

A G E N D A
FARRAGUT MUNICIPAL PLANNING COMMISSION

May 15, 2014
7:00 p.m. Farragut Town Hall

For questions please either e-mail Mark Shipley at mark.shipley@townoffarragut.org or call him at 865-966-7057.

- 1. Citizen Forum**
- 2. Approval of minutes – April 17, 2014**
- 3. Discussion and public hearing on a site plan for a generator and propane tank at the Food Donation Connection at 12740 Kingston Pike (Food Donation Connection, Applicant)**
- 4. Discussion on a request to amend Section 9-406 (4)(p) of the Farragut Sign Ordinance related to wall signs for shared entrance buildings in the O-1-3 and O-1-5 Zoning Districts**
- 5. Discussion of an amendment to the text of the Farragut Zoning Ordinance, Chapter 3., Section XI., Multi-Family Residential District (R-6), to replace it with new requirements (Ross Bradley, TDK Construction and PMG, Applicants).**
- 6. Discussion of a request to incorporate the residential street lighting guidelines into the text of the Farragut Subdivision Regulations**
- 7. Public hearing on proposed locations for new utilities**

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

April 17, 2014

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, 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 Honken moved to approve the March 20, 2014 minutes as submitted.
Commissioner St. Clair seconded the motion and the motion passed 7-0-2 with Commissioner Myers and Povlin abstaining because they were absent.*

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR A GENERATOR AND PROPANE TANK AT THE FOOD DONATION CONNECTION AT 12740 KINGSTON PIKE (Food Donation Connection, Applicant)

This item was postponed at the request of the applicant.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN TO REMOVE THE CROSS ACCESS DRIVE CONNECTION AT THE NORTH PORTION OF THE PARKING LOTS BETWEEN DAVITA DIALYSIS AT 111 S. CAMPBELL STATION ROAD AND ORNL BANK AT 11405 MUNICIPAL CENTER DRIVE, 1.85 ACRES, ZONED C-1 (Dick Troester, Applicant)

This item was postponed at the request of the applicant.

**DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR THE SHEFFIELD
SUBDIVISION – UNIT 2, PARCEL 52.03, TAX MAP 152, 27.4 ACRES, 56 LOTS,
ZONED R-1/OSR (Lynch Surveys, LLC, Applicant)**

The staff reviewed this item and, with the understanding that there are field items remaining before the staff can sign off on a final plat that would authorize the plat to be recorded, recommended approval of the plat subject to the following comments being satisfactorily addressed:

- 1) To be consistent with the first unit and the preliminary plat please reference this as Unit 2 rather than Unit II;
- 2) This unit contains 54 house lots and 2 open space lots (a total of 56 rather than 55 lots);
- 3) Note #'s 3 and 7 need to be numbered;
- 4) In the symbol legend please correct "catch" basin to "catch" basin;
- 5) Note #8 should state that Lot #'s 28 and 34 are permanent open space and are to be owned and maintained by the homeowner's association;
- 6) Note #9 should clarify that the Town accepts maintenance and liability of the walking trails upon the release of the 2-year maintenance letter of credit related to the walking trails;
- 7) Note #11 will not be necessary on the final plat since the walking trails must be completed and the easement platted from the centerline of the completed trail prior to signing off on the final plat. Related to this comment, please show the 20 foot wide walking trail easements based on the constructed trails on Lots 11, 28, 33, and 35;
- 8) Please include on Lots 51 and 52 a reference to Note #3 (what will be Note #3) – e.g. see Note #3;
- 9) Similar to what was shown on Lot 28, please include the sinkhole lip for the sinkholes abutting Lots 32, 33, 57, and 58;
- 10) Please add the periphery 50 foot building setback line for Lots 50-52;
- 11) In terms of the building and total lot coverage summary, are the 193 total lots envisioned at build out still accurate?
- 12) The staff would recommend adjusting lot lines slightly to get rid of the small sliver of land on Lot 42;
- 13) Please remove the extra line on Lots 158 and 207. Appears to be a layer that was not turned off;
- 14) The 16 replacement trees that are shown on Sheet TP-1 of the preliminary plat must be planted prior to the Town signing off on the final plat. A two-year landscape maintenance letter of credit for \$4,000 will also be required prior to the Town signing off on the final plat;
- 15) A recorded copy of the restrictive covenants (that have been reviewed and approved by the Town's attorney) for this unit must be provided before a building permit can be issued for lots platted in this unit;
- 16) Construction on this phase of Sheffield has been very well done. Please note, however, that all disturbed areas must be stabilized with a uniform and evenly distributed stand of perennial grass (not just seed & straw) prior to staff's acceptance;

- 17) Please complete all items on staff's punch list. The punch list will be compiled as current construction comes to a close. At this time, walking trails have yet to be constructed and these must be completed prior to staff's sign-off. Any other items that are to be constructed later will require a Completion Letter of Credit; and
- 18) Please submit a 2-year Maintenance Letter of Credit for \$38,500 for trails, drainage, and roadways.

Commissioner St. Clair moved to approve the final plat for the Sheffield Subdivision – Unit 2 subject to staff's recommendations. Commissioner Myers seconded the motion and the motion passed 9-0.

**DISCUSSION AND PUBLIC HEARING ON A PRELIMINARY PLAT FOR THE
REMAINDER OF THE COTTAGES AT PRYSE FARM SUBDIVISION, PARCEL 047,
GROUP C, TAX MAP 162B AND PARCEL 8.07, TAX MAP 162, 30.81 ACRES, 55 LOTS,
ZONED R-1/OSMR (Wilcox Development, Applicant)**

The staff reviewed this item and recommended approval subject to the following comments being satisfactorily addressed:

- 1) Water Sheets have not been continuously numbered, as requested. Please complete per prior request;
- 2) Water sheets have been sealed, but not signed by the engineer of record. Please complete;
- 3) Please submit four (4) copies of the final revised concept plan;
- 4) Please include the setbacks requirements in a plat note. Please simply state that the setbacks are per the R-1/OSMR Zoning District;
- 5) Please number Sheet 7 in the resubmittal (since there are some comments on this sheet and it will need to be resubmitted);
- 6) An FFE is needed for any lots which abut the sinkhole area;
- 7) Please remove decorative lamp fixture from the legend on Sheet 3;
- 8) In reference to Note #12, the street name and traffic control signs must be in accordance with all Town of Farragut requirements (e.g. retro reflective);
- 9) On Sheet T-1, please show tree protection fencing around the cluster of trees south of Lot 46. Is it possible to modify grading to save Tree #5;
- 10) Any replacement trees will need to be included as part of the landscape plan for the rain gardens that will be required prior to the approval of a final plat;
- 11) The staff is concerned about some of the ripped rap outlets that would be adjacent to dwelling units. This could be an issue with these residents;
- 12) Drainage calculations show that a FFE at 894.00 will provide adequate clearance above highest point ponding runoff could attain (even with 24" pipe completely clogged);
- 13) Drainage easements should be shown where drainage pipes pass through private lots. Grading above pipes has been greatly reduced. Please consider moving HW2 to the south of the walking trail, emptying onto open space west of HW-8. This would avoid a maintenance issue between the trail and Lot 59, and might reduce the size of the trail cross-drain just downstream. Also, it might be possible to move trail cross-drain to a

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more open area (such as behind Lot 61?), allowing more distance between the drain and building envelopes;

- 14) Earlier comment regarding anti-seep collar location may have been misunderstood, as there did not appear to be a need for the collar if the pipe and trench are not under a regular water pressure. Is the collar necessary?
- 15) Please show location and details of Gas, Electric, Power, Telephone and Cable;
- 16) Please submit copy of NOC;
- 17) Please submit irrevocable letter of credit for erosion control for \$150,000; and
- 18) Please submit drainage fee of \$1650.

Commissioner Honken moved to approve the preliminary plat for the Cottages at Pryse Farm subject to staff's recommendations. Commissioner Brun seconded the motion and the motion passed 9-0.

DISCUSSION AND PUBLIC HEARING ON A PRELIMINARY PLAT FOR THE BRIDGEMORE SUBDIVISION, PHASE 2, PARCEL 25.01, TAX MAP 152, 24.83 ACRES, 37 LOTS, ZONED R-1/OSR (Placemaker Development, Applicant)

The staff reviewed this item and recommended approval subject to the following comments being satisfactorily addressed:

- 1) The final revised set of concept plan drawings from last month's approval need to be submitted (with the comments noted by staff addressed) so that the Town will have an updated concept plan for the entire Bridgemore Subdivision. This is a separate plan and set of copies from the preliminary plat;
- 2) The lot numbers of the preliminary plat must follow the numbers used on the concept plan and that are consistent with the previously platted portion of Bridgemore;
- 3) Please note that the rear setback is not 50 feet. That is the peripheral setback. For consistency purposes, please use the setbacks listed under Phase 1 of the Bridgemore final plat. This phase should also be referenced as Phase 2 rather than Unit 2 to be consistent with previous references used for Bridgemore phasing;
- 4) This phase does not include the open space lot (#438). This lot has already been platted as part of Phase 1. The new open space lot for this phase would be what is referenced as Lot 441. Also, how are you platting the sliver of buffer area open space along the north portion of the lots in this phase? This is one of those items that needs to be addressed in the larger concept plan and then followed on the preliminary plat;
- 5) How is this open space buffer area to be accessed?
- 6) In terms of the variances listed on the cover sheet please modify Note #2 to state the following: "to permit existing healthy non-invasive trees that are on the Bridgemore property and that are at least 2 inches in caliper to count toward fulfilling the plant unit count per 100 linear feet of buffer area open space. Where a 100 foot section of buffer area open space does not contain at least 12 qualifying trees on the Bridgemore property, the difference shall be planted in accordance with a buffer area planting plan that must be approved through the Town. The approved plant material must then be planted and a letter of credit provided for landscape maintenance prior to the Town signing off on the final plat;"

- 7) On Sheet One, please include a note at the streetlight detail which states that all street lighting shall be identical to the street lighting used in Phase 1 of the Bridgemore Subdivision;
- 8) This Phase has a substantial amount of rip rap. An effort should be made to use largely vegetated swales (wet tolerant preferably woody plant material to help anchor the soil) to help soften the appearance and provide better infiltration and filtering;
- 9) Please include a note that the street name and traffic control signage must comply with the Town of Farragut's requirements (please coordinate with the Director of Public Works);
- 10) Outlet box details have been revised, but still do not seem to quite match submitted drainage calculations (grated top, as opposed to 14' x 2' vertical orifice). Also please note revised invert of 42" outlet pipe inside box. Assuming these details are correct, please submit revised drainage calculations to match;
- 11) Please show details for pond liner;
- 12) The anti-seep collar details have been revised to show 3' height above pipe, but must also show minimum 3' extension into pipe trench detail. Current details show this dimension to be 6" on one detail and 12" on another detail;
- 13) Asphalt pavement section still shows 6" depth of base stone, and should be revised to reflect 8" depth;
- 14) Utility plans must be signed by utilities;
- 15) Please submit copy of NOC;
- 16) Please submit irrevocable letter of credit for erosion control for \$104,000; and
- 17) Please submit drainage fee of \$1140.

Commissioner Honken moved to approve the preliminary plat for the Bridgemore Subdivision, Phase 2, subject to staff's recommendations. Commissioner Myers seconded the motion and the motion passed 9-0.

DISCUSSION ON A REQUEST TO AMEND SECTION 9-406 (4)(P) OF THE FARRAGUT SIGN ORDINANCE RELATED TO WALL SIGNS FOR SHARED ENTRANCE BUILDINGS IN THE O-1-3 AND O-1-5 ZONING DISTRICTS

The staff reviewed this item and a general discussion ensued. A number of issues were raised and the commission asked the staff and applicant to get together prior to the next meeting to discuss this request in more detail.

DISCUSSION AND PUBLIC HEARING TO ZONE THE TOWN OF FARRAGUT PER THE UPDATED FARRAGUT ZONING MAP

The staff reviewed this item and recommended approval of Resolution PC-14-02 which recommends approval of Ordinance 14-04 to update the Farragut Zoning Map.

Commissioner Honken moved to approve Resolution PC-14-02. Commissioner St. Clair seconded the motion and the motion passed 9-0.

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DISCUSSION AND PUBLIC HEARING ON THE FY 2015 CAPITAL INVESTMENT PLAN (CIP)

Gary Palmer presented the FY 2015 Capital Investment Plan. A general discussion followed.

Commissioner St. Clair moved to approve the FY 2015 CIP as presented. Mayor McGill seconded the motion and the motion passed 9-0.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

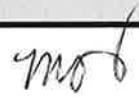
ADJOURNMENT

The meeting adjourned at 9:24 p.m.

Edwin K. Whiting, Secretary

MEETING DATE: May 15, 2014

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director 

SUBJECT: Discussion and public hearing on a site plan for a generator and propane tank at the Food Donation Connection at 12740 Kingston Pike (Food Donation Connection, Applicant)

INTRODUCTION: This item involves a request to add a backup generator and propane tank for the Food Donation Connection in the Renaissance Farragut development.

BACKGROUND: The Food Donation Connection has been in Renaissance Farragut since April 2007. In order to have a back-up energy source in the event of a power outage, representatives from the Food Donation Connection are requesting to add a generator and a propane tank in the area to the east of their space.

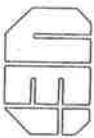
Basically, from a site plan perspective, the staff is primarily looking at the placement, access, utility provisions, compliance with setbacks and screening requirements, and any applicable building and fire code issues.

Included in your packet are copies of the site plan and the staffs' comments on the original site plan that was submitted for review.

RECOMMENDATION: The staff will be reviewing the revised site plan and will make a recommendation at the meeting.

Food Donation Connection Generator Addition 12740 Kingston Pike Knoxville, Tennessee 37934

May 2, 2014



VREELAND ENGINEERS, INC.

3107 SUTHERLAND AVENUE
KNOXVILLE, TENNESSEE 37939

865-637-4451



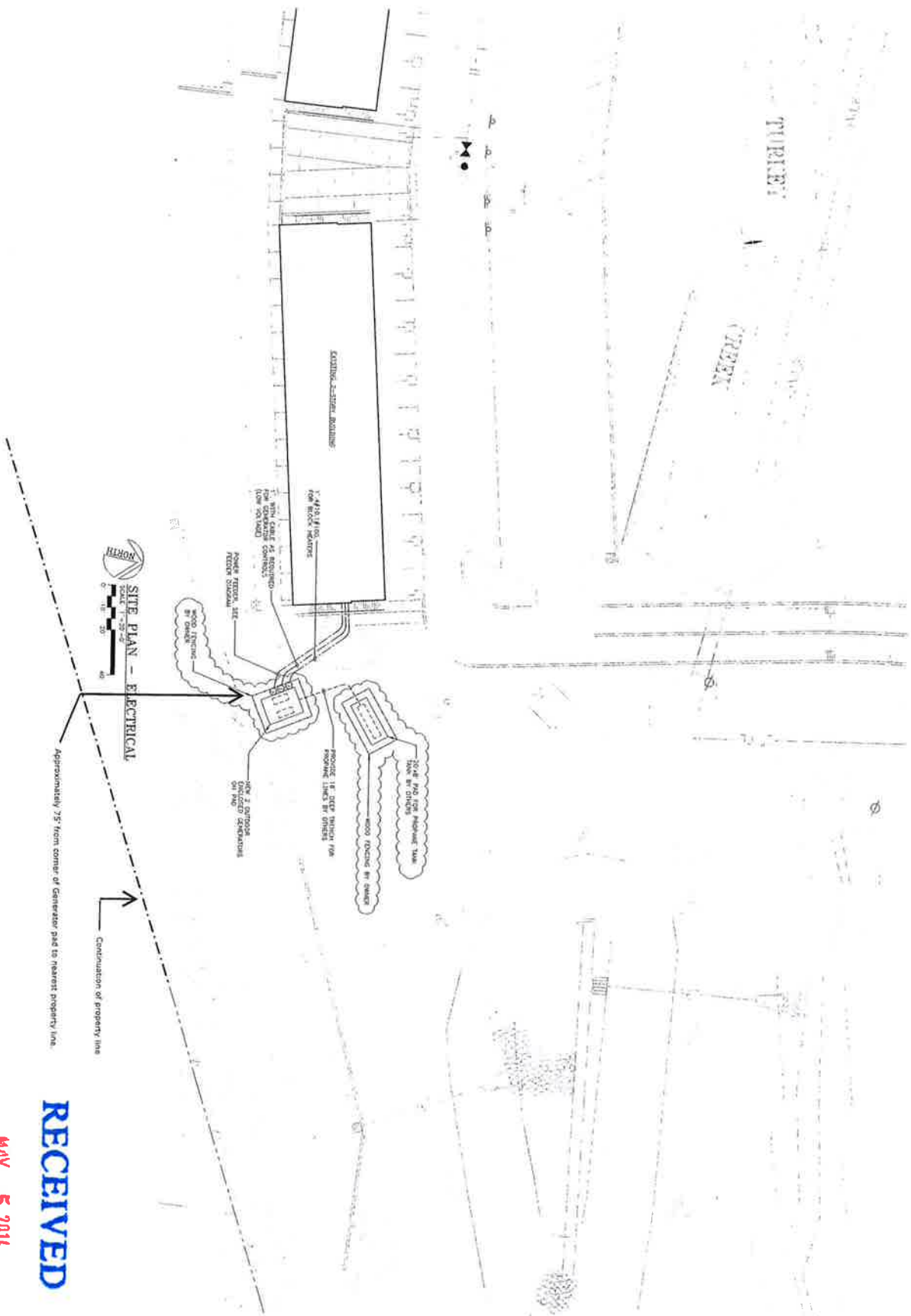
DRAWING INDEX:

E51 - Site Plan - Electrical
E1 - Lower Floor Plan - Power
E2 - Upper Floor Plan - Power
E3 - One Line Diagram
E4 - Legend and Schedules

RECEIVED

MAY 5 2014

TOWN OF FARRAGUT



RECEIVED

MAY 5 2014

TOWN OF FARRAGUT

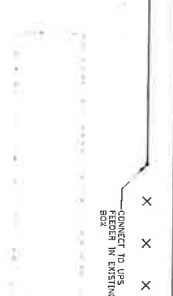
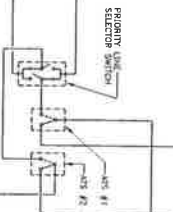
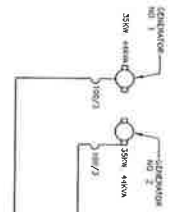
GENERATOR ADDITION FOR
 FOOD DONATION CONNECTION
 KNOXVILLE, TN



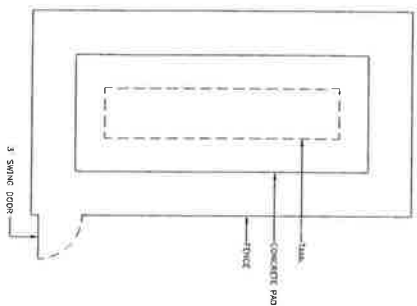
Vreeland Engineers Inc.
 3937 Sutherland Ave
 P.O. Box 10648
 Knoxville, TN 37936
 PH (865) 637-4455
 FAX (865) 637-1056
 WATS 800-262-9725



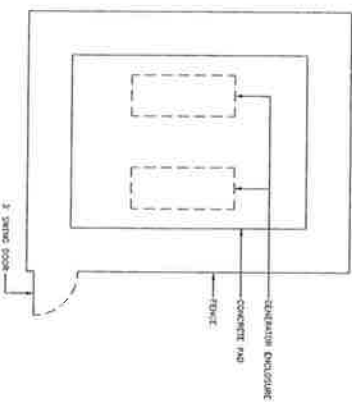
ESI



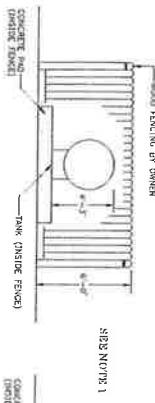
TANK PLAN VIEW
 NO SCALE



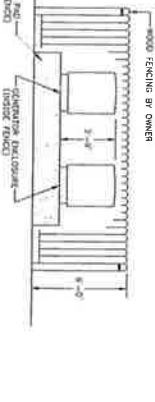
GENERATOR PLAN VIEW
 NO SCALE



TANK ELEVATION
 NO SCALE



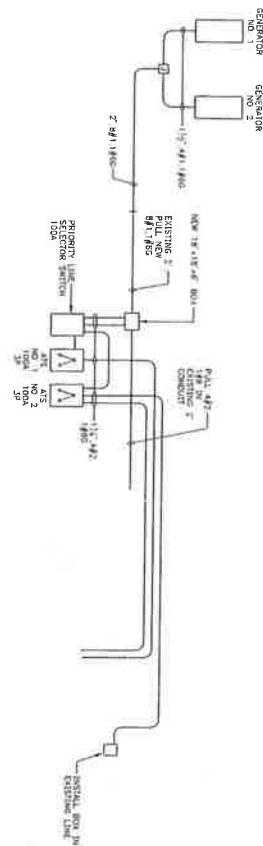
GENERATOR ELEVATION
 NO SCALE



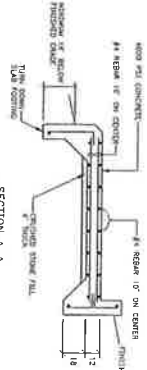
NOTES
 1. Mechanical equipment to be screened per zoning ordinance requirements so that they are not visible from adjacent properties or rights of ways.

ONE-LINE DIAGRAM
 NO SCALE

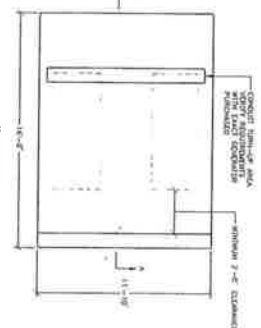
FEEDER DIAGRAM
 NO SCALE



SECTION A-A



TOP VIEW



RECEIVED
 MAY 5 2014

TOWN OF FARRAGUT



Vreeland Engineers Inc.
 3107 Sutherland Ave
 P.O. Box 40648
 Knoxville, TN 37939
 TEL (605) 537-4444
 FAX (605) 537-1558
 WATS 605-362-8788



GENERATOR ADDITION FOR
 FOOD DONATION CONNECTION
 KNOXVILLE, TN

E3

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*

April 24, 2014

Mr. Larry Costigan
Food Donation Connection
P.O. Box 22787
Knoxville, TN 37933

**SUBJECT: STAFF COMMENTS ON GENERATOR ADDITION PROPOSED
FOR THE FOOD DONATION CONNECTION AT 12740
KINGSTON PIKE**

Dear Mr. Costigan:

The Town staff has reviewed the above referenced site plan for compliance with the Town's regulations. Please address the following items and submit four (4) full size copies and one (1) 8 ½" x 11" reduced set to the Farragut Town Hall by **Monday, May 5, 2014 at 9:00 a.m.** so that this item can be reviewed by the Farragut Municipal Planning Commission on May 15, 2014. Also, upon resubmittal please include a letter which addresses these comments and that indicates where the information can be found on the plans.

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

- 1) Please provide details on tank and pad;
- 2) Have you considered using natural gas in lieu of propane? This would eliminate the need for a tank and likely be less expensive and create less hazard potential;
- 3) Please provide fire hydrant data;

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

- 4) Please provide more information (e.g. size and volume) on propane tank. The staff would recommend using natural gas rather than propane (please see comment #2 above);

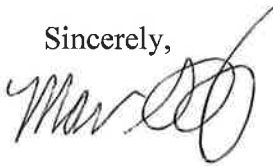
Planning Division: (Contact Mark Shipley at mark.shipley@townoffarragut.org)

- 5) Please address how the proposed screening is architecturally compatible with the building the unit is serving. Is there fencing elsewhere. How will this be treated to be compatible with the building the unit is serving?
- 6) Related to the previous comment, please provide more information about the proposed screening. What type of gate is proposed?

- 7) Will any existing landscaping be damaged or removed as a result of this proposal? If so, please provide information on replacement material;
- 8) Please address in a note that the mechanical equipment will be screened per the zoning ordinance requirements so that they are not visible from adjacent properties or rights of ways;
- 9) Are you proposing any sidewalk to access the equipment proposed herein?
- 10) Please call out the distance between the proposed generator addition and the nearest property line; and
- 11) The generator appears to be very close to a 36 inch storm sewer. Though this sewer is not a Town maintained sewer, any work related to this sewer could conflict with the generator placement and may be a concern for the property owner.

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,

A handwritten signature in black ink, appearing to read 'Mark Shipley', with a stylized flourish at the end.

Mark Shipley, AICP
Community Development Director

MEETING DATE: May 15, 2014

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director 

SUBJECT: Discussion on a request to amend Section 9-406 (4)(p) of the Farragut Sign Ordinance related to wall signs for shared entrance buildings in the O-1-3 and O-1-5 Zoning Districts

INTRODUCTION: This item was discussed at last month's meeting and the commission asked that the applicant and the staff get together prior to this month's meeting to review different options for addressing this amendment request.

BACKGROUND: A detailed background to this item was provided in last month's packet. Per the planning commission's request, the staff met with the applicant on May 1 to discuss the points raised at the planning commission meeting on April 17. These points centered around whether additional wall signage was needed and would be something that the commission desired, how this signage would be calculated and then allocated on the building, whether the signage would be visually consistent, and what could be the implications for other buildings (both existing and those that may be constructed in the future).

Although the staff would still recommend that the preferred and least cluttered approach to wall signage on shared entrance multi-story buildings would be to name the building, similar to the 3-story medical office building to the west. However, the applicant would like to pursue the requested amendment to provide for wall signage on three elevations of their 5-story office building.

With this understanding, at our meeting with the applicant on May 1, the staff recommended that the applicant be prepared to address with the planning commission the number of signs, how they would be spaced on the building, their sizes and how their sizes would be determined, and how they would be compatible with each other. The current ordinance wording does require the wall signs to be consistent in terms of style, color, and illumination so this would not need to be something added in response to this request.

Included in your packet are four (4) wall sign placement options that the applicant has provided. This, of course, assumes that having up to (4) wall signs on such a building would be something the commission could support. Based on correspondence received from the applicant's attorney, they are proposing no more than four (4) signs representing four (4) different entities with each sign being roughly proportional in size and no single building elevation having more than two (2) signs. The total square footage permitted for all four (4) signs collectively would be based on a 1:1 ratio of sign area to

the width of the building facing the public street. In this case the width of the building elevation that faces the public street (Parkside Drive) is 288 linear feet. Thus, the total square footage that could be allocated among the four (4) different entities would be 288 square feet.

RECOMMENDATION: The staff does not support the requested amendment to the sign ordinance. The staffs' view is that the most aesthetically pleasing and the most effective (in terms of wayfinding) approach to wall sign allocation on a shared entrance multi-story building would be to name the building similar to the 3-story building to the west. This would be consistent with the purpose of the sign ordinance and Goal 4, Objective 6, of the Town of Farragut's Strategic Plan which provides for "more beautiful corridors and development – signs, storefronts, and landscaping."



Preference #1

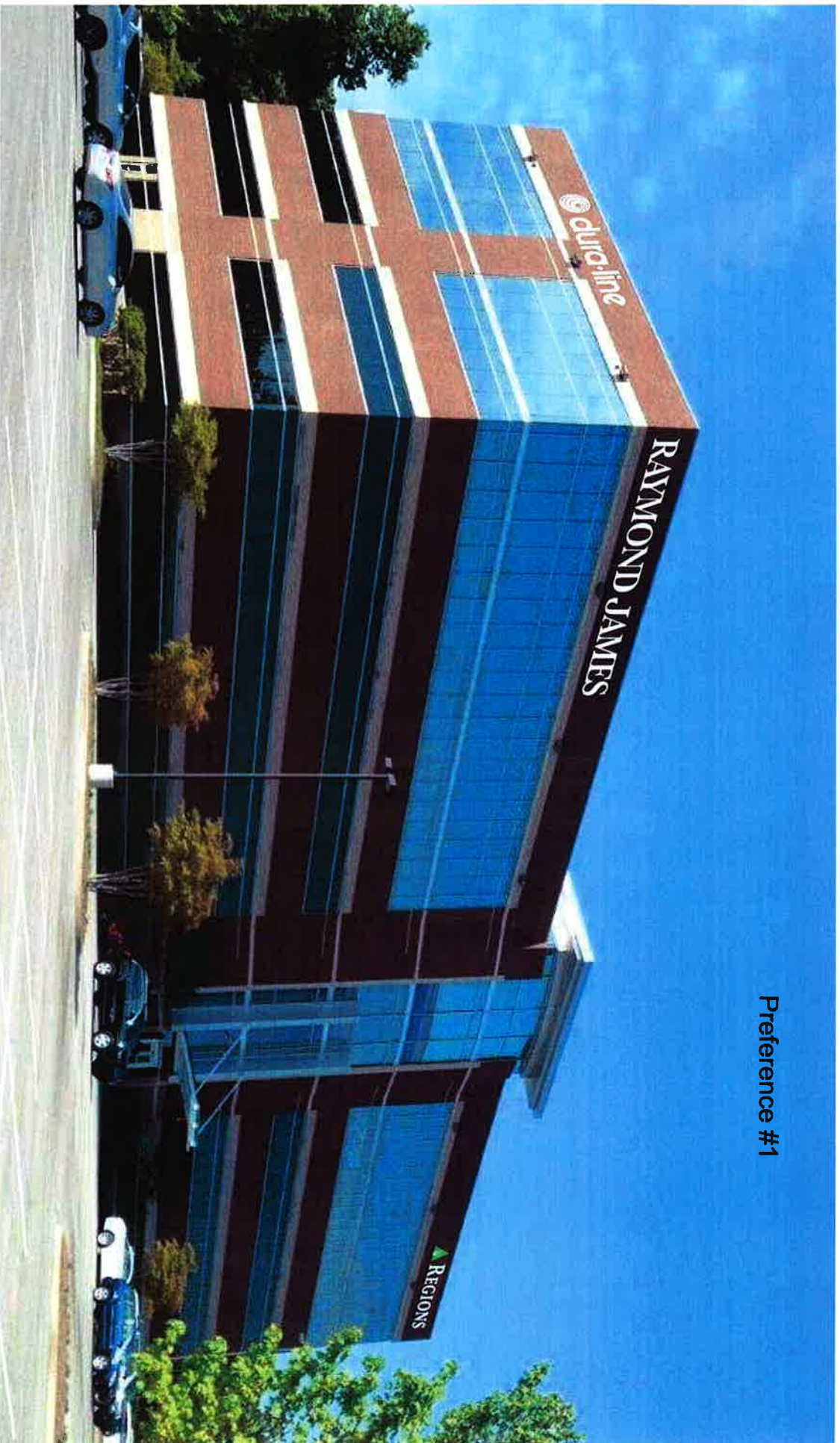
WEST & NORTH ELEVATION

SIGNCO inc. PLASTIC. NEON. ELECTRONIC	
SIGN & FAX BACK SO THAT WE MAY APPROVE YOUR ORDER. FAX: 865.947.2089 ☐ Approved ☐ Approved w/changes ☐ Revise & Resubmit APPROVAL SIGNATURE	
CUSTOMER: Customer	SALES REPRESENTATIVE: Keith Pankey
LOCATION: Location	DATE: 03/04/14
PMS COLORS: ☐ 0000 ☐ 0000 ☐ 0000 ☐ 0000 ☐ 0000 ☐ 0000	DRAWN BY: Tiffany Poling
SCALE: not to scale	

This drawing is the property of SIGNCO, Inc. and is to be used for contractual purposes between its customer and Signco, Inc. only. Any unauthorized use of this information will result in claims up to 10 times the fee represented on this drawing.

VALUE OF THIS DRAWING: \$500.00

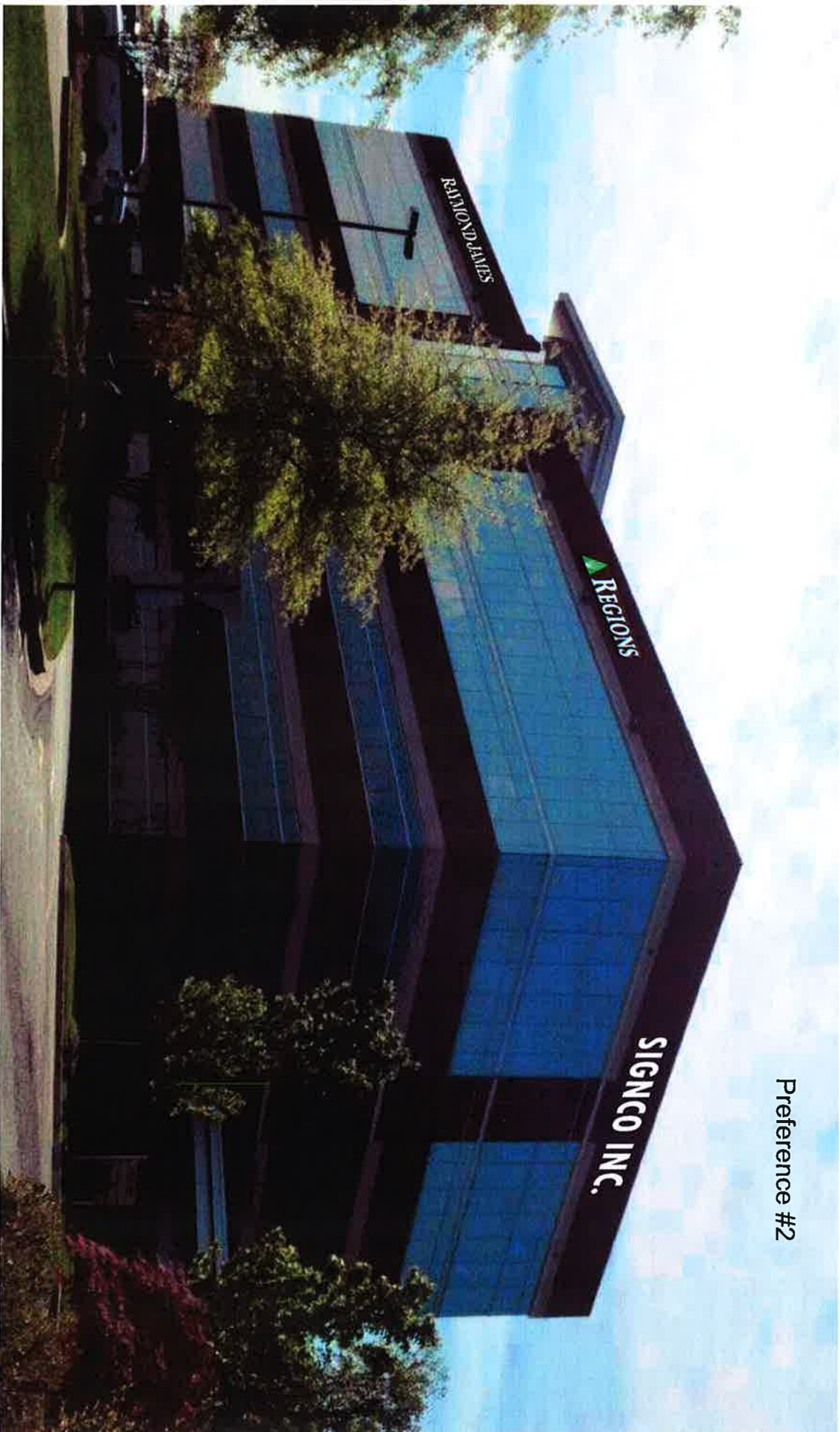
Preference #1



EAST & NORTH ELEVATION

SIGNCO inc. PLASTIC, NEON, ELECTRONIC	
SIGN & FAX BACK SO THAT WE MAY APPROVE YOUR ORDER. FAX: 865.947.2089	
☐ Approved ☐ Approved w/changes ☐ Revise & Resubmit	
APPROVAL SIGNATURE _____	
CUSTOMER: Customer	SALES REPRESENTATIVE: Keith Pankey
LOCATION: Location	FILE: Parkside Plaza Front Elevation
DATE: 03/04/14	SCALE: not to scale
DRAWN BY: Tiffany Poling	
PMS COLORS: ☐ 0000 ☐ 0000 ☐ 0000 ☐ 0000 ☐ 0000 ☐ 0000	

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Preference #2

WEST & NORTH ELEVATION

SIGNCO inc. PLASTIC.NEON.ELECTRONIC		SIGN & FAX BACK SO THAT WE MAY APPROVE YOUR ORDER. FAX: 865.947.2089 ☐ Approved ☐ Approved w/changes ☐ Revise & Resubmit APPROVAL SIGNATURE					
CUSTOMER:	Customer	SALES REPRESENTATIVE:	Keith Pankey	DATE:	03/04/14	SCALE:	not to scale
LOCATION:	Location	FILE:	Parkside Plaza Front Elevation	DRAWN BY:	Tiffany Poling		
PHS COLORS:	☐ 0000 ☐ 0000 ☐ 0000 ☐ 0000 ☐ 0000 ☐ 0000						

This drawing is the property of SIGNCO, Inc. and is to be used for contractual purposes between the customer and Signco, Inc. only. Any unauthorized use of this information will result in a drawing up to 1/3 scale of the job represented in this drawing.

VALUE OF THIS DRAWING: \$500.00

Preference #2



EAST & NORTH ELEVATION

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APPROVAL SIGNATURE _____	
CUSTOMER: Customer	SALES REPRESENTATIVE: Keith Pankey
LOCATION: Location	FILE: Parkside Plaza Front Elevation
DATE: 03/04/14	SCALE: not to scale
PPHS COLORS: ☐ 0000 ☐ 0000 ☐ 0000 ☐ 0000 ☐ 0000 ☐ 0000 ☐ 0000	TECHNICAL: Tiffany Poling

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27'-0"

RAYMOND JAMES 2'-4"

Preference #2 15'-7"

2'-1" REGIONS

NORTH ELEVATION

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LOCATION: Location	FILE: Parkside Plaza Front Elevation
PHS COLORS: ☐ 0000 ☐ 0000 ☐ 0000 ☐ 0000 ☐ 0000 ☐ 0000 ☐ 0000	DATE: 03/04/14
APPROVAL SIGNATURE Tiffany Poling	
SCALE: 3/32" = 1'	

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WEST ELEVATION



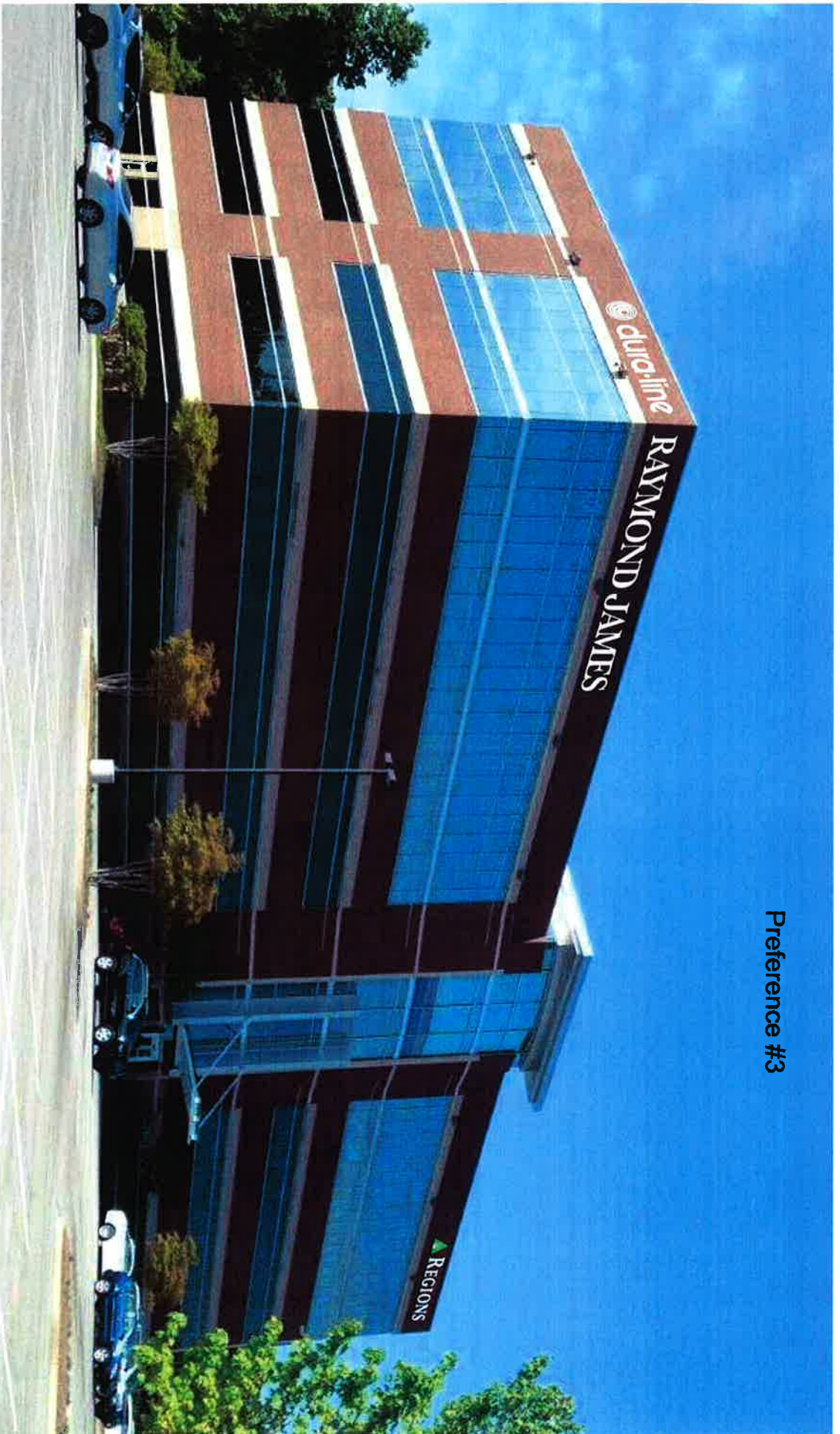
EAST ELEVATION

SIGN & FAX BACK SO THAT WE MAY APPROVE YOUR ORDER. FAX: 865.947.2089	
CUSTOMER: Customer	SALES REPRESENTATIVE: Keith Pankey
LOCATION: Location	FILE: Parkside Plaza Front Elevation
DATE: 03/04/14	DRAWN BY: Tiffany Poling
SCALE: 3/32" = 1'	APPROVAL SIGNATURE
PMS COLORS: ☐ 0000 ☐ 0000 ☐ 0000 ☐ 0000 ☐ 0000 ☐ 0000 ☐ 0000	

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Preference #3



EAST & NORTH ELEVATION

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SALES REPRESENTATIVE: Keith Pankey	APPROVAL SIGNATURE _____
LOCATION: Location	DATE: 03/04/14
FILE: Parkside Plaza Front Elevation	SCALE: not to scale
PMS COLORS: ☐ 0000 ☐ 0000 ☐ 0000 ☐ 0000 ☐ 0000 ☐ 0000	

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Preference #3

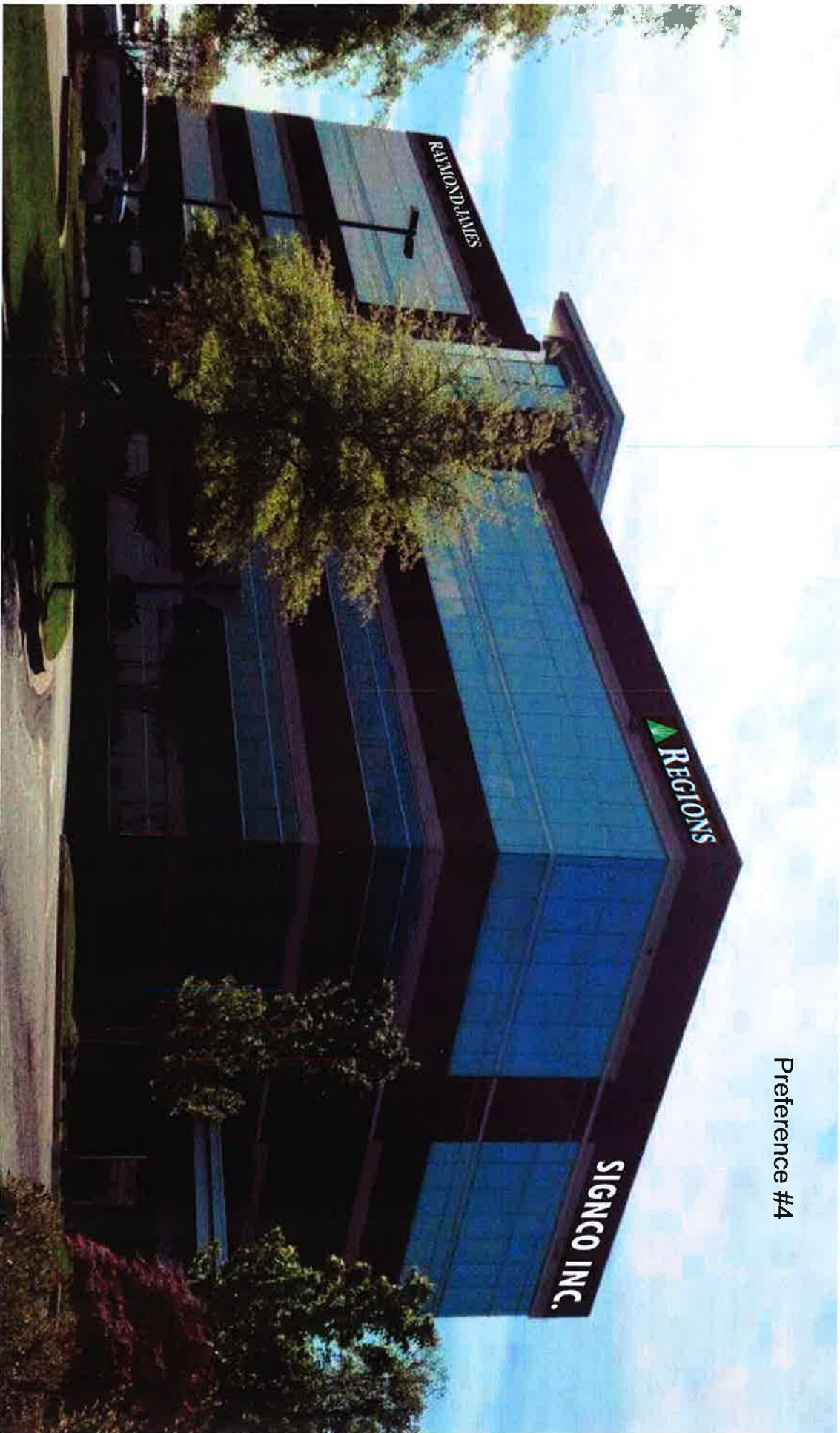


WEST & NORTH ELEVATION

SIGNCO inc. PLASTIC NEON ELECTRONIC	
SIGN & FAX BACK SO THAT WE MAY APPROVE YOUR ORDER. FAX: 865.947.2089 ☐ Approved ☐ Approved w/changes ☐ Revise & Resubmit APPROVAL SIGNATURE	
CUSTOMER: Customer	SALES REPRESENTATIVE: Keith Pankey
LOCATION: Location	FILE: Parkside Plaza Front Elevation
PHYS. COLORS: 0000 0000 0000 0000 0000 0000 0000	DATE: 03/04/14 DRAWN BY: Tiffany Poling
SCALE: not to scale	

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Preference #4

WEST & NORTH ELEVATION

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CUSTOMER:	Customer	SALES REPRESENTATIVE:	Keith Pankey	DATE:	03/04/14	SCALE:	not to scale
LOCATION:	Location	FILE:	Parkside Plaza Front Elevation	DRAWN BY:	Tiffany Poling		
PMS COLORS:	☐ 0000 ☐ 0000 ☐ 0000 ☐ 0000 ☐ 0000 ☐ 0000	PMS COLORS:	☐ 0000 ☐ 0000 ☐ 0000 ☐ 0000 ☐ 0000 ☐ 0000				

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VALUE OF THIS DRAWING: \$500.00

Preference #4



Preference #4

Preference #4



MEETING DATE: May 15, 2014

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director 

SUBJECT: Discussion of an amendment to the text of the Farragut Zoning Ordinance, Chapter 3. Section XI., Multi-Family Residential District (R-6), to replace it with new requirements (Ross Bradley, TDK Construction and PMG, Applicants).

INTRODUCTION: This item involves a request to review proposed amendments to the R-6 Zoning District (Multi-Family Residential).

BACKGROUND: As part of a discussion related to a proposed land use map amendment involving the Wellons's property off N. Campbell Station Road at the July 18, 2013 planning commission meeting, there was an initial reference to developing a provision for multi-family (apartment) cluster similar to what has been provided for in the OSR and OSMR overlay districts.

As you may recall, one of the key strategies identified in the Comprehensive Land Use Plan Update is to encourage greater housing choices. The thought at that time was that a number of the properties that may be candidates for multi-family housing have some severe environmental limitations and a provision for an open space multi-family overlay could help with providing a marketable density on the more developable portions of a property in exchange for protection of environmentally sensitive areas that would be more challenging and expensive to develop. Such a provision would be consistent with the Town's long standing efforts to protect environmentally sensitive areas.

At the November 21, 2013 planning commission meeting, the staff provided some information on the Town's two apartment developments (Lanesborough and Derby Run) and on some newer apartments just outside the Town. The goal at this workshop session was to inform the commission on what we currently have in place, what is occurring in nearby areas, and what options we could consider in relation to multi-family residential.

Prior to and since this workshop session in November, the staff has been approached by different individuals interested in pursuing multi-family development in the Town. After a review of the existing R-6 Zoning District, the Town received two applications to amend this aspect of the Town's zoning ordinance. Though an ordinance amendment is typically not tied to one specific property, the properties that each applicant is interested in developing are very different and may need separate approaches in terms of appropriate ordinance provisions.

One of the properties in question is the Wellons's property that was discussed at length during the requested future land use map amendment that was presented to the planning commission in July 2013. As you may recall, this property has roughly 8 acres in the area closest to N. Campbell Station Road that is relatively flat and developable. The remaining portion of this roughly 30 acre tract includes drainage to an intermittent stream that bisects the property and that is flanked by very steep and heavily tree covered slopes that range from 20% to nearly 40%. Properties with such environmental conditions could be appropriate for a multi-family open space overlay or an open space planned unit development (PUD) option where provisions were in place through relaxations in height, placement, buffer strips, and density in exchange for providing substantial open space. This would also lessen development costs because the improvements would be clustered in the developable portion of the property without the need for costly grading and access and utility extensions through very challenging portions of a site. The areas devoted to open space could then be used for passive walking trails, picnic areas, bird watching venues, and other relatively inexpensive enhancements to the development.

The other property where multi-family is proposed is off Grigsby Chapel Road in the area between the Westside Unitarian Universalist Church and the Chapel Point Subdivision. Though this property does have some environmental challenges it is relatively flat and has fewer topographic related issues than the property off N. Campbell Station Road. It is possible that, if deemed appropriate, targeted amendments to the R-6 Zoning District would permit multi-family development on properties with much fewer environmental limitations.

DISCUSSION: Prior to any text amendment being issued, the staff encouraged the two applicants to get together and consider filing a joint application since they were requesting an amendment to the same section of the zoning ordinance. The applicants chose to file separate applications even though a number of the same provisions in the R-6 Zoning District are being requested for modification. Specifically, the following significant amendments (there are other amendments requested but they are more minor) to the R-6 Zoning District are proposed (any differences between the applicants will be noted below in the applicable sections):

- 1) Under the General Description section, both applicants have requested to remove the language which requires properties zoned R-6 to be "adjacent to the interstate highway interchange, in the Dixie Lee Junction area, and adjacent Watt Road. The applicant associated with the Wellons's property is requesting a separate zoning district and has referenced this as R-6 Open Space.

Staff comment: The staff is in support of the request to remove the language which limits the R-6 Zoning District to the three areas noted. The Town's future land use map in the Comprehensive Land Use Plan Update includes a number of areas not covered by the current ordinance wording where medium density residential (6-12 units per acre) are envisioned. Removing the current language would be consistent with the future land use map.

As mentioned above, an open space overlay or PUD option for multi-family may be appropriate for properties with severe natural environmental limitations. Currently, in the General

Description section, the R-6 Zoning District stipulates that such properties should be “free from severe natural environmental limitations.” Though neither applicant has requested to modify this wording it would most certainly need to be re-visited in relation to an open space overlay or similar option.

- 2) Under the Area Regulations section dealing with *Setback Requirements*, both applicants have requested to decrease the building (any structure with a roof) setback from 50 feet to 35 feet. Both applicants have proposed that buildings greater than 35 feet in height shall be setback an additional one (1) foot for each one (1) foot in height over 35 feet.

Staff Comment: If the 50 foot setback is reduced, the staff would recommend the additional setback for taller buildings as proposed by the applicants. As part of an open space overlay or PUD, lessening setbacks may be an incentive to cluster buildings on the more developable portions of the site in exchange for more open space and protecting areas with severe natural environmental limitations.

- 3) Under the Area Regulations section dealing with *Buffer Strips*, both applicants have requested some modifications which will also affect setbacks. In the current R-6 Zoning District, where a side or rear lot line abuts a residential or agriculture zone there is a required 50 foot buffer strip. In this context, both applicants are proposing to lower this to 25 feet and one of the applicants is requesting to be able to grade within the buffer while the other is requesting to selectively remove underbrush in the buffer.

Staff Comment: Buffer strips have always been highly valued in the Town. The staff would not support the requests noted above with the exception of permitting selective removal of “exotic invasive” underbrush (this is actually permitted currently with staff supervision). Reducing the buffer in half where you could have potentially a 4-story building abutting a single-family detached residential use would be inconsistent with the Town’s history of protecting residents by providing appropriate land uses for future development (Goal 4, Objective 4., in the Farragut Strategic Plan). The staff would entertain lessening the buffer where the scale and height of the abutting multi-family buildings were more modest (e.g. 2 story buildings similar to Lanesborough and Derby Run). The staff would also entertain lessening the buffer in the context of an open space residential overlay or PUD if the area in question were not mature tree cover. This, again, would be an incentive to develop the more developable portion of a property in exchange for more open space and protecting areas with severe natural environmental limitations.

The staff would not support any grading within a buffer strip unless the buffer strip area were not wooded and the grading proposed would not exceed 4:1 as is currently provided for in the Town’s landscaping requirements.

- 3a) Under the Area Regulations section dealing with *Buffer Strips*, both applicants have also requested amendments to buffer strips that abut properties that are a non-residential or non-agriculture zone and buffer strips that are required on all front property lines. Currently, where

the property zoned R-6 abuts a non-residential or non-agriculture zone, the current requirement is a 25 foot wide buffer. One of the applicants is proposing to remove this altogether.

Staff Comment: In the context of an open space overlay or PUD this may need to be discussed. This would again provide some flexibility in building placement in exchange for more open space. And, a buffer strip along such property lines would actually be more of a protection for the multi-family property than the abutting commercial or office property.

In terms of buffer strips along front property lines, the current requirement is a 20 foot wide buffer. One of the applicants is proposing to remove this requirement and provide for an option to have a site specific entrance landscape plan.

Consistent with Goal 4, Objective 6., of the Town's strategic plan which provides for "More beautiful corridors and development – signs, storefronts, landscaping" the staff would be open to more creative and visually appealing landscape designs at entranceways to properties zoned multi-family. Buffer strip planting is more rigid in terms of how plants are arranged so providing more flexibility at entranceways with a defined minimum width of landscaped area would be desirable.

- 4) Under the Area Regulations section dealing with *Lot Coverage* (i.e. anything that is not green and growing) both applicants have requested increasing this from 50% to 60%.

Staff Comment: An open space overlay or PUD would have a significant percentage of the property in open space. The lot coverage would actually be much less than 50% rather than more than 50%. In the context of a more traditional multi-family development, the applicants have not provided enough information for the staff to be comfortable supporting this increase. For comparison purposes, the lot coverage for Lanesborough is roughly 40% and the lot coverage for Derby Run is roughly 48%.

- 5) Under the Area Regulations section dealing with the *Floor Area Ratio (FAR)* both applicants are requesting to remove this provision. The current requirement is 25% or .25. If the FAR is to remain in place both applicants have requested that this be increased to 35% or .35.

Staff Comment: The FAR was initially included in the R-6 Zoning District to provide some flexibility in the design of the project. Many communities do not have FAR requirements in relation to multi-family. The staff would be open to removing this since the ordinance would have in place requirements for setbacks, lot coverage, building heights, and density which could all provide for increased flexibility in the design.

- 6) Under the Area Regulations section dealing with *Land Area*, both applicants are requesting to remove the stipulation that the maximum lot size not exceed 15 acres. The minimum lot size of 5 acres would remain in place.

Staff Comment: The staff supports this request. The future land use map includes properties envisioned for medium density residential that exceed 15 acres. Such an amendment would be consistent with the future land use map.

- 7) Under the Area Regulations section dealing with *Density* one of the applicants is requesting to increase this from 10 to 14 units per acre.

Staff Comment: The staff supports an increase in the existing density of 10 units per acre. In the Town's Comprehensive Land Use Plan Update, the highest residential density specified (other than areas designated as Mixed Use Town Center) is up to 12 units per acre. Consequently, the staff would support an increase in density from 10 to 12 units per acre. The Town's two existing multi-family developments (Lanesborough and Derby Run) have densities of 9.05 and 7.74 respectively. In addition, most of the newer multi-family developments in the Hardin Valley/Pellissippi Parkway area do not exceed 12 units per acre.

- 8) Under the *Height Regulations* section both applicants are requesting amendments. The current wording in the R-6 Zoning District bases building height on the classification of the roadway that provides access to the property. Major arterial access provides for buildings up to 3 stories or 42 feet in height while minor arterial access (which is the classification of the roadway sections that provide access to the two properties in question) provides for buildings up to 2½ stories or 35 feet.

Both applicants have requested to go up to 4 stories. One applicant has requested to go up to 50 feet and the other up to 60 feet. As mentioned earlier, both applicants propose additional setbacks for buildings that exceed 35 feet in height.

Staff Comment: The staff would support an increase in height for up to 4 stories or 50 feet in relation to an open space overlay or PUD. This would help provide for a desired density on the developable portions of a property in exchange for greater open space and protection of areas with severe natural environmental limitations.

For more traditional multi-family developments and where an open space overlay abuts a residential or agriculture zone, the staff would recommend staggering building heights with buildings not to exceed 3 stories or 42 feet in height along the periphery and buildings internal to the development being up to 4 stories or 50 feet.

The staff does not support any request for exceeding 50 feet in height.

- 9) Under the *Parking* section both applicants are requesting amendments. The current wording in the R-6 Zoning District refers to the parking and loading section of the zoning ordinance and in this section apartments are required 2.25 parking spaces per unit. One of the applicants is requesting to lower this to 1.75 spaces per dwelling unit and the other applicant is requesting to base the required parking on how many bedrooms are provided with one and one-half (1½)

spaces for a one bedroom unit, two (2) spaces for a two bedroom unit, and two and one-half (2½) spaces for a three bedroom unit.

Staff Comment: The staff supports changing the parking space requirements for multi-family residential. Determining the number of required spaces based on the number of bedrooms seems logical and is the standard most frequently used in other communities. Amending the parking requirements would also lessen the lot coverage and provide for more green space and greater open space and protection of areas with severe natural environmental limitations.

10) *Open Space.* One of the applicants has proposed a new section for open space. The request is for at least 40% open space with 50% of this remaining in its natural state.

Staff Comment: The staff does not support the proposed wording. Though a minimum percentage of open space would be a key component of an open space overlay or PUD option, the percentage of open space would likely be much greater than 40% and any area designated as open space would have to remain in its natural state otherwise it would not be a true open space.

Included in your packet are the existing R-6 Zoning District and the two applications and proposals for amending the R-6 Zoning District.

XI. MULTI-FAMILY RESIDENTIAL DISTRICT (R-6)

A. General Description

The intent of this zone is to permit lands that are suited for such development and that are adjacent to the interstate highway interchange, in the Dixie Lee Junction area, and adjacent to Watt Road, to provide for the development of multi-family developments, such as apartments and group housing facilities. This district shall serve as a transition area between more intense land uses or major roads and less intense land uses. These areas should be free from severe natural environmental limitations and provide access to a street having a designated classification of arterial, or a street which is not interior to a subdivision and which directly accesses a street having a designated classification of arterial. The street on which the development accesses must also meet the minimum design standards established in the Farragut Subdivision Regulations.

The Town encourages the spacing and orientation of buildings to promote aesthetics, buffering and open spaces to enhance the quality of life for the community, and recreational and common facilities for the enjoyment of the residents of the development.

B. Permitted Uses & Structures

1. Apartment buildings.
2. Recreational facilities and open spaces which are developed as an integral part of the development.
3. Elderly and group housing as regulated in Chapter 4.
4. Nursing homes as regulated in Chapter 4.
5. Day Care facilities as regulated in Chapter 4.
6. 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.
7. Agricultural crops, but not nursery sales or the raising of farm animals or poultry, provided there is a minimum lot size of five (5) acres.
 8. Agricultural accessory uses and structures, provided there is a minimum lot size of five (5) acres.
 9. Accessory uses and structures.
 10. Customary Home Occupations as regulated in Chapter 4.

11. Signs as regulated in the Municipal Code.
12. Utility uses.

C. Minimum Development Requirements

1. The development shall conserve, in so far as practical, natural and man-made features on the site, including but not limited to trees, historic features, and wetlands.
2. A survey of the natural features shall be completed where appropriate. Natural features shall include but are not limited to wetlands, rock formations, trees, sink holes, streams, topographic features, and endangered species habitats. Development shall comply with the Tree Preservation Ordinance.
3. All blue line streams must remain in their natural state and shall not be piped, except for access crossings. All buildings, structures, driveways, parking lots, and other similar improvements must be set back a minimum of ten (10) feet from the top of the stream banks.
4. Access ways and parking areas shall be designed to reduce the grading of the site and preserve the natural topography as much as practical. Site design should preserve large, existing trees when possible and reduce the clearing necessary for building sites. The maximum slope created as a result of a proposed development shall not be greater than 3:1 (run/rise). Terracing may be permitted per the Town Engineer's approval.
5. Developments shall directly access a street having a designated classification of arterial, or a street which is not interior to a subdivision and which directly accesses a street having a designated classification of arterial. The street on which the development accesses must meet the minimum design standards established in the Farragut Subdivision Regulations.
6. Internal access and circulation shall provide for adequate ingress/egress of firefighting equipment, service deliveries, furniture moving vans, and refuse collection vehicles.
7. Internal pedestrian access and circulation shall be provided where deemed appropriate by the planning commission.
8. Parking areas and sidewalks shall be lighted for night use where appropriate. All lighting shall conform with approved Town standards.
9. A site plan of the development shall be submitted as regulated in Chapter 4.
10. If common recreational facilities and/or open spaces are developed as part of a

development, details must be included in the site plan submittal. These common areas which may include driveways, parking areas, walkways, and steps should be lighted for night use where appropriate. The means of preserving and maintaining the common open space and other common property shall be assured as part of the development.

11. A landscape plan for the development shall be submitted as regulated in Chapter 4.

D. Area Regulations

1. Setback Requirements

- a. All buildings shall be set back a minimum of fifty (50) feet from all property lines;
- b. All agricultural structures, excluding fences, shall be set back a minimum of fifty (50) feet from all property lines; and
- c. All non-agricultural accessory structures, excluding fences, detention basin structures, subdivision walls, entrance pillars, and certain utility structures, shall be located outside any required buffer strips and shall be set back from the nearest point of any property line a minimum of twenty (20) feet, except as provided for elsewhere in this ordinance or the Municipal Code. Detention basin structures, subdivision walls, and entrance pillars shall be set back from the nearest point of any property line a minimum of ten (10) feet. Electrical substations, utility offices, or any other utility building shall meet the front yard setback requirements.

2. Buffer Strips

- a. Whenever a side or rear lot line abuts a residential or agricultural zone, there shall be a buffer strip a minimum of fifty (50) feet in width on all side and rear property lines. The buffer strip shall be included in the required building setback.
- b. Whenever a side or rear lot line abuts a non-residential or non-agricultural zone, there shall be a buffer strip a minimum of twenty-five (25) feet in width on all side and rear property lines. The buffer strip shall be included in the required building setback.
- c. There shall be a buffer strip a minimum of twenty (20) feet in width on all front property lines. The buffer strip shall be included in the required building setback.
- d. Existing, mature vegetation shall be preserved and incorporated into the

buffer strips.

- e. Detention basins, measured from top-of-slope to top-of-slope, and associated structures shall not be located within any buffer strips.

3. Maximum Lot Coverage

Total lot coverage - fifty percent (50%), except as provided for elsewhere in this ordinance.

4. Floor Area Ratio (FAR)

The purpose of using the FAR concept is to provide the developer greater flexibility in the design of the facility. The FAR shall not exceed 25 percent.

5. Land Area

- a. Minimum lot size of five (5) acres.
- b. Maximum lot size of fifteen (15) acres.

6. Density

Maximum overall density shall not exceed 10 units per acre. This density of 10 units per acre is a maximum number only, and is permitted only if all requirements of the Town of Farragut have been met.

E. Height Regulations

- 1. Major Arterial Access: No principal building shall exceed three stories, or forty-two (42) feet, in height. Buildings constructed over 35 feet in height shall be set back from all property lines one (1) additional foot for each one (1) foot in height over thirty-five (35) feet; or
- 2. Minor Arterial Access: No principal building shall exceed two and one-half stories, or thirty-five (35) feet, in height.
- 3. No accessory structure shall exceed fifteen (15) feet in height, except as provided for elsewhere in this ordinance or the Municipal Code.

F. Parking

Parking shall be provided as regulated in Chapter 4. All overflow parking shall be centrally located or uniformly distributed throughout the development.

Date: May 1, 2014

To: Mark Shipley – Community Development Director

From: TDK Companies / Cannon & Cannon, Inc.

RE: Requested Amendments to Zoning Code for Multi-family Residential District (R-6)

Dear Mr. Shipley:

This correspondence is in regard to our request to amend the current zoning code Chapter 3 - XI. Multi-family residential district (R-6), and Chapter 4 – XX. Parking and Loading. We have reviewed the current ordinances and have attached revised versions for your review. Below is a summary of the amendments that we are requesting.

Chapter 3 – XI. Multi-family residential district (R-6)

- Section A – Remove the middle clause of the first sentence which limits R-6 zoning to two specific areas of town. (“...and that are adjacent to the interstate highway interchange, in the Dixie Lee Junction area, and adjacent to Watt Road,”)
- Section D.1.a – Decrease minimum setback and revise as follows: “All buildings shall be set back a minimum of thirty-five (35) feet from all property lines, for building heights of thirty-five (35) feet or less. Building height is to be calculated as average roof elevation minus average finished grade elevation. Buildings constructed over thirty-five (35) feet in height shall be set back from all property lines one (1) additional foot for each one (1) foot in height over thirty-five (35) feet. Example: A building with a height of forty (40) feet would require a building setback of forty (40) feet (35+5).”
 - *In doing so you are encouraging two story buildings around the perimeter of the property, should someone want to come in with a 3 story building they would have a larger setback.*
- Section D.1.b – Omit this section
- Section D.2.a – Decrease minimum buffer strip to twenty-five (25) feet for all side and rear property lines.
 - *We feel this buffer for residential should not be greater than the current commercial requirement.*
 - *The current language for the “Buffer Strips” calls for no grade work to be done in this area. With a 35’ building setback you’re only allowing 10’ of property that can be graded between the buildings and the buffer zone. Anything less would be extremely challenging.*

- Section D.2.c – Remove the front buffer requirement to allow a site-specific entrance landscape plan.
 - *By removing this buffer you allow a developer to make improvements to the front façade of their developments. This would allow for more manicured looking landscaping as well as appropriate fencing and columns.*
- Section D.2.d – Add the following sentence: “Selective underbrush clearing will be permitted on a case-by-case basis.”
- Section D.3 – Increase maximum lot coverage from 50% to 60%.
 - *Most developments we have done are in the 50-55% range.*
 - *Max lot coverage is the calculation of all buildings, paved areas and sidewalks; the first thing that gets eliminated are the sidewalks. In our opinion this creates a less desirable development.*
- Section D.4 – Remove this condition (floor to area ratio).
 - *This condition is unnecessary since there are specific requirements for maximum lot coverage, building height, and maximum density.*
 - *There have also been some legal cases that have challenged how this ratio can be calculated with regard to whether or not creeks and buffer areas can be included in the calculations.*
- Section D.5.b – Remove this condition (maximum lot size).
 - *We would encourage that the minimum lot size remain and the max lot size be removed. We’ve found that larger more costly developments seem to be better maintained and managed due to the larger financial investment. Larger properties also tend to have more seasoned management operators. Most large “Class A” investors won’t build properties with less than 200 units because of economies of scale.*
- Section D.6 – Increase maximum overall density to fourteen units per acre.
 - *This would be an increase of 4 units per acre. With land cost going this seems to be a more feasible density. When looking at the 7 developments we have currently under construction 14 is the average density.*
 - *Another option to look at regarding density would be to keep it at 10 UPA and allow for a “Multifamily PUD” zoning option. We are seeing this being used in Franklin and Brentwood. It gives staff the planning staff to evaluate density on a case by case basis.*
- Section E.1 and E.2 – Combine these two sections so that requirements are the same for both major and minor arterial roadways, and revise the maximum height to four stories or fifty (50) feet.

- *This allows for 9-foot ceiling heights in the units and steeper roof pitches, both of which should result in a more aesthetic building product.*
- *Most developers that build four stories are doing so with ¾ split buildings. Parking for these buildings is on the three story side to eliminate the necessity to have elevators. With the current proposed building setback requirements and the necessity to have parking on the third story side of the building most of these four story sections will be located to the interior of the development. Obviously this is a site specific situation which is usually determined based on site topography.*

Chapter 4 – XX. Parking and Loading

- Section A.3 – Revise the number of off-street parking spaces required as follows: one (1) bedroom – one and one-half (1½) spaces per unit; two (2) bedroom – two (2) spaces per unit; three (3) bedroom – two and one-half (2½) spaces per unit.
 - As owners we find that parking is really dictated by unit bedroom type than overall unit type. Most developments today are going with more one bedroom units and less three bedroom units. By making the parking requirements bedroom type specific you allow the parking counts to be adjusted based on design.
 - The parking space requirement under the current ordinance is quite a bit higher than what we see is necessary based on our current property portfolio. A ratio of 1.75 spaces per unit is usually the % we look at if we're not doing a count based on bedroom mix.
 - We find that an overabundance of parking lessens the opportunities for green space. As an owner and operator we would rather manage additional landscaping or lawn areas than we would asphalt.

We will be happy to answer any questions you have. Thank you for your time and consideration.

XI. Multi-family residential district open space (R-6O).

A. General description. The intent of this zone is to permit lands that are suited for ~~such~~ development ~~and that are adjacent to the interstate highway interchange, in the Dixie Lee Junction area, and adjacent to Watt Road, to provide for the development~~ of multi-family developments, such as apartments and group housing facilities. This district shall serve as a transition area between more intense land uses or major roads and less intense land uses. These areas should be free from severe natural environmental limitations and provide access to a street having a designated classification of arterial, or a street which is not interior to a subdivision and which directly accesses a street having a designated classification of arterial. The street on which the development accesses must also meet the minimum design standards established in the Farragut Subdivision Regulations.

The town encourages the spacing and orientation of buildings to promote aesthetics, buffering and open spaces to enhance the quality of life for the community, and recreational and common facilities for the enjoyment of the residents of the development.

B. Permitted uses and structures.

1. Apartment buildings.
2. Recreational facilities and open spaces which are developed as an integral part of the development.
3. Elderly and group housing as regulated in Chapter 4.
4. Nursing homes as regulated in Chapter 4.
5. Day care facilities as regulated in Chapter 4.
6. 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 (35) percent and the total lot coverage shall not exceed sixty (60) percent.

far site plan and landscape plan shall be submitted as regulated in Chapter 4.

7. Agricultural crops, but not nursery sales or the raising of farm animals or poultry, provided there is a minimum lot size of five (5) acres.

8. Agricultural accessory uses and structures, provided there is a minimum lot size of five (5) acres.

9. Accessory uses and structures.

10. Customary Home Occupations as regulated in Chapter 4.

11. Signs as regulated in the Municipal Code.

12. Utility uses.

C. Minimum development requirements.

1. The development shall conserve, in so far as practical, natural and manmade features on the site, including but not limited to trees, historic features, and wetlands.

2. A survey of the natural features shall be completed where appropriate. Natural features shall include but are not limited to wetlands, rock formations, trees, sink holes, streams, topographic features, and endangered species habitats. Development shall comply with the Tree Preservation Ordinance.

3. All blue line streams must remain in their natural state and shall not be piped, except for access crossings. All buildings, structures,

driveways, parking lots, and other similar improvements must be set back ~~a minimum of ten (10) feet from the top of the stream banks~~ in accordance to the Farragut Aquatic Buffer requirements.

4. Access ways and parking areas shall be designed to reduce the grading of the site and preserve the natural topography as much as practical. Site design should preserve large, existing trees when possible and reduce the clearing necessary for building sites. The maximum slope created as a result of a proposed development shall not be greater than 3:1 (run/rise). Terracing may be permitted per the Town Engineer's approval.

5. Developments shall directly access a street having a designated classification of arterial, or a street which is not interior to a subdivision and which directly accesses a street having a designated classification of arterial. The street on which the development accesses must meet the minimum design standards established in the Farragut Subdivision Regulations.

6. Internal access and circulation shall provide for adequate ingress/egress of firefighting equipment, service deliveries, furniture moving vans, and refuse collection vehicles.

7. Internal pedestrian access and circulation shall be provided where deemed appropriate by the planning commission.

8. Parking areas and sidewalks shall be lighted for night use where appropriate. All lighting shall conform with approved town standards.

9. A site plan of the development shall be submitted as regulated in Chapter 4.

10. If common recreational facilities and/or open spaces are developed as part of a development, details must be included in the site plan submittal. These common areas which may include driveways, parking areas, walkways, and steps should be lighted for night use where appropriate. The means of preserving and maintaining the common open space and other common property shall be assured as part of the development.

11. A landscape plan for the development shall be submitted as regulated in Chapter 4.

D. Area regulations.

1. Setback requirements.

- a. All buildings shall be set back a minimum of ~~fifty~~ thirty-five (~~50~~ 35) feet from all property lines;
 - b. All agricultural structures, excluding fences, shall be set back a minimum of ~~fifty~~ thirty-five (~~50~~ 35) feet from all property lines;
- and

c. All non-agricultural accessory structures, excluding fences, detention basin structures, subdivision walls, entrance pillars, and certain utility structures, shall be located outside any required buffer strips and shall be set back from the nearest point of any property line a minimum of twenty (20) feet, except as provided for elsewhere in this ordinance or the Municipal Code. Detention basin structures, subdivision walls, and entrance pillars shall be set back from the nearest point of any property line a minimum of ten (10) feet. Electrical substations, utility offices, or any other utility building shall meet the front yard setback requirements.

2. *Buffer strips.*

a. Whenever a side or rear lot line abuts a residential or agricultural zone, there shall be a planted buffer strip a minimum of ~~fifty (50)~~twenty-five (25) feet in width on all side and rear property lines as per Farragut Landscape Ordinance. The buffer strip shall be included in the required building setback.

b. Whenever a side or rear lot line abuts a non-residential or non-agricultural zone, there ~~shall be a~~no buffer strip ~~a minimum of twenty-five (25) feet in width on all~~required on all side and rear property lines. ~~The buffer strip shall be included in the required building setback.~~

c. There shall be a planted buffer strip a minimum of twenty (20) feet in width on all front property lines as per Farragut Landscape Ordinance. The buffer strip shall be included in the required building setback.

~~d. Grading will be allowed to within one (1) foot of all property lines. Existing, mature vegetation shall be preserved and incorporated into the buffer strips.~~

e. Detention basins, measured from top-of-slope to top-of-slope, and associated structures shall not be located within any buffer strips.

3. *Maximum lot coverage.* Total lot coverage — ~~Sixty~~Fifty (~~60~~) percent, except as provided for elsewhere in this ordinance.

~~4. Floor area ratio (FAR). The purpose of using the FAR concept is to provide the developer greater flexibility in the design of the facility. The FAR shall not exceed twenty-five (25) percent.~~

~~54.~~ *Land area.*

a. Minimum lot size of five (5) acres.

~~b. Maximum lot size of fifteen (15) acres.~~

6. *Density*. Maximum overall density shall not exceed ten (10) units per acre. This density of ten (10) units per acre is a maximum number only, and is permitted only if all requirements of the Town of Farragut have been met.

7. *Open Space*. The development shall provide a minimum of forty (40) percent open space. Of this open space, fifty (50) percent of the open shall remain in its natural state.

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E. *Height regulations*.

1. ~~Major arterial access:~~ No principal building shall exceed ~~three (3)~~four (4) stories, or ~~forty-two (42)~~sixty (60) feet, in height. Buildings constructed over thirty-five (35) feet in height shall be set back from all property lines one (1) additional foot for each one (1) foot in height over thirty-five (35) feet; ~~or~~

~~2. Minor arterial access: No principal building shall exceed two and one-half (2½) stories, or thirty-five (35) feet, in height.~~

~~32.~~ No accessory structure shall exceed ~~fifteen~~thirty (1530) feet in height, except as provided for elsewhere in this ordinance or the Municipal Code.

F. *Parking*. Parking shall be provided as regulated in Chapter 4. All overflow parking shall be centrally located or uniformly distributed throughout the development.

(Ord. No. 86-16, adopted Apr. 1986; amended Feb. 2006; Ord. No. 06-34, § 7, 1-11-2007; Ord. No. 12-03, § 9, 2-23-2012)

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Residential:

Single and two-family dwellings: Two (2) spaces per dwelling unit.

Apartments: One and three quarters (1.75) spaces per dwelling unit.

MEETING DATE: May 15, 2014

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director 

SUBJECT: Discussion of a request to incorporate the residential subdivision street lighting provisions into the text of the Farragut Subdivision Regulations

INTRODUCTION: One of the items on the Community Development Work Program for this year was to incorporate the residential subdivision street lighting provisions into the subdivision regulations.

BACKGROUND: On May 15, 2003, the planning commission approved the residential subdivision street lighting guidelines that have been used since that time for applicants that have requested street lighting in subdivisions. The Town does not require residential street lighting but when it is proposed the applicants are given these guidelines to follow.

Since these guidelines are associated with residential subdivisions we have found that applicants understandably look for these in the Town's subdivision regulations. When the planning commission approved these guidelines in 2003 they were not incorporated into any of the Town's codes or ordinances but rather treated as a freestanding document.

Resolution PC-14-03 formally incorporates these guidelines into the subdivision regulations as Appendix E. The staff felt that since these are not requirements they should simply be added as an appendix rather than including them in the main body of the subdivision regulations where the general requirements and development prerequisites are included. Resolution PC-14-03 also incorporates provisions for light emitting diode (LED) lights that would be comparable to what is currently allowed with high pressure sodium bulbs. This accounts for newer lighting technologies that are now frequently used.

Included in your packet is Resolution PC-14-03.

RECOMMENDATION: The staff recommends approval of Resolution PC-14-03.

RESOLUTION PC-14-03

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO AMEND THE FARRAGUT SUBDIVISION REGULATIONS BY ADDING APPENDIX E, GUIDE TO RESIDENTIAL SUBDIVISION STREET LIGHTING

WHEREAS, the Farragut Municipal Planning Commission has adopted regulations governing the subdivision of land within the Town in the manner provided for in Section 13-4-303, Tennessee Code Annotated,

WHEREAS, the Farragut Municipal Planning Commission may amend the Subdivision Regulations in the manner provided for in Section 13-4-303, Tennessee Code Annotated, and after a public hearing has been held thereon;

WHEREAS, such public hearing was held on May 15, 2014; and

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission adopts the following amendment to the Farragut Subdivision Regulations:

Section 1.

APPENDIX E

GUIDE TO RESIDENTIAL SUBDIVISION STREET LIGHTING

A. Purpose

The purpose of these guidelines is to provide for the consistent review of applications for permits for the installation of privately owned and maintained outdoor lighting units within the right-of-way or adjacent dedicated utility easement of roadways under the control of the Town.

The application of these guidelines is not intended to and will not ensure lighting of a quality which meets the Illuminating Engineering Society (IES) roadway lighting standards. Rather, the guidelines have been selected to ensure that such installations will not present a significant safety problem to the public, will not infringe on the rights of adjacent property owners, and will be capable of being maintained at a reasonable cost to those who are ultimately responsible for those costs. These guidelines are intended to supplement not supersede or waive any applicable electric codes, Lenoir City Utilities Board (LCUB) location or installation requirements, or other standard outdoor electric wiring practices.

RESOLUTION PC-14-03

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B. Construction

Luminaires shall be UL approved for outdoor application. A photo control utilizing a standard NEMA twist lock connector shall be provided on each luminaire.

C. Support Location and Design

Except where mounted in the median of a divided roadway, all supports shall be installed at least ten (10) feet from the edge of the pavement either within the dedicated street right-of-way or within the adjacent dedicated utility easement. Supports located in medians shall be located in the middle third of the width of the median.

All supports shall be designed to yield when struck by a vehicle thereby minimizing occupancy injury, vehicle damage, and damage to the underground components of the lighting installation. Designs which are typical of those meeting the breakaway or frangible support design objectives include:

- an aluminum shaft with a slip or cast aluminum connection to a concrete foundation;
- a reinforced fiberglass shaft with a metal base plate mating to a screw anchor base; and
- a fiberglass reinforced polyester shaft with a metal base plate mating to a screw anchor base.

Requests for approval of other shaft/foundation configurations should include documentation of breakaway performance under impact.

D. Light Distribution

No lights shall cause glare directly onto adjacent properties, right-of-ways, or access easements. Glare shall be defined as any brightness within the field of vision of such a character as to cause annoyance, discomfort, interference with vision, or loss in visual performance and visibility.

E. Light Source and Pole Height - Decorative

If a decorative globe is used, the globe glass shall be frosted. Internal or external shielding to minimize uplight shall also be used if the fixture style does not have a cover on top of the globe.

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The maximum pole height, including the globe, for decorative fixtures shall be sixteen (16) feet. A maximum of a 50 watt high pressure sodium bulb, or light emitting diode (LED) equivalent, shall be used.

F. Light Source and Pole Height - Non-decorative

If a non-decorative fixture is used, all luminaires shall utilize a high pressure sodium (HPS) light source of either 70, 100, or 150 watts, or a LED source of either 67 or 110 watts. Minimum luminaire mounting heights shall be eleven (11) feet for 70 watt HPS lamps, fourteen (14) feet for 100 watt HPS and 67 watt LED lamps, and sixteen (16) feet for 150 watt HPS and 110 watt LED lamps. The maximum mounting height shall be 18 feet.

G. Responsibility For The System

The responsibility for the operation and maintenance of the system shall remain the responsibility of the developer, applicant, or the homeowner's association.

Section 2.

This amendment shall be in full force and effect from and after the date of passage of this Resolution.

RESOLUTION passed May 15, 2014.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary