plan for Bridgemore Phase II, Unit 1, Tax Map 152, Parcel 25.01, 23.69 Acres, 40 Lots, Zoned R-1/OSR (Placemaker Development, Applicant)**
- 5. Discussion and public hearing on an amendment to the text of the Farragut Zoning Ordinance, Chapter 3, to consider providing for accessory dwelling units (ADU's) within single-family residentially zoned neighborhoods**
- 6. Discussion of an amendment to the text of the Farragut Zoning Ordinance, to apply the Open Space Mixed Residential Overlay District to the R-6 Multi-Family Residential District**
- 7. Public hearing on proposed locations for new utilities**

NOTE: **There will be a planning commissioner training session after the meeting.**

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

November 21, 2013

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Betty Dick
Noah Myers
Louise Povlin

MEMBERS ABSENT

Ron Honken, Alderman
Ralph McGill, Mayor
Ed Whiting, Secretary
Annette Brun

Staff Representatives: Mark Shipley, Interim Community Development Director
Gary Palmer, Assistant Town Administrator

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

CITIZEN FORUM

None

APPROVAL OF MINUTES

*Commissioner St. Clair moved to approve the October 17, 2013, minutes as submitted.
Commissioner Myers seconded the motion and the motion passed 4-0-1 with Commissioner Povlin abstaining because she was absent.*

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR ACCESS TO SONJA DRIVE ASSOCIATED WITH A RESUBDIVISION PLAT INVOLVING THE PROPERTY AT 11225 SONJA DRIVE (Donald Fendley, Applicant)

Staff recommended that access be centered on a joint access easement along the two side property lines and approval of a variance for this recommended access.

*Commissioner Myers moved to recommend that the access be centered on a joint access easement along the two side property lines, with a variance, as recommended by staff.
Commissioner Dick seconded the motion and the motion passed 5-0.*

DISCUSSION AND PUBLIC HEARING OF AN AMENDMENT TO THE FARRAGUT MUNICIPAL CODE, TITLE 14, CHAPTER 5, STORMWATER ORDINANCE, TO REPLACE THE EXISTING STORMWATER ORDINANCE.

*Commissioner Myers moved to remove item until a later time subject to staff's recommendation.
Commissioner St. Clair seconded the motion and the motion passed 5-0.*

FMPC – Minutes

11/21/13

Page 2

DISCUSSION OF AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, TO APPLY THE OPEN SPACE MIXED RESIDENTIAL OVERLAY DISTRICT TO THE R-6 MULTI-FAMILY RESIDENTIAL DISTRICT

For discussion purposes only.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 7:33 p.m.

Edwin K. Whiting, Secretary

REPORT TO THE PLANNING COMMISSION

DATE: December 11, 2013

PREPARED BY: G. Palmer, Assistant Town Administrator

SUBJECT: Accessory Dwelling Unit Initiative

Attachments: DRAFT Language for ADU Ordinance

BACKGROUND:

This initiative came to the fore from Alderman Markli through the Town Administrator. The FMPC has discussed this initiative at two meetings. At the September 2013 FMPC meeting we left it with the understanding each commissioner would individually send their comments to me along with any suggestions with regard to the ADU ordinance. I have tried to incorporate recommendations into the draft language.

DISCUSSION/IMPLICATIONS:

None noted.

RECOMMENDATION:

I recommend the FMPC workshop this item and discuss a course of action.

To be filled out at meeting

Motion:

FMPC ACTION:

MOTION BY: _____ SECONDED BY: _____

___ Succeeds

___ Fails

Definition:

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

Proposed Ordinance Language:

(1) Statement of Purpose.

The ADU Overlay District is created to enable the establishment of accessory dwelling units within the A (Agricultural), 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 lots located in the zoning districts noted above, 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.

- a. To be considered for designation as an ADU Overlay District, the area must be comprised of a minimum of fifteen (15) acres of contiguous lots with a minimum individual lot size of one (1) acre.
- b. Only one (1) ADU per lot will be permitted within the overlay district.

(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 residential 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 a unit built above a garage: 25 feet (as measured from ground level to mid-point of roofline).

- b. Maximum gross floor area for ADU's on individual lots five (5) acres or more shall not exceed 1,200 square feet. Maximum gross floor area for ADU's within a combined lot overlay with lots less than five (5) acres shall not exceed 800 square feet. In no case shall an ADU be 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: detached ADU's shall be located to the rear of the principal dwelling unit and shall not be closer than 20 feet to any side or rear property line.
- d. Lot Coverage: the maximum lot coverage permitted in the base zoning district shall apply.
- e. For ADUs within the principal dwelling unit, additional entrances within the dwelling unit shall not be added to the front elevation of the principal dwelling unit, but may be added to the side or rear elevations.
- f. 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).
- g. The exterior finish material shall be visually compatible with the exterior finish material of the principal dwelling unit.
- h. Roof pitch. The roof pitch shall match the predominant roof pitch of the principal dwelling unit.
- i. Detailing. Trim shall match the trim used on the principal dwelling unit. Projecting eaves shall match those of the principal dwelling unit.
- j. Windows. Windows shall match those in the principal dwelling unit in proportion (relationship of width to height) and orientation (horizontal or vertical).
- k. All ADU's shall be site-built on a foundation and in accordance with the adopted building and fire codes.

MEETING DATE: December 19, 2013

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Interim Community Development Director *MS*

SUBJECT: Discussion of an amendment to the text of the Farragut Zoning Ordinance, to apply the Open Space Mixed Residential Overlay District to the R-6 Multi-Family Residential District

INTRODUCTION: This item was discussed at the August 15, 2013 meeting and was on the agenda for last month's planning commission meeting. Due to a number of commissioners being out it was decided to discuss this item at the December meeting.

As mentioned in the November packet, the staff looked at some multi-family developments in the area and gathered more information about the Town's two apartments, Lanesborough and Derby Run, and how an open space overlay may be applied in a multi-family residential context.

DISCUSSION: The staff visited three relatively new apartment developments in the West Knox County area, took pictures, and obtained some information for comparative purposes. The three developments are 1) The Enclave of Hardin Valley (across from Pellissippi State Community College); 2) Lovell Crossing (at the intersection of Lovell Road and Yarnell Road); and 3) The Preserve at Greystone Summit (off Solway Road near Pellissippi State Community College).

Some pictures of these developments and portions of their approved site plans are included in the packet. In order to compare and contrast these projects the following summary of available information is provided:

The Enclave of Hardin Valley – Phases 1 and 2

Total acreage:	11.77 (Phase 1) 7.3 (Phase 2)
Number of buildings:	5 (Phase 1) 4 (Phase 2)
Number of units:	140 (Phase 1) 96 (Phase 2)
Units constructed/acre:	11.89 (Phase 1) 13.15 (Phase 2)
Number of stories:	3
Exterior footprint of all buildings:	17%
Lot coverage:	63%

Floor area ratio:	25.5% (Phase 1) 32.5% (Phase 2)
Parking ratio:	1.5 spaces for each two bedroom unit 1 space for each one bedroom unit
Parking provided:	179 total spaces provided in Phase 2 (168 regular and 11 handicap); no available information on the parking in Phase 1

Lovell Crossing

Total acreage:	19 (Phase 1) 6 acres (Phase 2)
Number of buildings:	11 (Phase 1) 3 (Phase 2)
Number of units:	216 (Phase 1) 72 (Phase 2)
Units constructed/acre:	11.4 (Phase 1) 12 (Phase 2)
Number of stories:	3 (both phases)
Exterior footprint of all buildings:	2.25 acres (Phase 1) .66 acres (Phase 2)
Lot coverage:	54% (Phase 1) 47% (Phase 2)
Floor area ratio:	6.18 acres, 32.52% (Phase 1) 1.98 acres, 32.94% (Phase 2)
Parking ratio:	1.5 spaces/unit for 1 st 20 units; 1 space/1 bedroom unit in excess of 20; 1.5 spaces/2 and 3 bedroom unit in excess of 20; 1 handicap space/25 spaces
Parking provided:	No information available at this time

The Preserve at Greystone Summit

Total acreage:	32 acres
Number of buildings:	12
Number of units:	296 units; 13 buildings
Units constructed/acre:	9.25
Number of stories:	3 and 4
Exterior footprint of all buildings:	not found
Lot coverage:	not found (though "impervious" area ratio was 23.2%)
Floor area ratio:	24.2
Parking ratio:	1.5 spaces/unit for 1 st 20 units; 1 space/1 bedroom unit in excess of 20; 1.5 spaces/2 and 3 bedroom unit in excess of 20; 1 handicap space/25 spaces
Required parking:	First 20 units/1.5 spaces = 30 134 one bedroom units/1 space = 134 142 two and three bedroom units/1.5 = 213 Total required = 377

Parking provided: 326 standard spaces, 24 handicap, and 45 garage spaces for a total of 395 spaces

In terms of the Town's two existing apartments, the staff found the following:

Lanesborough

Total acreage:	22.96
Number of buildings:	13
Number of units:	208
Units constructed/acre:	9.05
Number of stories:	2
Lot coverage:	40%
Floor area ratio:	Not found
Parking ratio:	2.56 spaces/unit
Parking provided:	532 spaces

Derby Run

Total acreage:	9.3
Number of buildings:	13
Number of units:	72
Units constructed/acre:	7.74
Number of stories:	2
Lot coverage:	48%
Floor area ratio:	Not found
Parking ratio:	2.3 spaces/unit
Parking provided:	166 spaces

A key objective of offering these comparisons and the pictures that accompany this item is to illustrate the scale of different, but relatively comparable, multi-family developments in the nearby area. The pictures also illustrate the visual differences between 2, 3, and 4 story buildings. This visual comparison is important because any application of increased open space in exchange for more density would involve lessening the building footprints and increasing the building heights. Currently, where an R-6 zoned property has major arterial roadway access, the maximum building height is 3 stories or 42 feet. Buildings constructed above 35 feet in height must be set back from all property lines one (1) additional foot for each one (1) foot in height over 35 feet. One point to keep in mind and that was mentioned at the workshop on architectural design standards is that such standards can be applied to apartment developments under Tennessee law. The incorporation of such standards could help alleviate possible concerns regarding the appearance of larger (and taller) multi-family developments that are clustered on developable portions of a tract. At the meeting the staff will provide some additional information and pictures and discuss some considerations regarding multi-family residential and to what degree this may be applied in the context of an open space residential concept.

RECOMMENDATION BY: For discussion purposes only.

The Enclave of Hardin Valley



Lovell Crossing



The Preserve at Greystone Summit (3 story buildings)



The Preserve at Greystone Summit (4 story buildings)

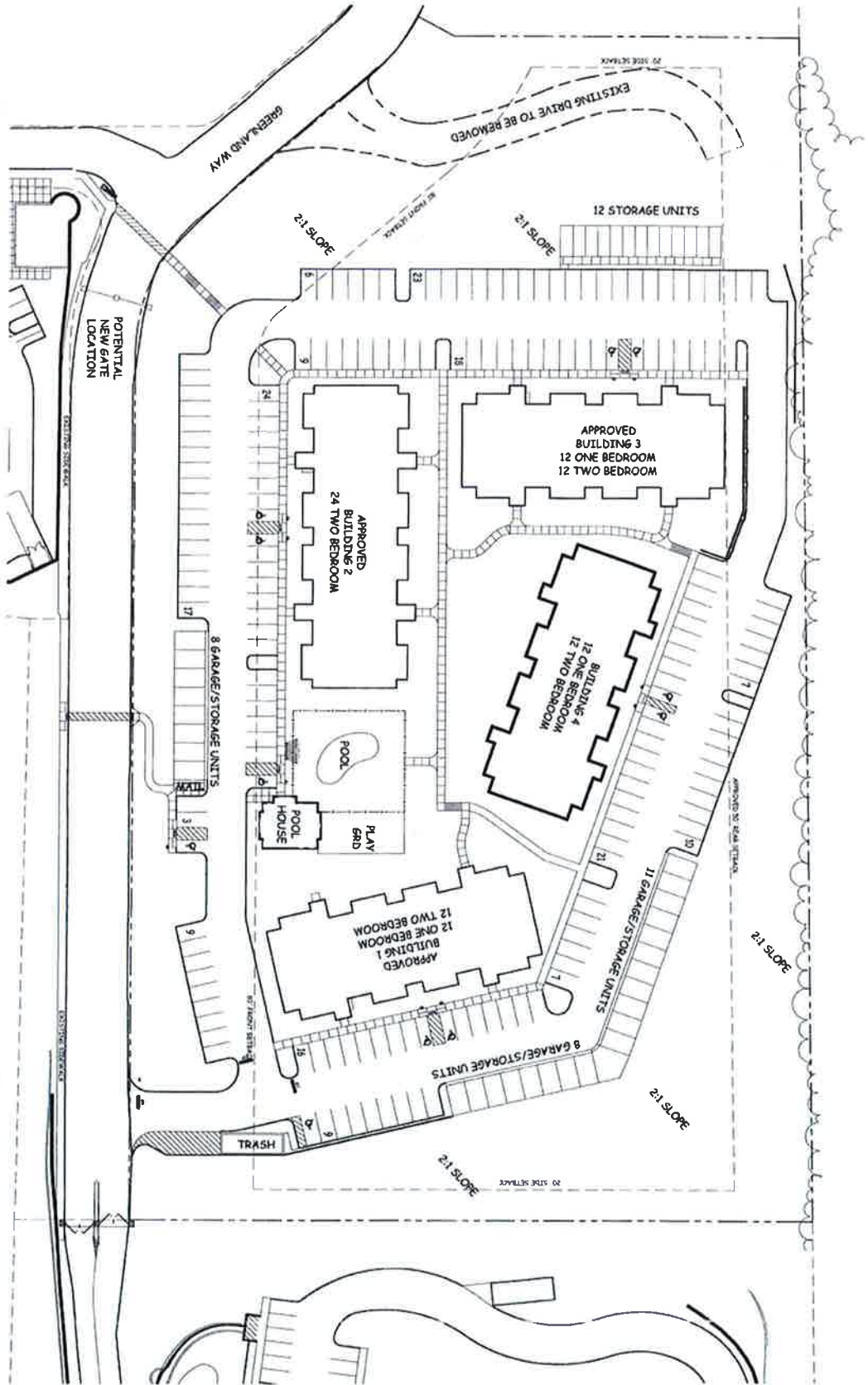


Lanesborough



Derby Run





SITE PLAN

SCALE 1-100

SITE CALCULATIONS

[illegible]

SITE CALCULATIONS

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DENSITY CALCULATIONS

PACKET 2 TOTAL UNITS: 340	PACKET 2 TOTAL UNITS: 340	PACKET 2 TOTAL UNITS: 340
UNITS PER ACRE: 11.59	UNITS PER ACRE: 11.59	UNITS PER ACRE: 11.59



GENERAL SITE NOTES

[illegible]

REVISED
11-23-11

THE ENCLAVE APARTMENTS
PHASE 2

GREENLAND WAY
KNOXVILLE, TN 37923

NOT FOR
CONSTRUCTION

299 N. W. 136-4000 RD
INDUSTRIAL TERRACE
3799
PHONE 869 584 099
FAX 869 584 571
www.machindustrial.com

MBI

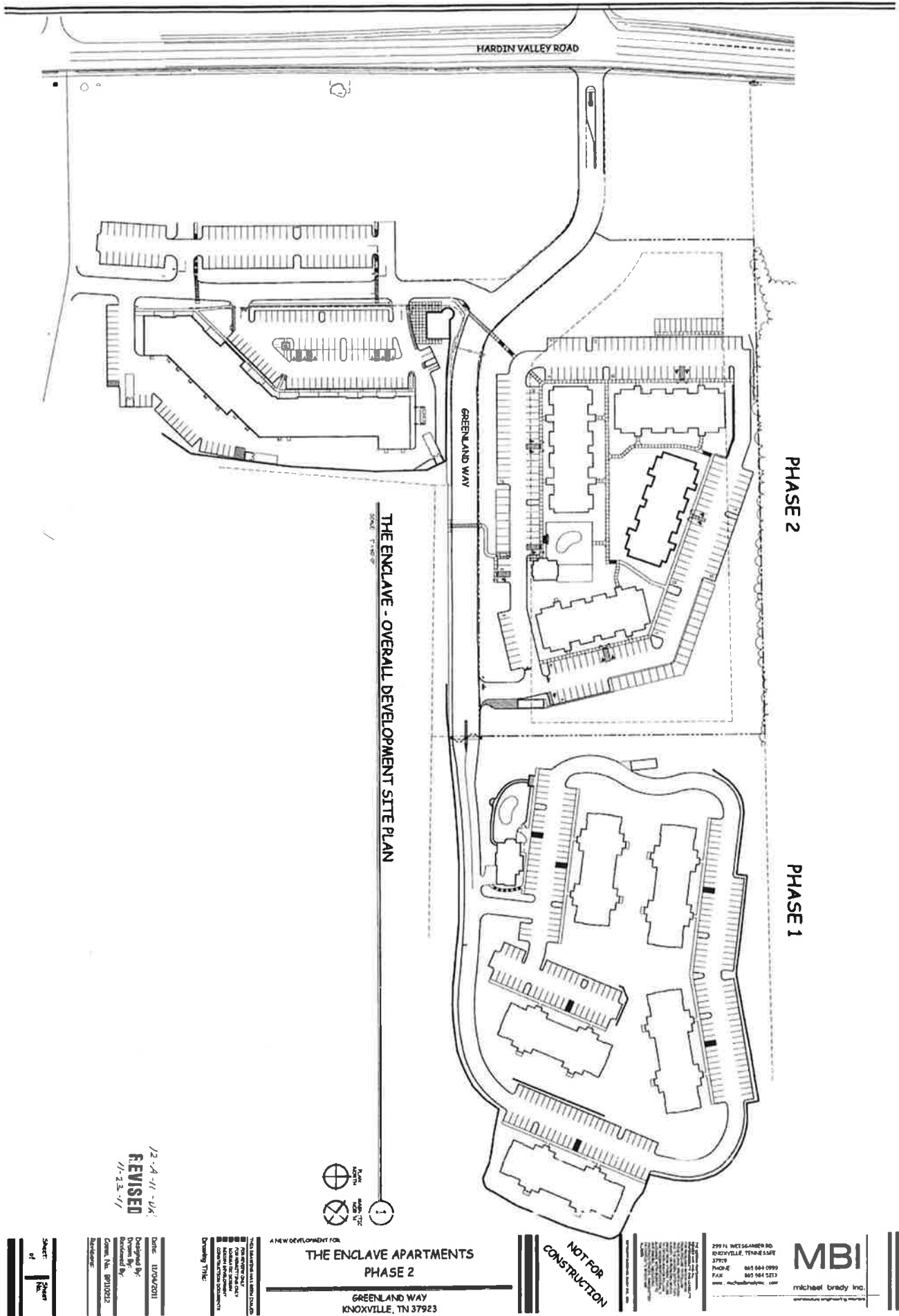
michael brady inc
architecture • engineering • interior

Date: 11/04/2011
Designed By:
Drawn By:
Reviewed By:
Comm. No. 09110212
Revision:
Sheet 1 of 1

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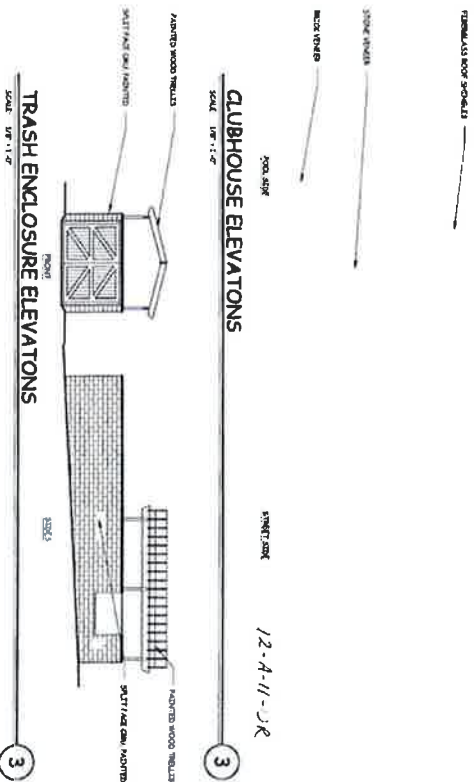


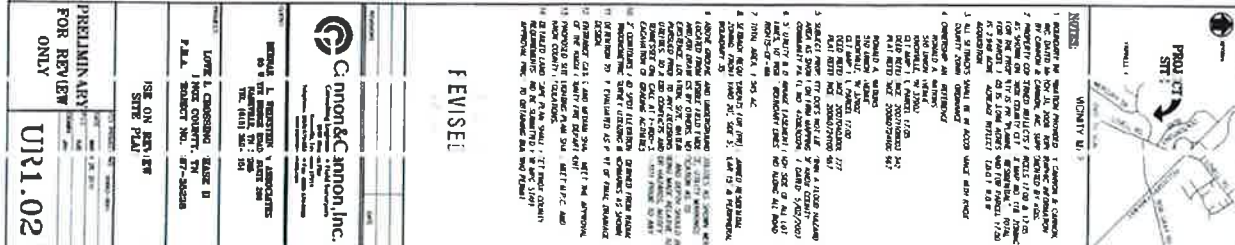
STAYING YOU
DLS
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CAL
1-800-387-5711
THINK SAFE OR CALL
IT'S THE LAW

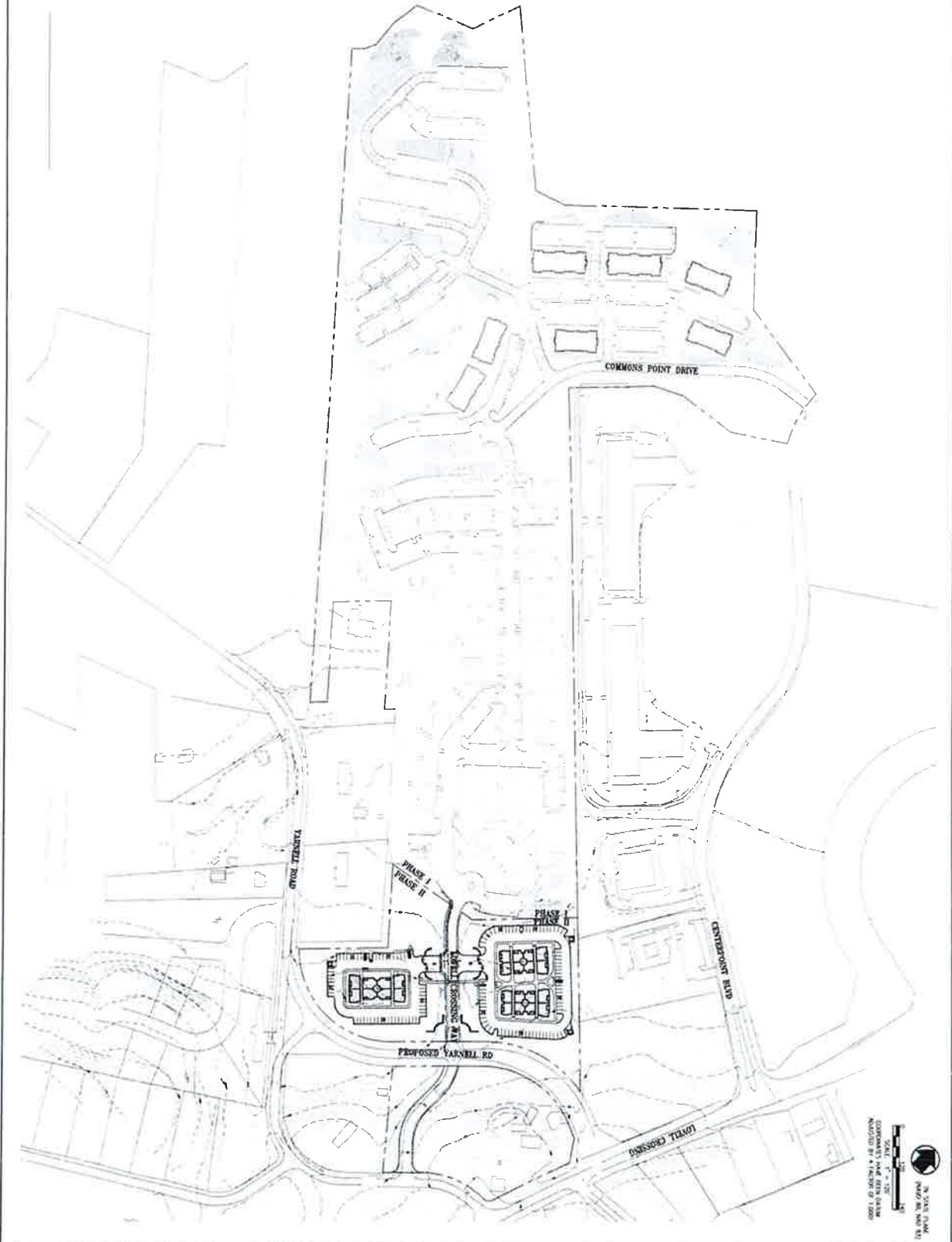
WOLF: P. 100

10

MBI







IN THIS PLAN
1" = 100' (AS SHOWN)
COMPOUND AND AREA SCALE
INDICATED BY A FACTOR OF 1,000



LEVELSET

Cannon & Cannon, Inc.
Civil Engineers
10000 Commons Point Drive
Suite 100
Dallas, Texas 75243
Tel: (972) 381-7111

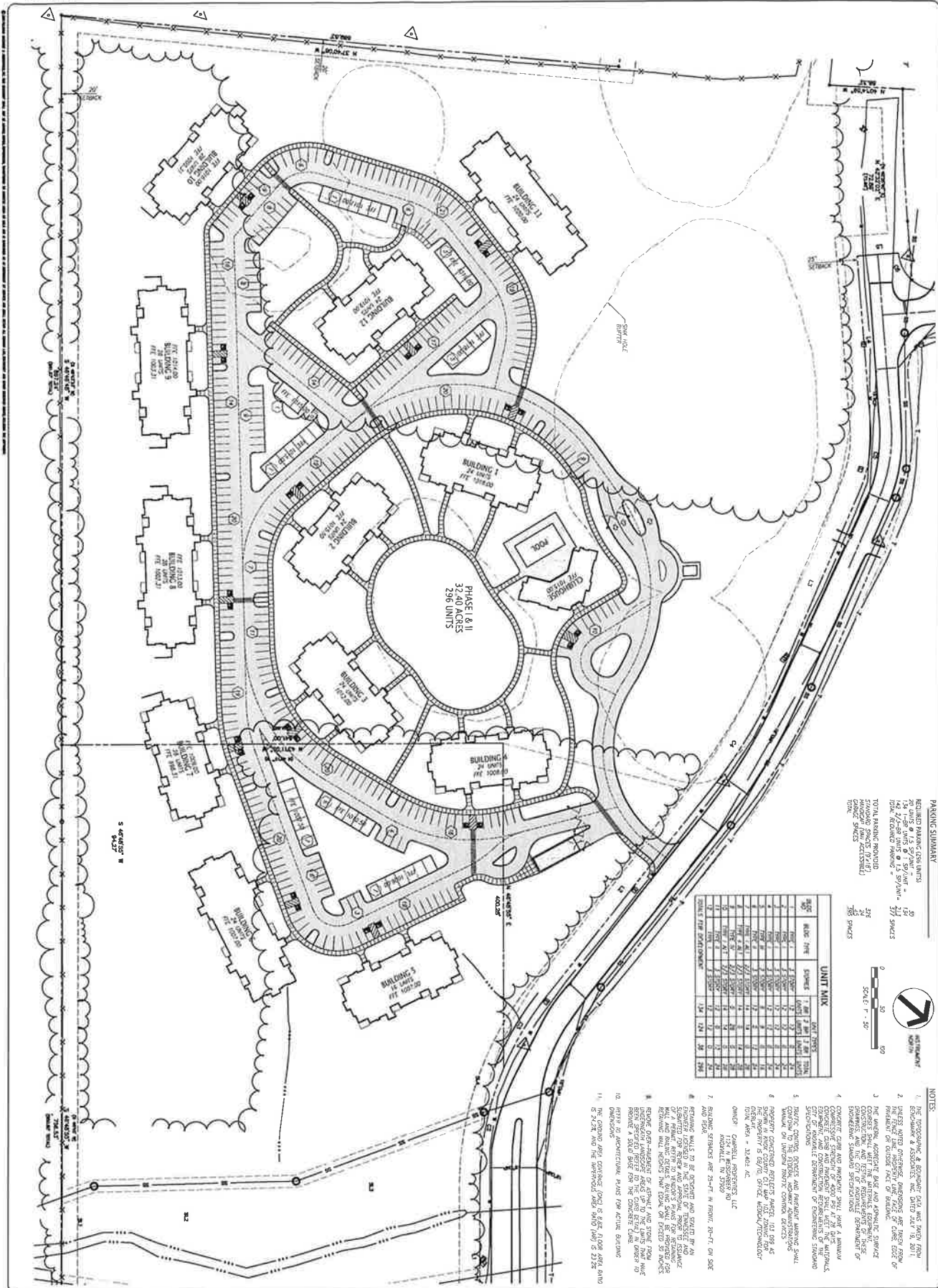
DESIGNED BY: CANNON & CANNON, INC.
CHECKED BY: CANNON & CANNON, INC.
DATE: 04/13/10

LOT 24 CROSSING PHASE II
P.L.M. PROJECT NO. 007-00000

USE ON RE VIEW
OVERALL LAY

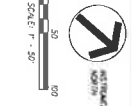
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FOR REVIEW
ONLY

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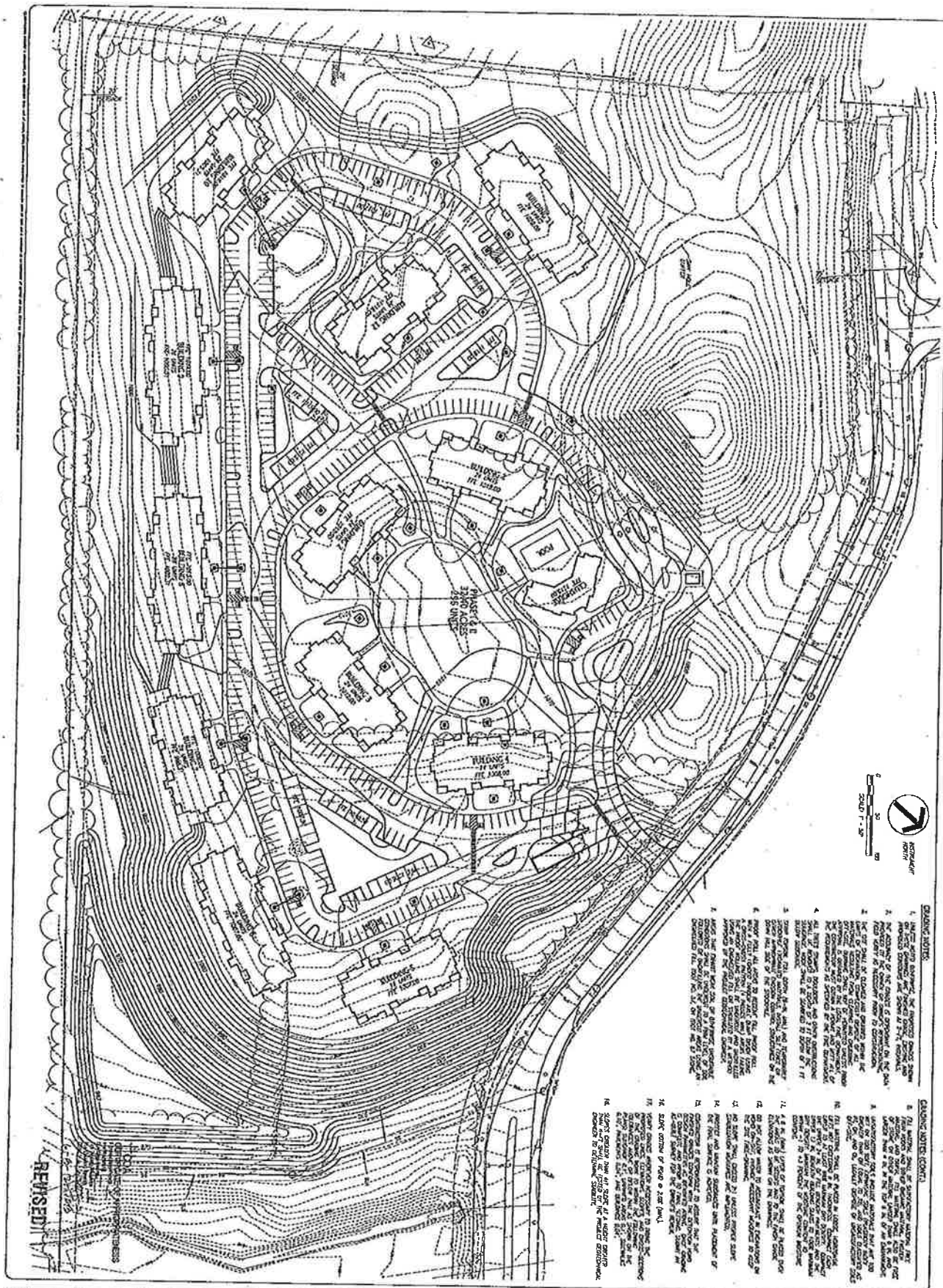


PARKING SUMMARY
REQUIRED PARKING: 120 UNITS @ 1.5 SPACES/UNIT = 180 SPACES
144 2.5-3.0 UNITS @ 1.5 SPACES/UNIT = 216 SPACES
TOTAL PARKING PROVIDED: 396 SPACES
TOTAL PARKING REQUIRED: 396 SPACES
PARKING SPACES: 396 SPACES

UNIT MIX		TOTAL UNITS	
UNIT TYPE	NUMBER	1 AND 2 BR	TOTAL
1 BR	120	120	120
2 BR	120	120	120
3 BR	120	120	120
4 BR	120	120	120
5 BR	120	120	120
6 BR	120	120	120
7 BR	120	120	120
8 BR	120	120	120
9 BR	120	120	120
10 BR	120	120	120
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95 BR	120	120	120
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98 BR	120	120	120
99 BR	120	120	120
100 BR	120	120	120



- NOTES:**
1. THE TOPOGRAPHY & BOUNDARY DATA WAS PROVIDED BY THE CLIENT.
 2. THE CLIENT HAS PROVIDED THE NECESSARY PERMITS AND APPROVALS FOR THIS PROJECT.
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Working Notes

Learning Goals (cont.)

[illegible][illegible]

GRADING PLAN

MURPHY DEVELOPMENT
6514 DEANE HILL DRIVE
NASHVILLE, TN 37219
CONTACT: FAUL MURPHY
TELEPHONE NO.: 665.558.0177
EMAIL: pjmurphy@murphydevelopment.com

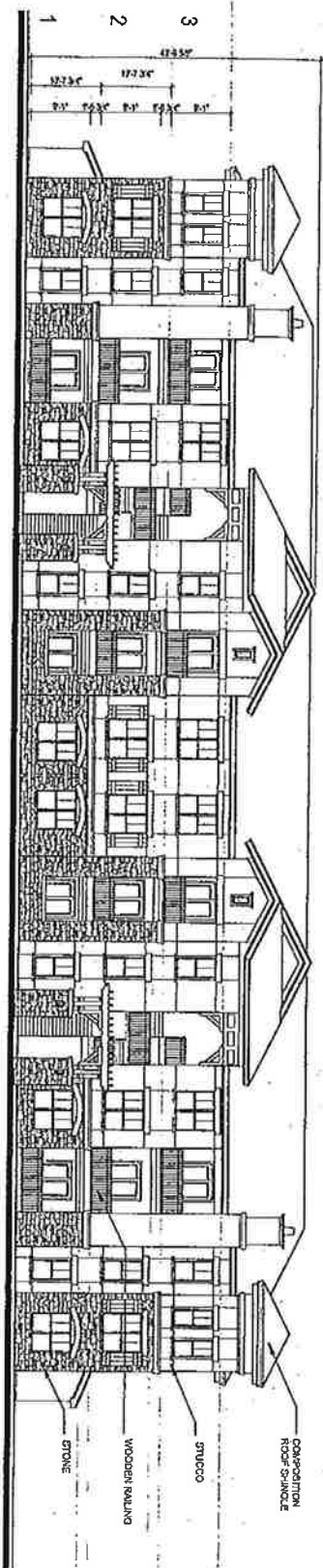
THE PRESERVE
AT GREYSTONE SUMMIT
10730 GREYSTONE SUMMIT DRIVE
KNOXVILLE, TENNESSEE 37934

PRELIMINARY
NOT FOR
CONSTRUCTION

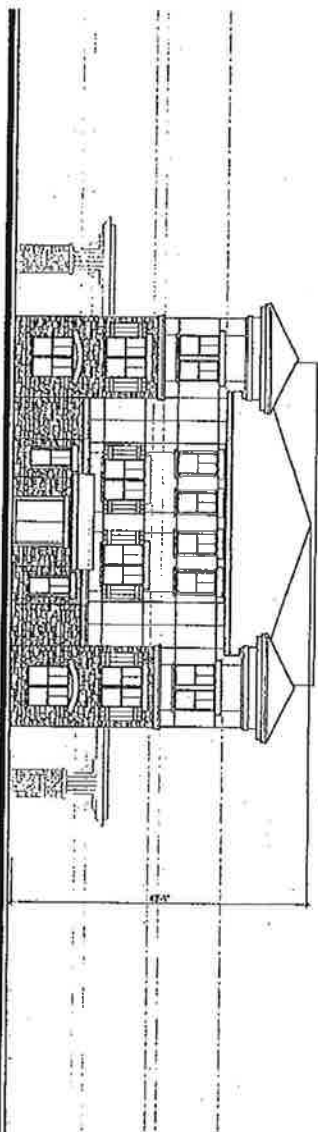
PULCHRA
MACINDO
LABORATORIES, INC.

10000 HAZARD VALLEY RD.
SUITE 201
BEND, OREGON 97101
OFFICE 503.325.6100
FAX 503.325.6100
www.pulchralabs.com

2



① BUILDING TYPE II - FRONT / REAR ELEVATION
SCALE: 1/8" = 1'-0"



② BUILDING TYPE II - SIDE (S) ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING TYPE II - ELEVATIONS

A4.25

REVISED!

TODA
DATE OF REVISION
6-12-10
6-12-10

THE PRESERVE at GREYSTONE SUMMIT

CUMBERLAND ADVISORS

3/10/2012

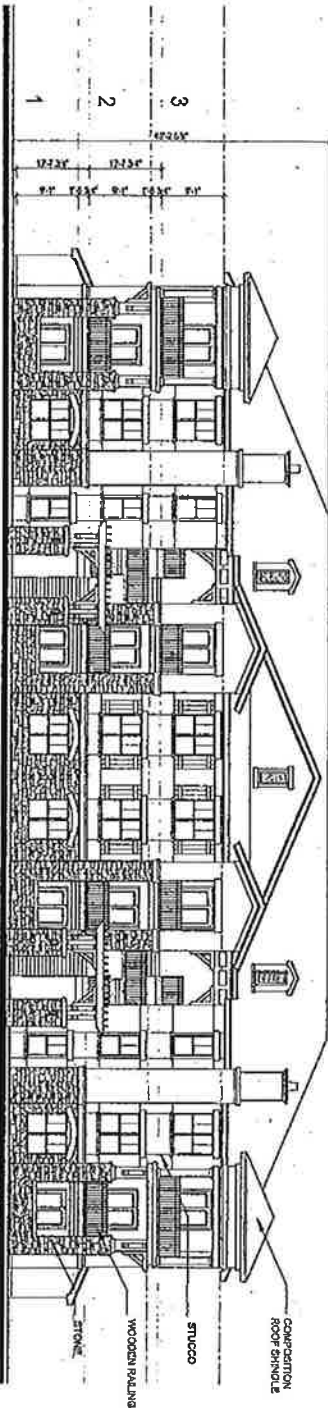
KNOXVILLE, TN

HPA#2011413

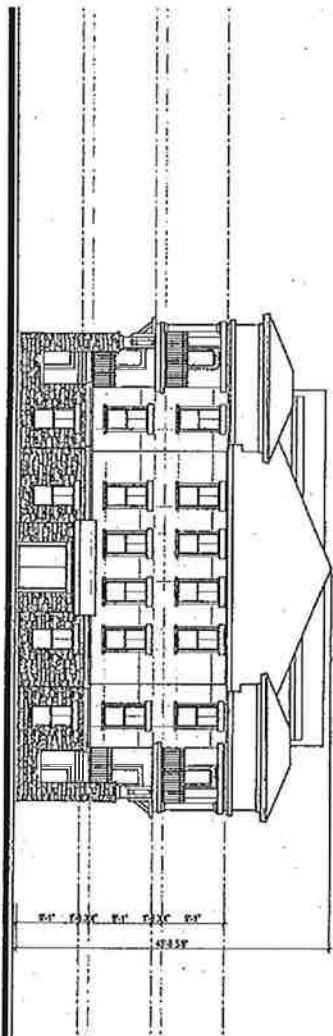


HUMPHREYS & PARTNERS ARCHITECTS, L.P.
530 Apollo Road, Suite 200, Brentwood, TN 37027 (615) 291-2500 (615) 291-2510
Brentwood, TN 37027 (615) 291-2500 (615) 291-2510

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1 BUILDING TYPE I - FRONT / REAR ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING TYPE I - SIDE (S) ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING TYPE I - ELEVATIONS

A415

REVISED

TTODA
CONTRACTOR OF APPROPRIATENESS
DATE: 11/11/12
6-6-12-706

THE PRESERVE at GREYSTONE SUMMIT

CUMBERLAND ADVISORS

31/05/2012

KNOXVILLE, TN

HPA#2011413



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3309 Alpine Road, Suite 200, Dallas, TX 75240 (214) 751-4544 (214) 751-4545
DALLAS CHARLOTTE MIAMI LOS ANGELES NEW ORLEANS NEW YORK PHOENIX

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