

A G E N D A
FARRAGUT MUNICIPAL PLANNING COMMISSION

June 19, 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 – May 15, 2014**
- 3. Discussion and public hearing on a concept plan for the Split Rail Farm Subdivision, formerly known as Everett Hills and Karastone Farms, Parcels 98, 98.01, 98.02, Tax Map 142, Zoned R-1 and OSR, located on the west side of Everett Road approximately 2,500 feet north of Smith Road, 50.80 Acres, 73 Lots (Farmstead Developments, LLC, Applicant)**
- 4. Discussion and public hearing on a preliminary plat for the Split Rail Farm Subdivision, formerly known as Everett Hills and Karastone Farms, Parcels 98, 98.01, 98.02, Tax Map 142, Zoned R-1 and OSR, located on the west side of Everett Road approximately 2,500 feet north of Smith Road, 50.80 Acres, 73 Lots (Farmstead Developments, LLC, Applicant)**
- 5. Discussion and public hearing 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 (IMS, Inc., Applicant)**
- 6. Discussion on 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)**
- 7. Public hearing on proposed locations for new utilities**

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

May 15, 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: Gary Palmer, Assistant Town Administrator
Ashley Miller, Assistant Community Development Director

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

CITIZEN FORUM

Boy Scout, Daniel Zetterberg of Troop 444, was in attendance and working on his Communications Merit Badge.

Chairman Holladay introduced Ashley Miller as the new Assistant Community Development Director. She comes from the City of Gatlinburg and was the Assistant Town Planner there for 10 years.

APPROVAL OF MINUTES

*Commissioner Honken moved to approve the April 17, 2014 minutes as submitted.
Commissioner Myers seconded the motion and the motion passed 9-0.*

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)

Staff recommended approval subject to the following comments being satisfactorily addressed:

- 1) Please provide the concrete mounting pad design details including, but not limited to, slab thickness and method of point connection between the tank and the slab. This is crucial information as any seismic event could potentially create a huge hazard, should this tank move;
- 2) Additionally, placarding in accordance with NFPA 704 and the International Fire Code was not shown. Please provide; and

- 3) Please address how the proposed screening is architecturally compatible with the building the unit is serving. There is not wooden fencing anywhere else on site. Consequently, the staff would recommend some type of screening materials similar to the dumpster screening areas where brick and mortar are used. Please provide a detail of this screening, including materials, colors, gates information, etc.

Commissioner Honken moved to approve the site plan for the Food Donation Connection subject to staff's recommendations. Commissioner St. Clair seconded the motion and the motion passed 8-0-1 with Commissioner Myers abstaining.

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

For discussion purposes only.

DISCUSSION OF AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, CHAPTER 3., SECTION XL, MULTI-FAMILY RESIDENTIAL DISTRICT (R-6), TO REPLACE IT WITH NEW REQUIREMENTS (Ross Bradley, TDK Construction and PMG, Applicants).

For discussion purposes only.

DISCUSSION OF A REQUEST TO INCORPORATE THE RESIDENTIAL STREET LIGHTING GUIDELINES INTO THE TEXT OF THE FARRAGUT SUBDIVISION REGULATIONS

Staff recommended approval of Resolution PC-14-03.

Commissioner Honken moved to approve Resolution PC-14-03. Commissioner Myers 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 9:10 p.m.

MEETING DATE: June 19, 2014

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

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

SUBJECT: Discussion and public hearing on a concept plan for the Split Rail Farm Subdivision, formerly known as Everett Hills and Karastone Farms, Parcels 98, 98.01, and 98.02, Tax Map 142, Zoned R-1 and OSR, located on the west side of Everett Road approximately 2,500 feet north of Smith Road, 50.80 Acres, 73 Lots (Farmstead Developments, LLC, Applicant)

INTRODUCTION AND BACKGROUND: The concept plan for the Everett Hills Subdivision was initially approved on April 19, 2007. Since that time a preliminary plat for Everett Hills was approved on July 19, 2007. Some interior roads were graded and rocked and some utilities were installed. There were also some walking trails that were rough graded in different portions of the development.

The project encountered some financial issues and went into bankruptcy in the summer of 2011. A new owner/developer (Daniel C. Burton) purchased the property. Mr. Burton re-named the subdivision to Karastone Farms and obtained approval for a preliminary plat on September 20, 2012. The Karastone Farms preliminary plat for Unit 1 included 32.85 acres with 55 lots. The entire development included 50.80 acres with 105 lots.

In response to a change in lot layouts, the development was re-named Split Rail Farm Subdivision and a concept plan for the Split Rail Farm Subdivision was approved on March 21, 2013. This concept plan included 49 residential lots and 8 open space lots. At that time, this development was envisioned with notably larger lots than was previously approved as part of Everett Hills and Karastone Farms. At the same meeting on March 21, 2013, the planning commission also approved the preliminary plat for the Split Rail Subdivision.

Some additional grade work was conducted during the past summer but the project has been largely inactive for the past few months. Now, the developer has decided to go back to a mixture of smaller lots in a portion of the subdivision. As a result, the request before you increases the total number of lots from 57 to 73 (65 houselots and 8 open space lots). The developer is also requesting as part of this revised concept plan to omit some significant sections of what would be 8 foot wide public walking trails and convert some of these to 5 foot wide pea gravel trails that would be for private use and maintained by the homeowner's association. On these private pea gravel trails, the developer is also requesting to use stacked stone for the headwall application around the drainage pipes that have

already been installed along these trail sections. Though these are proposed as private trails, the staff would recommend that precast concrete headwalls be used, similar to public trails, in order to lessen the potential for soil subsidence and erosion around the pipe edges. This and the request for accepting pea gravel trails will need to be discussed at the meeting.

RECOMMENDATION: Aside from any remaining technical comments related to the plan and that will be provided at the meeting, the staff would point out that, as indicated above, a number of previously approved public walking trail sections are either being proposed for removal or converted to private trails to be maintained by the homeowner's association. This development is zoned R-1/OSR and the common open space is required to be "pedestrian friendly." Similar to a clubhouse, pool, tennis court or some other amenity to serve a development, a private trail system is an option that the planning commission may consider toward fulfilling a recreational component of common open space. However, since these are linear and have more than one access point and will interface with trails proposed for public use, the staff could envision problems with regards to how these are used. These private trails will inevitably be used by some individuals that do not live in the Split Rail Farm Subdivision and the staff could envision the homeowner's association requesting that these pea gravel trails, since they are also being used by the public, be taken over by the Town in the future when maintenance issues start to arise.

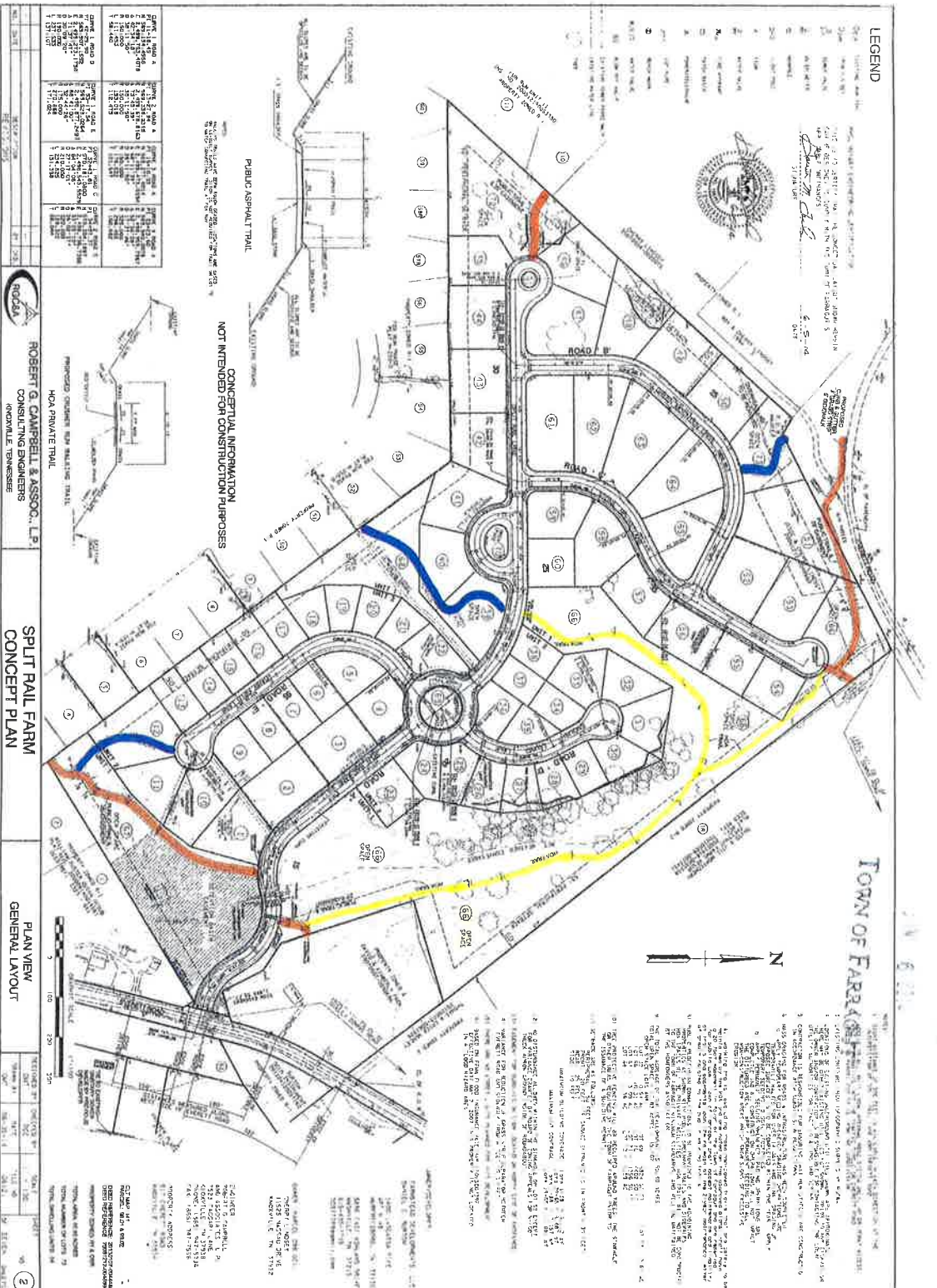
Though the planning commission may approve the private trail system proposed, how these could be used and would be maintained in the future needs to be very clear. The staff would note that if the private trails and the headwalls associated with such trails, as proposed by the applicant, are approved, there needs to be language on the concept plan, preliminary plat, and final plat(s) which clearly indicates that these trails do not meet the Town's standards for public walking trails and, consequently, would be the responsibility of the Split Rail Farm Homeowner's Association to maintain in the future.

Included in your packet are copies of the concept plan approved in March of 2013 which shows the current approved lot layout and pedestrian facilities. Also included is a copy of the proposed concept plan with an indication of the public trails, private trails, and trails that are proposed to be removed. The staff has marked these different trail sections for your review.



PROPOSED CONCEPT PLAN

- PUBLIC TRAILS
- PRIVATE TRAILS
- TRAILS TO BE REMOVED



RECEIVED

TOWN OF FARADAY

MEETING DATE: June 19, 2014

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

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

SUBJECT: Discussion and public hearing on a preliminary plat for the Split Rail Farm Subdivision, formerly known as Everett Hills and Karastone Farms, Parcels 98, 98.01, and 98.02, Tax Map 142, Zoned R-1 and OSR, located on the west side of Everett Road approximately 2,500 feet north of Smith Road, 50.80 Acres, 73 Lots (Farmstead Developments, LLC, Applicant)

INTRODUCTION AND BACKGROUND: Please refer to the introduction and background included for the concept plan agenda item. The same information would also apply to the preliminary plat.

RECOMMENDATION: Please refer to the recommendation section noted above under the concept plan agenda item.

Included in your packet are copies of different sheets from the revised preliminary plat set of drawings. Also included is a copy of the staff's review letter related to the initial set of preliminary plat sheets. The staff will review the revised preliminary plat and note any remaining comments at the meeting.

PRELIMINARY PLAT

SPLIT RAIL FARM SUBDIVISION

(FORMERLY KARASTONE FARMS SUBDIVISION)
(ALSO REFERRED TO AS EVERETT HILLS SUBDIVISION)

DISTRICT NO. FIVE

KNOX COUNTY, TENNESSEE

CLT: 141

PARCELS: 098.01 & 098.02

[illegible]

PRELIMINARY PL
SPLIT RAIL FARM SUBD
(FORMERLY KARASTONE FARMS SUBD
(ALSO REFERRED TO AS EVERETT HILLS S
DISTRICT NO. FIVE
KNOX COUNTY, TENN
CLT: 141

INDEX OF SH
JUN 6 2014
TOWN OF FARMINGTON
EXISTING ZONING MAP
AND ZONING ORDINANCE
TAKEN FROM DETAIL ***
PROPOSED PAR 1.50
DETAILS *****
THE INFORMATION IS FOR
YOUR INFORMATION ONLY
PLEASE CONTACT THE
TOWN ENGINEER FOR
FURTHER INFORMATION

ITS

PARTIALS-----
P.A.II SHD
PLATE NO. 107

CT MAP-141
 PARCEL: 00J1 & 00J2
 DEED REFERENCE: 201207-004448
 DEED REFERENCE: 200812-004400
 GROUNDS ZONED: R1 & CDR
 TOTAL AREA IN ACRES:
 TOTAL NUMBER OF LOTS: 75
 SPECIAL DISTRICTS: 0000



LOCATION MAP

[illegible]

LOCATION MAP



ROBERT G. CAMPBELL & ASSOCIATES
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

PROPERTY ADDED
SIL FRANCHISES AND
HAWAIIAN, INC.



ROBERT G. CAMPBELL & ASSOCIATES, L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE



INDEX OF SHEETS

TOWN OF PARADISE

[illegible]

7523 TACANT LANE
 KNOXVILLE, TN 37938
 PHONE: (615) 947-2586
 FAX: (615) 947-7098

LANDSCAPE ARCHITECT
MICHAEL BERSEN & ASSOCIATES
298 N. WILCOX AVE. #1
MCKINNEY, TX 75069
PHONE: 469-515-8613

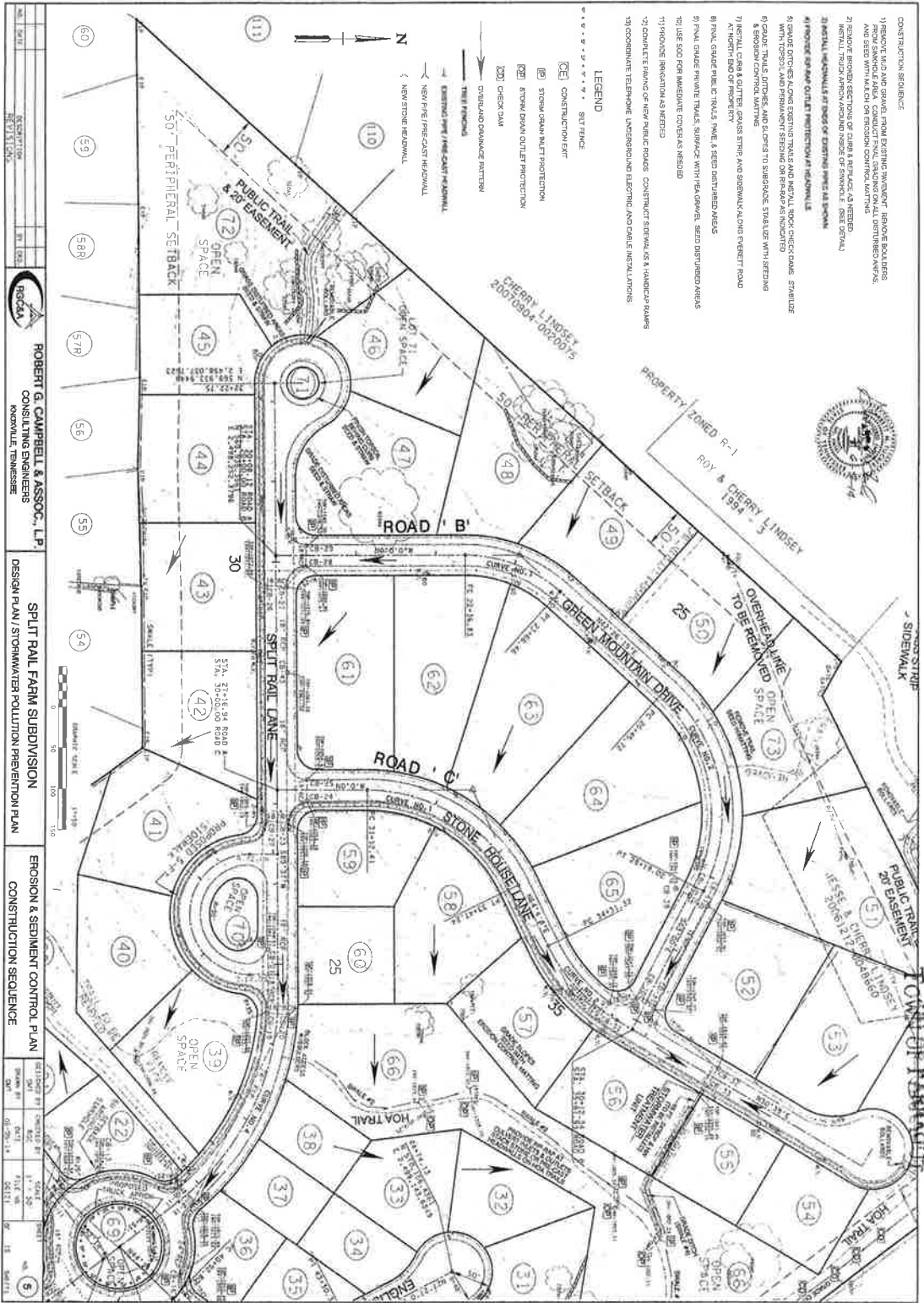
DEVELOPER:

1400 LINDALEY PIKE
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PROPERTY ADDRESS:
411 WEST 1000
MEMPHIS, TN 37104



JUN 6 2014



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JUN 6 2014

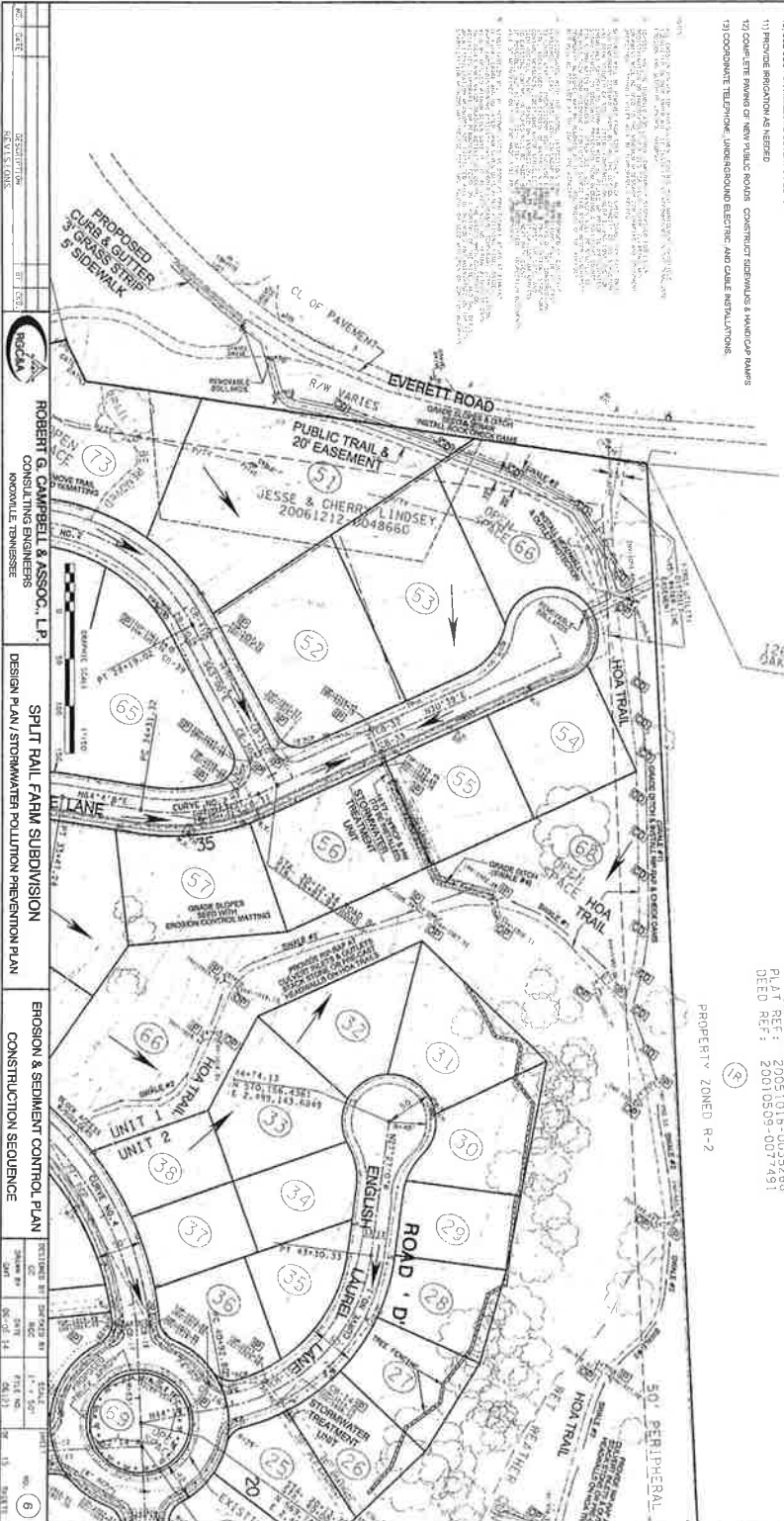
TOWN OF FARACUT



LEGEND

- SEWER MAINS
- RAIL FENCE
- CONSTRUCTION DET
- STORM DRAIN RIGHT PROTECTION
- STORM DRAIN OUTLET PROTECTION
- TEMPORARY EROSION BARRI
- CROWN DRAIN
- OVERLAND DRAINAGE PATTER
- THREE FENCE
- EXISTING PIPE / PRE CAST HEADWALL
- NEW PIPE / PRE CAST HEADWALL
- NEW STONE HEADWALL

- CONSTRUCTION SEQUENCE
- 1) REMOVE MUD AND GRAVEL FROM EXISTING PAVEMENT. REMOVE SOILS FROM STORM DRAIN AREA. CONSTRUCT TRAIL GRADING ON ALL DISTURBED AREAS AND REED WITH MATTING ON EROSION CONTROL MATTING.
 - 2) REMOVE EXISTING SECTIONS OF CURB & REPLACE AS NEEDED.
 - 3) INSTALL PERMANENT AND REEDS OF STORM DRAIN (SEE DETAIL).
 - 4) PROVIDE REPAIR OUTLET PROTECTION AT HEADWALLS.
 - 5) GRADE DITCHES ALONG EXISTING TRAILS AND INSTALL ROCK CHECK DAMS. STABILIZE WITH TOPSOIL AND PERMANENT SEEDING OR REPAIR AS INDICATED.
 - 6) GRADE TRAIL DITCHES AND SLOPES TO SUBGRADE. STABILIZE WITH SEEDING & EROSION CONTROL MATTING.
 - 7) INSTALL CURB & GUTTER, GRADE STORM DRAIN SLOPE ALONG EXISTING ROAD AT NORTH END OF PROPERTY.
 - 8) FINAL GRADE PUBLIC TRAIL, PAVE & REED DISTURBED AREAS.
 - 9) FINAL GRADE PRIVATE TRAIL SURFACE WITH PERMANENT, REED DISTURBED AREAS.
 - 10) USE 500 PPM IMPEVIOUS COVER AS NEEDED.
 - 11) PROVIDE PROTECTION AS NEEDED.
 - 12) COMPLETE PAVING OF NEW PUBLIC ROAD. CONSTRUCT SIDEWALKS & HANDICAP RAMPS.
 - 13) COORDINATE TELEPHONE, UNDERGROUND ELECTRIC, AND CABLE INSTALLATIONS.



ROBERT G. CARPENT & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

SPLIT RAIL FARM SUBDIVISION
DESIGN PLAN / STORMWATER POLLUTION PREVENTION PLAN

EROSION & SEDIMENT CONTROL PLAN
CONSTRUCTION SEQUENCE

NO.	DATE	DESCRIPTION
1	05/15/14	DESIGN PLAN
2	05/15/14	DESIGN PLAN
3	05/15/14	DESIGN PLAN
4	05/15/14	DESIGN PLAN
5	05/15/14	DESIGN PLAN
6	05/15/14	DESIGN PLAN

6

www.bentley.com



THE STORMWATER TREATMENT FACILITIES WILL BE INSPECTED MONTHLY BY A DESIGNATED REPRESENTATIVE OF THE SUBDIVISION HOMEOWNERS ASSOCIATION. THE OWNER WILL CONDUCT THE INSPECTION UNTIL A HOMEOWNERS ASSOCIATION IS ESTABLISHED.

The frequency of service should be 1-4 times per week, confirmed by the accumulation of sediment and debris in the Northwest Siphoning Basin. You may find it helpful to check the system manually by opening the siphon. We will include cleaning the system in our annual maintenance contract. For the bubble checkers and flushing the Blum Basin for replacement by a new system.

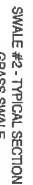
The primary method used to service the Northern Siphoning Basin is by vacuuming with a Vactor type unit.

Vegetum Sampling

1. Open the software in read-only mode of the tablet and
2. Verify the debits and credits accumulated on the screen system
3. Using your the screen system to record the software solution functions
4. Verify the equipment installed in each of the functions
5. Inspect the oil solution system Storm Boom for oil accumulation. Change Storm Boom significantly contaminated
6. Sliding down the screen system, and close the hardware or reading the multifunction



WALKING TRAILS HAVE BEEN SOULD GRADED, LOCATIONS ARE BASED ON 45-DEGREE SLOPES. A FENCE IS NOT REQUIRED FOR TRAIL ON LOT 2. TO WATCH CONNECTING TRAIL AT LOT RUN, THE TOWN OF BROADBENT WILL ALSO MAINTAIN A 20 FOOT FENCELINE (TO FIND EACH SIDE OF THE CENTERLINE OF THE CONSTRUCTED TRAILS).



DESIGNED BY	CONCRETE IN	SCALE
CS	80%	N 1/2"
DESIGNED BY	DATE	FILE NO.





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*

May 29, 2014

Mr. Daniel Burton
Farmstead Developments, LLC
1400 Lascassa Pike
Murfreesboro, TN 37130

**SUBJECT: STAFF COMMENTS ON PRELIMINARY PLAT FOR SPLIT RAIL
FARM SUBDIVISION**

Dear Mr. Burton:

The Town staff has reviewed the above referenced preliminary plat for compliance with the Town's regulations. Please address the following items and submit four (4) full size copies and one (1) 8 1/2" x 11" reduced set to the Farragut Town Hall by **Monday, June 9, at 9:00 a.m.** Also, upon resubmittal please include a letter which addresses these comments and that indicates where the information can be found on the plans.

This item will be discussed at the Staff/Developer Meeting at the Farragut Town Hall on Tuesday, June 3, at 10:30 a.m. The purpose of this meeting is to discuss questions you may have on staff comments. Modifications to the plans are not due until Monday, June 9.

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

- 1) Please submit a concept plan (comments will then be provided on this plan);
- 2) A significant item of discussion related to the concept plan will be the proposed elimination of previously approved public walking trails and the increase in the number of lots from previous approvals;
- 3) Please submit Page 15 of the preliminary plat;
- 4) Please reprint the cover page of the preliminary plat so that all information is legible (the address for the engineer was blurred);
- 5) Please show and label the 50 foot peripheral setback on the plat;
- 6) Please label the sinkhole lip elevation on Lot 69. Sheet 7 shows this but does not identify the sinkhole lip elevation;
- 7) Please show the open space calculations on the plat which reflect compliance with the 35% open space provisions;
- 8) Please include the FEMA FIRM reference and determination in a plat note;
- 9) Please include the calculation on how the maximum building and lot coverages are being determined. The square footages listed would seem very high (please refer to the "Maximum Lot Coverage" section of the OSR zoning district overlay for the formula;

- 10) Please revise the improvements of the public trails on Lots 66 and 67 to extend fully to the property lines;
- 11) Please revise the public trail and easement area on Lot 67 to terminate at the corner of Lot 67, so that both adjoining properties could connect in the future;
- 12) The HOA Private Trail detail reflects grades adjacent to the walking trails to be 2:1. The adjacent trail grades must be revised and designed to Town standards. The Town does not permit any finished slopes (whether associated with public or private trails) steeper than 2.5:1;
- 13) On Sheet 13, please re-evaluate the location of tree fencing on house lots. Though it would be desirable, some of the trees shown to be saved may not be savable during home construction;
- 14) Please show on the detail that the tree protection fencing is to be at least 4 feet tall with metal t-posts spaced no further than 6 feet apart and with a wire looped across the top to lessen sagging;
- 15) All field items/corrections must be completed before the final plat will be ready for formal consideration;
- 16) Please show yellow taping at the top of the bollards;
- 17) Please include on the preliminary plat application the variance request for a lessened grass strip width along Everett Road;
- 18) Please execute the per lot Everett Road improvement agreement in consultation with the Town Attorney;

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

- 19) This revised plat increases the number of buildable lots somewhat, and develops some trails as "HOA maintained," as opposed to public trails to be maintained by the Town. These HOA trails show steeper slopes than are permitted and use rip rap in lieu of headwalls at pipe ends. No slopes steeper than 2.5:1 are permitted and the staff would recommend drainage structures, regardless of the type of trail, be consistent with the Town's requirements;
- 20) The revised plan includes installation of a second cross drain under the main roadway between the drainage way and the detention basin. This will allow the drainage way, on the north side of the roadway, to properly drain completely, a notable improvement. Is this to be bored?
- 21) Application notes that sidewalks, greenways, etc., are not all handicap accessible. Where is this?
- 22) Drainage way between Lots 55 and 56 will be very steep, downstream from a 24" RCP. How will this drainage way be stabilized? and
- 23) Drainage Fee and Erosion Control LOC are already in place for this development.

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. Please note that Dan Johnson, the Fire Marshal, is out of the office and will provide any comments he may have on the resubmittal. Thank you for your assistance.

Sincerely,



Mark Shipley, AICP
Community Development Director



Darryl W. Smith, P.E.
Town Engineer

Pc: Garry Tucker (Robert Campbell and Associates - gtucker@rgc-a.com)

MEETING DATE: June 19, 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 (IMS, Inc., Applicant)

INTRODUCTION: This item has been discussed at the previous two planning commission meetings. At the May meeting, the staff was asked to prepare an ordinance for consideration so that the commission could vote on this request.

BACKGROUND: The planning commission asked the staff to prepare an ordinance that addressed the following:

- That up to four (4) wall signs be permitted that collectively would not exceed the square footage that is allowed based on the width of the building wall which faces a public street (in this manner, the total square footage would not be increased from what is currently permitted);
- That the signs would be centered on the side elevations;
- That a maximum of two (2) colors would be permitted; and
- That a provision would be created that would ensure proportion and scale among the different signs so that no single sign would look out of proportion to any other sign on the building.

Included in your packet is a copy of the existing requirements and the proposed changes.

RECOMMENDATION: In an effort to incorporate the provisions noted above, Ordinance 14-07 includes an amendment to Section 9-406 (4)(p) of the Farragut Sign Ordinance. Resolution PC-14-04 recommends approval of Ordinance 14-07.

Sec. 9-406 (4)(p) of the Farragut Sign Ordinance (proposed changes are in red)

(p) *Wall signs in the Office District, Three Stories (O-1-3) and Office District, Five Stories (O-1-5) - shared entrance building.* A building with multiple uses that all share the public exterior entrances into the building and that has more than two hundred twenty-five (225) feet of building wall facing a public street shall be permitted **four (4)** wall signs. **Each sign shall be roughly proportional in size and general appearance. The cumulative total square footage of all four (4) signs shall not exceed one (1) square foot per each linear foot of building wall which faces a public street(s), not to exceed three hundred fifty (350) square feet.** Such wall signs shall be limited to **two (2)** on the side of a building which fronts upon a public street(s) and shall be a minimum of fifty (50) feet apart. **Building elevations that do not face a public street shall be limited to one (1) wall sign per elevation and shall be centered on said elevation.**

A wall clock that is limited to time and temperature shall be considered a wall sign. Such sign shall not display any moving light messages.

All such wall signs shall be architecturally compatible with the principal structure and shall be consistent in terms of style, color, and illumination with the other signs in the complex. **All wall signage shall be limited to two colors on all building elevations.**

CURRENT PROVISION:

Wall signs in the Office District, Three Stories (O-1-3) and Office District, Five Stories (O-1-5) - shared entrance building. A building with multiple uses that all share the public exterior entrances into the building and that has more than two hundred twenty-five (225) feet of building wall facing a public street shall be permitted two (2) wall signs. The area for each such sign shall be calculated separately but the cumulative total of the two (2) signs shall not exceed the total sign area of one (1) square foot per each linear foot of building wall upon which the sign is mounted, not to exceed three hundred fifty (350) square feet. Such wall signs shall be limited to the side of a building which fronts upon a public street and shall be a minimum of fifty (50) feet apart.

A wall clock that is limited to time and temperature shall be considered a wall sign. Such sign shall not display any moving light messages.

All such wall signs shall be architecturally compatible with the principal structure and shall be consistent in terms of style, color, and illumination with the other signs in the complex

RESOLUTION PC-14-04

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO AMEND THE TEXT OF THE FARRAGUT MUNICIPAL CODE, TITLE 9, BUSINESSES, PEDDLERS, SOLICITERS, ETC., CHAPTER 4, SIGN ORDINANCE, SECTION 9-406 (4)(p) TO CHANGE THE WALL SIGN PROVISIONS IN THE OFFICE DISTRICT, THREE STORIES (O-1-3) AND OFFICE DISTRICT, FIVE STORIES (O-1-5) – SHARED ENTRANCE BUILDING

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 June 19, 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 the text of the Farragut Municipal Code, Title 9, Businesses, Peddlers, Solicitors, Etc., Chapter 4, Sign Ordinance, Section 9-406 (4)(p), by adding Ordinance 14-07.

ADOPTED this 19th day of June, 2014.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	14-07
PREPARED BY:	Shipley
REQUESTED BY:	IMS, Inc.,
CERTIFIED BY FMPC:	June 19, 2014
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND TITLE 9, BUSINESSES, PEDDLERS, SOLICITORS, ETC., CHAPTER 4, SIGN ORDINANCE, OF THE FARRAGUT MUNICIPAL CODE, SECTION 9-406 (4)(p), TO AMEND THE REQUIREMENTS FOR WALL SIGNS IN THE OFFICE DISTRICT, THREE STORIES (O-1-3) AND OFFICE DISTRICT, FIVE STORIES (O-1-5) – SHARED ENTRANCE BUILDING

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Title 9, Chapter 4, Sign Ordinance, of the Farragut Municipal Code,

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, Title 9, Businesses, Peddlers, Solicitors, Etc., Chapter 4, Sign Ordinance, Section 9-406 (4)(p), is amended by deleting it in its entirety and substituting in lieu thereof the following:

(p) *Wall signs in the Office District, Three Stories (O-1-3) and Office District, Five Stories (O-1-5) - shared entrance building.* A building with multiple uses that all share the public exterior entrances into the building and that has more than two hundred twenty-five (225) feet of building wall facing a public street shall be permitted four (4) wall signs. Each sign shall be roughly proportional in size and general appearance. The cumulative total square footage of all four (4) signs shall not exceed one (1) square foot per each linear foot of building wall which faces a public street(s), not to exceed three hundred fifty (350) square feet. Such wall signs shall be limited to two (2) on the side of a building which fronts upon a public street(s) and shall be a minimum of fifty (50) feet apart. Building elevations that do not face a public street shall be limited to one (1) wall sign per elevation and shall be centered on said elevation.

A wall clock that is limited to time and temperature shall be considered a wall sign. Such

sign shall not display any moving light messages.

All such wall signs shall be architecturally compatible with the principal structure and shall be consistent in terms of style, color, and illumination with the other signs in the complex. All wall signage shall be limited to two colors on all building elevations.

SECTION 2.

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

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this ____ day of _____, 2014, with approval recommended.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

MEETING DATE: June 19, 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 AND BACKGROUND: This item involves a request to review proposed amendments to the R-6 Zoning District (Multi-Family Residential) and was discussed at length during the May planning commission meeting. Please refer to the May packet for some background information and the amendments requested along with the staffs' comments on each request.

DISCUSSION: Though a number of the requested amendments did not generate any significant discussion or appear to be an issue, there were a handful of proposed changes where additional input will be necessary in order for the staff to have the direction they will need to proceed with ordinance amendment language. Most notably those changes involved the following:

- 1) Setbacks;
- 2) Buffer Strips;
- 3) Lot Coverage;
- 4) Height; and
- 5) Open Space.

From last month's packet as it relates to the five items above, the staffs' summary is provided below. For each of these items the staff has included some questions (and there may be others) that will need to be addressed in order to move forward.

- 1) 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.

Questions related to setbacks:

- a) Would lessening the setback be acceptable and, if so, to what degree and under what conditions (if any)?
 - b) Do certain architectural standards (e.g. no vinyl siding, requiring a certain minimum amount of masonry materials, etc.) need to be applied, particularly where a building(s) is (are) along the periphery of a larger multi-family development and abuts property zoned residential or agriculture)?
 - c) Do setbacks and height need to have an inverse relationship (i.e. taller buildings would require greater setbacks)? Where adjacent properties are zoned residential or agriculture should abutting multi-family buildings be limited to a height that is more visually compatible with surrounding non-multi-family residential structures?
- 2) 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.

Questions related to buffer strips abutting properties zoned residential or agriculture:

- a) Would reducing the buffer strip width for multi-family developments that abut properties zoned residential or agriculture be acceptable? If so, to what degree?
- b) Would an open space oriented development be a candidate for reduced buffer strip widths?
- c) Would grading in a buffer strip that is wooded be acceptable?
- d) Would hand removal of invasive exotic plant material in a buffer strip (provided supplemental plant material is planted) be acceptable?

e) Should any lessening of buffer strip widths be tied to building heights and scale similar to what is mentioned above regarding setbacks?

2a) 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.

Questions related to buffer strips abutting properties zoned non-residential or non-agriculture and buffer strips along front property lines:

- a) Would reducing or potentially eliminating the buffer strip requirement for multi-family developments that abut properties zoned non-residential or non-agriculture be acceptable? If a reduction is acceptable, to what degree? Would these buffer strip modifications only apply to an open space oriented multi-family development?
- b) Would providing for a different landscape scheme (in lieu of a traditional buffer strip planting arrangement) for the front yard(s) of multi-family developments be acceptable? If so, should this landscape alternative be required to be approved by the Visual Resources Review Board?

3) 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%.

Questions related to lot coverage:

- a) Would increasing the permitted lot coverage be acceptable? If so, to what extent and under what conditions (if any)?
 - b) Should any increase in lot coverage be tied to the development incorporating a minimum of at least one Low Impact Development (LID) practice into the design (similar to what is provided for in the BD-4 Zoning District)?
- 4) 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.

Questions related to building height:

- a) Would increasing the permitted height be acceptable? If so, to what extent?
 - b) Should greater height be tied to increased setbacks?
 - c) Should building heights be staggered where a multi-family development abuts property zoned residential or agriculture so that shorter multi-family buildings abut residential or agriculture properties and the taller multi-family buildings are confined to the interior of the multi-family development? This would provide a visual transition between abutting residential structures.
- 5) *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.

Questions related to open space:

- a) Is a separate multi-family open space district or planned unit development option needed for properties with significant environmental limitations?
- b) If so, what incentives could be provided that would encourage more flexibility in design and arrangement in exchange for increased allocations of open space?