

A G E N D A
FARRAGUT MUNICIPAL PLANNING COMMISSION

January 16, 2014
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 – December 19, 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 a resubdivision plat associated with Lot 5R of the Campbell Station Lakes Subdivision (a portion of Parcel 184, Tax Map 130), 8.26 Acres, 2 Lots, Zoned C-2 (The Stokely Company, Applicant)**
6. **Discussion and public hearing on a resubdivision plat for Parcel 127, Tax Map 130, 11621 Snyder Road, 4.7 Acres, 2 Lots, Zoned R-1 (Frank Fusco, Applicant)**
7. **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**
8. **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**

December 19, 2013

MEMBERS PRESENT

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

MEMBERS ABSENT

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

Mayor McGill announced that the Town of Farragut was voted the 5th best place to live in Tennessee.

APPROVAL OF MINUTES

Commissioner St. Clair moved to approve the November 21, 2013, minutes as submitted.

Commissioner Povlin seconded the motion and the motion passed 5-0-4 with Commissioner's Whiting, Brun, Honken and Mayor McGill all abstaining because they were absent.

AGENDA ITEMS

**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)**

Commissioner St. Clair moved to remove the item from the agenda at the request of the applicant. Commissioner Honken seconded the motion and the motion passed 9-0.

**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)**

Commissioner St. Clair moved to remove the item from the agenda at the request of the applicant. Commissioner Holladay seconded the motion and the motion passed 9-0.

**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**

For discussion purposes only.

**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 8:00 p.m.

Edwin K. Whiting, Secretary

MEETING DATE: January 16, 2014

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Interim Community Development Director 

SUBJECT: 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)

Withdrawn.

MEETING DATE: January 16, 2014

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

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

SUBJECT: 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)

Withdrawn.

MEETING DATE: January 16, 2014

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

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

SUBJECT: Discussion and public hearing on a resubdivision plat associated with Lot 5R of the Campbell Station Lakes Subdivision (a portion of Parcel 184, Tax Map 130), 8.26 Acres, 2 Lots, Zoned C-2 (The Stokely Company, Applicant)

INTRODUCTION: This item involves a request to resubdivide Lot 5R into two lots for the purpose of future development at the east end of Campbell Lakes Drive.

DISCUSSION: As background to this item, Campbell Lakes Drive which is off N. Campbell Station Road has been constructed in sections. The first section was platted in April of 1991. In March of 1996 the entire right of way of Campbell Lakes Drive was platted and an additional section of the road was constructed. In February of 2000, a plat was recorded which reflected the final completed section of Campbell Lakes Drive. This plat also established right of way for what would become Lakesedge Drive which connects Campbell Lakes Drive to Parkside Drive.

The plat recorded in 2000 established Lot 5R which included 8.26 acres surrounding the end portion of Campbell Lakes Drive and the north side of Lakesedge Drive. Since that time no activity has occurred on Lot 5R. Recently, however, an entity is looking at developing a portion of Lot 5R. In order to move forward with this development the original Lot 5R is being subdivided at this time into two lots.

Due to timing issues, the applicant is requesting, as part of this resubdivision plat, a variance from the subdivision regulations to construct pedestrian facilities at this time. The required pedestrian facilities will be constructed at the time of site development involving either of the two lots established in this resubdivision plat. A note has been added to the plat which addresses this requirement.

RECOMMENDATION BY: The staff recommends approval of the resubdivision plat and the requested variance from the subdivision regulations since the required pedestrian facilities will be constructed at the time of development.

Lot 5R Campbell Lakes Drive



140775

Lot 5R

Gander Mountain

Newk's

JCPenney

Cracker Barrel

N Campbell Station Rd

Campbell Lakes Dr

Lakesedge Dr

Parkside Dr

Parkside Dr

Legend

----- Town Limit

▭ Parcels

▨ Lot 5R



1 in = 250 ft

MEETING DATE: January 16, 2014

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

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

SUBJECT: Discussion and public hearing on a resubdivision plat for Parcel 127, Tax Map 130, 11621 Snyder Road, 4.7 Acres, 2 Lots, Zoned R-1 (Frank Fusco, Applicant)

Postponed.

MEETING DATE: January 16, 2014

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Interim Community Development Director and Gary Palmer, Assistant Town Administrator

SUBJECT: 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 certain single-family residentially zoned neighborhoods

INTRODUCTION: This item was initiated by Alderman Markli and has been discussed at three recent planning commission meetings.

DISCUSSION: At the December 19, 2013 planning commission meeting comments were provided over a draft Accessory Dwelling Unit (ADU) Overlay ordinance that was on the agenda for discussion purposes. The staff has modified the draft ordinance to try to address some of the comments noted at the December meeting and to format the layout so that it parallels some of the wording used in other zoning districts. Ordinance 14-01 is included in the packet for the purpose of the planning commission making a formal recommendation to the Farragut Board of Mayor and Alderman regarding this matter.

Ordinance 14-01 omits Agriculture (A) and General Single-Family Residential (R-2) from consideration for an ADU Overlay. Agriculture is unlikely to be a candidate for an ADU Overlay and currently includes a special exception option that would permit additional detached dwelling units on the same lot. And, as currently envisioned, properties zoned R-2 would not have enough square footage on individual lots for this to be a viable option.

Consequently, as proposed, only a Rural Single-Family Residential (R-1) or a Rural Single-Family Acre Residential (R-1-S-A) base zoning district would qualify for a possible rezoning to an ADU Overlay District. Also modified from last month's draft ADU ordinance is the minimum individual lot size. If the base zone is R-1, the minimum individual lot size on which an ADU could be considered is 30,000 square feet. This was modified because the minimum lot size in R-1 is 20,000 square feet and the 30,000 square foot lot size would be more in line with the typical size of an R-1 lot. If the base zone is R-1-S-A, the minimum individual lot size would remain one (1) acre since that is the minimum individual lot size in R-1-S-A.

Another change that was made was to increase the setbacks from 20 feet from any rear or side property line to 25 feet. The *minimum* size of an ADU was also omitted. The *maximum* size is still the same as well as the gross floor area percentage of the ADU in proportion to the gross floor area devoted to the principal dwelling unit.

RECOMMENDATION BY: The staff recommends that the planning commission make a formal recommendation as part of Resolution PC-14-01 so that this matter may be considered by the Farragut Board of Mayor and Aldermen.

RESOLUTION PC-14-01

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 January 16, 2014;

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 14-01.

ADOPTED this 16th day of January, 2014.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	14-01
PREPARED BY:	SHIPLEY/PALMER
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

A. General Description

The Accessory Dwelling Unit (ADU) Overlay District is created to enable the establishment of accessory dwelling units within the R-1 (Rural Single-Family Residential) and R-1-S-A (Rural Single-Family Acre Residential) Zoning Districts.

Accessory dwelling units give these larger lot residential neighborhoods the opportunity to provide greater housing choice for elderly or other family members, and to utilize their land base more efficiently.

B. Application of the District

In addition to the requirements of the base zoning district, the ADU Overlay District provides additional requirements that must be satisfied for those in this district that may opt to establish an ADU on their property.

C. Land Area

1. To be considered for a rezoning request for an ADU Overlay District, the area within the rezoning request must be comprised of a minimum of fifteen (15) acres of contiguous lots within the same development.
2. If R-1 is the base zone the minimum individual lot size shall be 30,000 square feet.
3. If R-1-S-A is the base zone the minimum individual lot size shall be 43,560 square feet.
4. A request for an ADU Overlay District shall not be permitted where sanitary sewer is not available.

D. 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).

E. Occupancy Requirements

1. The principal dwelling or the accessory dwelling unit (ADU) shall be property owner occupied.
2. The principal dwelling shall be a single-family detached residential dwelling.

3. The number of occupants of an ADU shall not exceed two (2) individuals.
4. An ADU shall have no more than two (2) bedrooms.
5. Only one (1) ADU, either internal or external, shall be permitted per qualifying lot.
6. The ADU shall not be sold separately from the principal dwelling unit.

F. Height, Size, Lot Coverage, and Setbacks

1. The maximum height of a detached ADU, including one built above a garage, shall not exceed twenty-five (25) feet, as measured per the adopted building code.
2. The maximum size of an ADU shall be 800 square feet. In no case, however, shall an ADU exceed 40% of the gross floor area of the principal dwelling unit.
3. The maximum lot coverage permitted by the base zone shall apply for an ADU Overlay District.
4. A detached ADU shall not be permitted within a front yard and shall be set back at least twenty-five (25) feet from the nearest side and/or rear property line. A detached ADU shall be at least ten (10) feet from any other accessory structure, except where an ADU is built within a detached garage.

G. Construction and Design Standards

1. All ADU's shall comply with the adopted building and fire codes and shall be site built on a permanent foundation.
2. For ADU's that are within the principal dwelling unit, additional entrances shall not be added to the front elevation(s).
3. The predominant exterior finish material of an ADU shall match the predominant exterior finish material of the principal dwelling unit. If the principal dwelling unit is predominantly brick then the ADU shall also be predominantly brick.
4. The predominant roof pitch of an ADU shall match the predominant roof pitch of the principal dwelling unit.
5. The window and door trim, projecting eaves, and general architectural accents of an ADU shall match the principal dwelling unit. The windows of an ADU shall match those in the principal dwelling unit in terms of proportion and orientation.

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 _____, 2014.