

A G E N D A
FARRAGUT MUNICIPAL PLANNING COMMISSION

July 17, 2014
7:00 p.m. Farragut Town Hall

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

- 1. Citizen Forum**
- 2. Approval of minutes – June 19, 2014**
- 3. Discussion and public hearing on a request to rezone the Villas at Anchor Park Subdivision located on the north side of Turkey Creek Road across from Anchor Park, Parcel 59, Tax Map 152 and Parcels 001-034, Tax Map 153IB, 28.4 Acres, from R-4 to R-1/OSMR (Saddlebrook Properties, LLC, Applicant)**
- 4. 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)**
- 5. Public hearing on proposed locations for new utilities**

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

June 19, 2014

MEMBERS PRESENT

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

MEMBERS ABSENT

Annette Brun

Staff Representatives: Mark Shipley, Community Development Director
Ashley Miller, Assistant Community Development Director
David Smoak, Town Administrator

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

CITIZEN FORUM

Boy Scout Troop 444 had five of their scouts, Jack Barnett, Noah Jessup, Ryan Nicodemus, Eli Mengel and Cade Abbot, at the meeting to be recognized for the work on their Communications Merit Badge.

APPROVAL OF MINUTES

Commissioner Honken moved to approve the May 15, 2014 minutes as submitted. Commissioner St. Clair seconded the motion and the motion passed 8-0.

AGENDA ITEMS

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)

In terms of the remaining elements of the concept plan, the staff recommended approval subject to the following comments being addressed:

FMPC – Minutes

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- 1) If the private pea gravel trails and stacked stone headwalls are approved by the planning commission, it will need to be very clear on all plans and plats that these do not meet the Town's public walking trail standards and will not be accepted by the Town for maintenance and/or liability. It must also be clear that these will be subdivision amenities that will be required to be properly maintained by the Split Rail Farm Subdivision Homeowner's Association;
- 2) Based on the formula in the OSR overlay zoning district, the building coverage should be 6,482 and the total lot coverage should be 9,076. Please amend accordingly;
- 3) Please add a walking trail stub to the Quinn property from Lot 67 and, from the same trail section, please stub the walking trail to the area between Lots 3 and 4 in Fox Run so that if this were extended it could follow the side property lines;
- 4) Please update Sheet 3, Concept Plan Site Analysis, to reflect the latest concept plan information shown on the remaining sheets;
- 5) All field items/corrections must be completed before the final plat will be ready for formal consideration. There is a significant amount of field work that remains incomplete; and
- 6) Please execute the per-lot Everett Road improvement agreement in consultation with the Town Attorney.

Commissioner Honken moved to approve the concept plan subject to the staffs' recommendations. As part of this motion, Commissioner Honken also moved to approve, in relation to the private trails proposed by the applicant, the use of 5 foot wide and 3 inch deep pug mix for the surface and stacked stone headwalls (provided they are mortared in place) around the ends of the storm pipes under the private trails. Commissioner Myers seconded the motion and the motion passed 8-0.

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)

In terms of the remaining elements of the preliminary plat, the staff recommended approval subject to the following comments being addressed:

- 1) If the private pea gravel trails and stacked stone headwalls are approved by the planning commission, it will need to be very clear on all plans and plats that these do not meet the Town's public walking trail standards and will not be accepted by the Town for maintenance and/or liability. It must also be clear that these will be subdivision amenities that will be required to be properly maintained by the Split Rail Farm Subdivision Homeowner's Association (Note #8 alludes to this but may need to be amended to reflect this wording);

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- 2) Based on the formula in the OSR overlay zoning district, the building coverage should be 6,482 and the total lot coverage should be 9,076. Please amend accordingly;
- 3) Please add a walking trail stub to the Quinn property from Lot 67 and, from the same trail section, please stub the walking trail to the areas between Lots 3 and 4 in Fox Run so that if this were extended it could follow the side property lines;
- 4) All field items/corrections must be completed before the final plat will be ready for formal consideration. There is a significant amount of field work that remains incomplete;
- 5) Please execute the per-lot Everett Road improvement agreement in consultation with the Town Attorney;
- 6) Please submit Page 15 of the preliminary plat;
- 7) Please ensure that the final tree preservation/removal plan sheet is consistent with the other preliminary plat sheets;
- 8) How is the proposed HOA trail transitioning to Split Rail Lane?;
- 9) Prior to the issuance of a grading permit, First Utility District must sign off on the water and sewer plans;
- 10) On Sheet 7, please clarify the note to indicate that a variance was approved at the June 26, 2013 meeting of the Farragut Board of Zoning Appeals to permit an up to 5 foot wide section of truck apron to be constructed adjacent to the street edge. No filling or alteration of grade (other than what was needed to backfill the truck apron) was permitted within the sinkhole lip elevation;
- 11) On Sheet 7, please correct the number of lots to 73 rather than 57;
- 12) On Sheet 12, please revise the Swale #3 detail to reflect a slope no steeper than 2½:1. Also on Sheet 12, please omit Note 2 on the stacked stone endwall detail (assuming stacked stone is accepted as an alternate for the private trial sections); and
- 13) This preliminary plat should include the grading sheets. It is understood that most of the grading has already been completed, but the approved plans should include all activities that have been required to complete construction of the development.

Commissioner Honken moved to approve the preliminary plat subject to staffs' recommendations. Commissioner St. Clair seconded the motion and the motion passed 8-0.

The staff then noted that, for topographic reasons, the applicant had also requested a variance from the subdivision regulations from the required minimum 6' grass strip for pedestrian facilities along collector streets to a 3 foot grass strip for the proposed section of sidewalk north of the Lindsey driveway along Everett Road.

After some discussion, Commissioner Honken moved to grant a variance for constructing this section of sidewalk along Everett Road at this time. Commissioner Honken noted that pedestrian facilities along this section of Everett Road would be more appropriate as part of a larger road improvement project. This section of Everett has limited space and sight distance and adding a

pedestrian facility to the road in its current condition would be unsafe. Commissioner Myers seconded the motion and the motion passed 8-0.

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)

Staff noted that they did not support Resolution PC-14-04 which recommends approval of Ordinance 14-07, an amendment to Section 9-406 (4) (p) of the Farragut Sign Ordinance.

After some discussion, Mayor McGill move to approve Resolution PC-14-04 which recommends approval of Ordinance 14-07, an amendment to Section 9-406 (4)(p) of the Farragut Sign Ordinance. Motion was seconded by Commissioner Honken and the motion passed 6-2 with Commissioners Povlin and Dick voting in opposition.

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)

For discussion purposes only.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 9:50 p.m.

Edwin K. Whiting, Secretary

MEETING DATE: July 17, 2014

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

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

SUBJECT: Discussion and public hearing on a request to rezone the Villas at Anchor Park Subdivision located on the north side of Turkey Creek Road across from Anchor Park, Parcel 59, Tax Map 152 and Parcels 001-034, Tax Map 153IB, 28.4 acres, from R-4 to R-1/OSMR (Saddlebrook Properties, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This request involves a zoning map amendment for the property that is currently referenced as the Villas at Anchor Park Subdivision off Turkey Creek Road across from Anchor Park.

The Villas at Anchor Park is currently zoned R-4 (Attached Single-Family Residential). As you may recall, the concept plan for the Villas at Anchor Park was re-approved on September 19, 2013. This development was planned to be completed in two phases. The preliminary plat was approved and subsequent public improvements were completed for the first phase and a final plat for Phase 1 was approved on June 20, 2013. The final plat included 35 units on approximately 11 acres. The units were platted as duplexes, or attached single family dwellings, and one building has been constructed. Building pads have been formed in the remainder of Phase 1 for what was to be the remaining duplex buildings.

The portion of the property that is not part of Phase 1 was shown on the concept plan that was approved in September as providing for duplexes similar to Phase 1. As currently approved, the concept plan for the entire Villas at Anchor Park Subdivision includes a total of 99 units and 5 open space lots. Approximately 12.2% of the development is open space. In the R-4 Zoning District, a development is required to have at least 10% open space (not including buffer strips and detention basins).

Due to changes in the market, the owners of the Villas at Anchor Park are wishing to sale the development. The potential buyer would like to have the ability to construct detached buildings and is requesting to downzone the development from R-4 to R-1/OSMR (Open Space Mixed Residential Overlay District). The R-4 Zoning District does not provide for detached dwelling units and the R-1/OSMR permits both detached and attached. The Cottages at Pryse Farm Subdivision along McFee Road is an R-1/OSMR development.

RECOMMENDATION: As with any request for a zoning map amendment, the staff must refer to the Town's adopted Comprehensive Land Use Plan (CLUP) for guidance. As shown in Chapter Three of the CLUP, the area in question is specified for medium density residential (6-12 units/acre). The character of areas specified for medium density residential includes a mix of attached and detached housing types. Also in Chapter Three are areas specified for open space cluster residential that would include the R-1/OSR and R-1/OSMR Zoning Districts. In the CLUP the character of the typical open space cluster development would consist of small lot or attached units in a clustered setting. These open space residential overlay zoning districts require a minimum of 35% open space for the entire tract.

Since the area in question is not specified for open space cluster residential, the zoning map amendment would not be fully consistent with the CLUP. The question is whether the R-1/OSMR would be generally comparable to a medium density residential use. Under the medium density residential character description in the CLUP, it states that this "may include single-family houses as well as small multi-family dwellings such as duplex, triplex, townhomes, and small apartment buildings."

It would not be unreasonable to consider the type of development permitted in an R-1/OSMR as compatible with the character description for medium density residential. If the Villas at Anchor Park are rezoned to R-1/OSMR the greatest change would be that the density would be decreased from 99 units to 62 units and the open space would increase from 12.2% to a minimum of 35% (in the R-1/OSMR any buffer strips and stormwater detention are allowed to count toward open space).

Obviously, to proceed with the development envisioned by the applicant and to comply with all of the requirements of the R-1/OSMR Zoning District, the concept plan, preliminary plat, and final plat for this property would have to be amended. As part of this amendment the staff would encourage some mixture of attached and detached housing. This would be more consistent with the description of medium density residential and would provide for better symmetry in the development. This mixture would be similar to what has been approved for the Cottages at Pryse Farm Subdivision.

Included in your packet are copies of the property in question, the current concept plan for the Villas at Anchor Park, and the land use descriptions for medium density residential and open space cluster residential that are found in the CLUP.

RECEIVED

JUN 16 2014

TOWN OF FARRAGUT

APPLICATION TO AMEND ZONING MAP

TOWN OF FARRAGUT, TENNESSEE

FOR OFFICE USE ONLY
Fee Paid: \$300.00

APPLICANT NAME: SADDLEBROOK PROPERTIES LLC
Address: P.O. Box 23190 City/State/Zip: KNOXVILLE, TN 37933
Phone Number: 865-392-5430 Fax Number: 865-470-7888
E-mail: bmhney@saddlebrookproperties.com

DESCRIPTION OF PROPERTY (Attach map of property):

Address: 0 Anchor Villas Ln; Size of Tract: 28.4 +/- [19 vacant]
Lot(s)/Parcel(s) No.: 059 & 001-034 Tax Map No. 152 & 153IB
[152 059 & 153IB 001 THRU 153IB 034...see map attached]

Previous Rezoning Applications: TBD
Change Requested:
From: R-4 To: OSMR: R-1

Proposed Use of Property (Be specific): single family residential mixed with existing attached single family residential
Existing Land Use: attached single family residential lots and vacant land

ALL OWNERS OF PROPERTY INVOLVED MUST SIGN OR NAMES MUST BE LISTED:

NAME	ADDRESS (Street/City/Zip)	PROPERTY OWNED
<u>Smith Farm Residential Partners</u>	<u>PO Box 50215 Knoxville, TN 37950</u>	<u>ALL</u>
_____	_____	_____
_____	_____	_____

I HEREBY CERTIFY THAT THE OWNERS OF ALL PROPERTY INVOLVED IN THIS REQUEST HAVE SIGNED OR ARE LISTED ABOVE AND HAVE CONSENTED TO THIS APPLICATION.

[Signature] 6/16/2014
APPLICANT SIGNATURE DATE

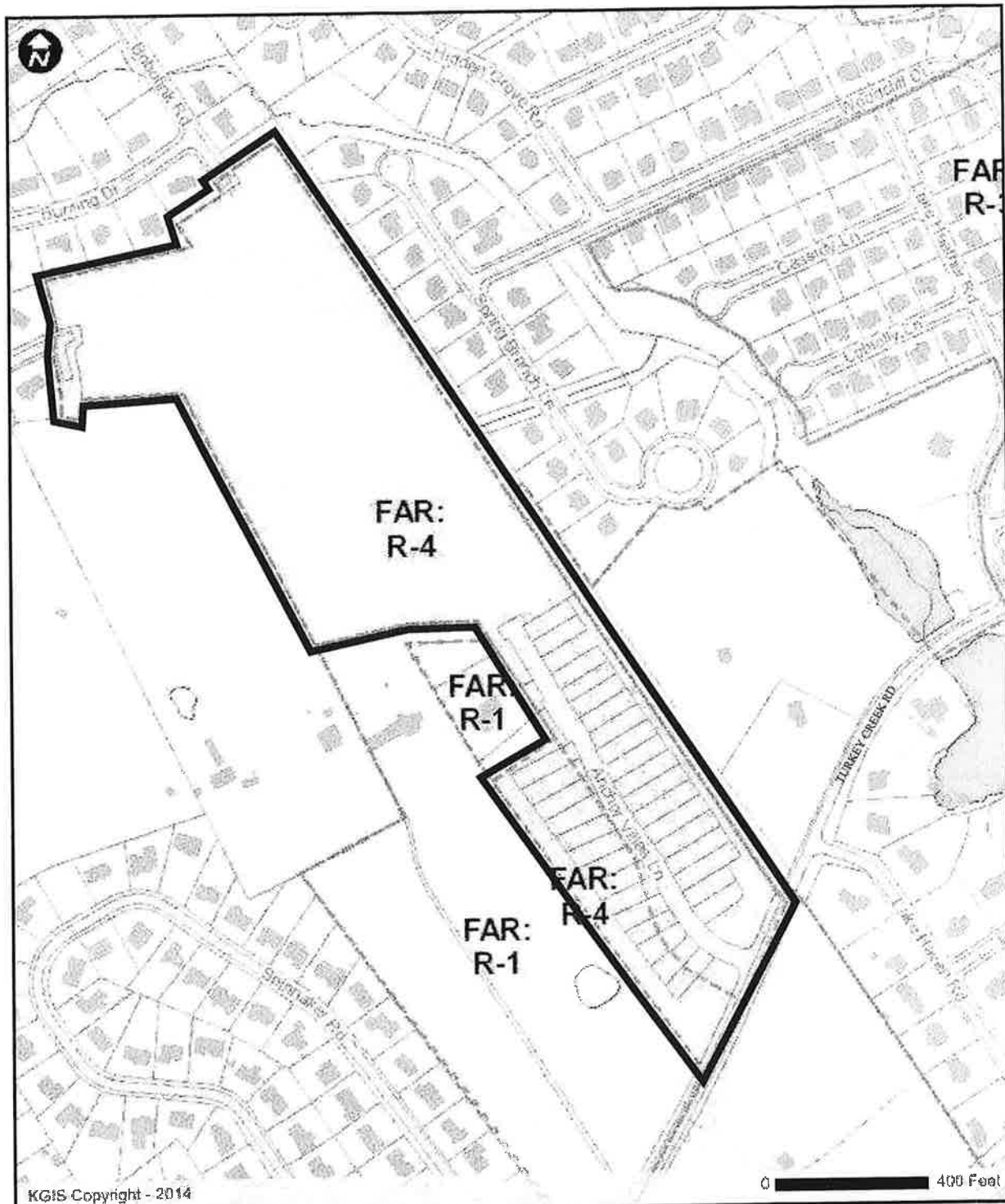
OR

I HEREBY CERTIFY THAT I AM THE LEGAL REPRESENTATIVE FOR ALL OWNERS INVOLVED IN THIS REQUEST.

NAME (SIGNATURE) DATE

Street Address/City/State/Zip

Telephone Number



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0 400 Feet

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TOWN OF FARRAGUT

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LEGEND:

- 100% (100%)
- 90% (90%)
- 80% (80%)
- 70% (70%)
- 60% (60%)
- 50% (50%)
- 40% (40%)
- 30% (30%)
- 20% (20%)
- 10% (10%)
- 0% (0%)

1 THE BENCHMARK SURVEY WAS PROVIDED TO URBAN ENGINEERING, INC. THE SURVEY WAS COMPLETED BY BENCHMARK ASSOCIATES, INC. ON SEPTEMBER 16, 2008 AND HAS NOT BEEN VERIFIED BY U2

2 THE PROPERTIES AND ZONED R-F AND MINIMUM BUILDING SETBACKS ARE AS FOLLOWS

[illegible]

12 PARCEL 39.06 (LOT 15) IS CURRENTLY ZONED R-1 SETBACKS AND
BUTTERNS ADJACENT TO PARCEL 39.06 ARE PER THE R-1 ZONE
13 ZONING ORDINANCE SHALL BE IN ACCORDANCE WITH THE
14 ALL TREE PROTECTION/REPLACEMENT SHALL BE IN ACCORDANCE WITH THE

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DRAWING	SHEET

[illegible]

MARK	COUNTY NUMBER 33 04 13, 2011 IERS
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Land Use Descriptions

5 Medium density residential

Intent

- Increase diversity of housing choices in Farragut
- Allow/encourage significant residential uses within walking distance of pedestrian-oriented commercial uses such as hubs or mixed use neighborhoods.
- Ample pedestrian amenities such as parks, trails, or landscaping.
- Connect to existing or potential pedestrian ways.
- 'Gridded' or semi-gridded street network.

Location

- Vacant/underdeveloped parcels near major roadways.
- Areas with a similar existing density (built or zoned).
- Adjacent to non-residential uses.
- Proximate to mixed use.
- Near large parks.

Density

- 6-12 units per acre.

Character

- A mix of attached and detached housing types. May include single-family houses as well as small multi-family dwellings such as duplex, triplex, townhomes, and small condo/apartment buildings.

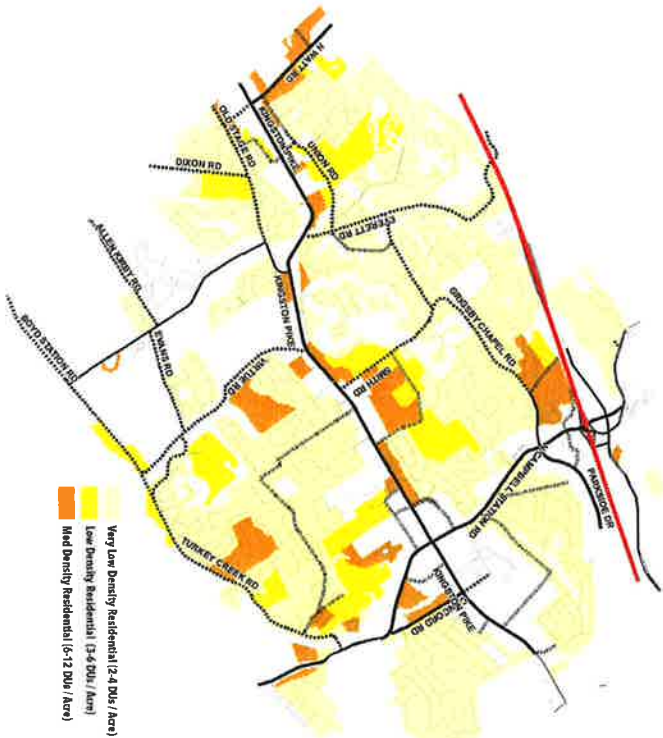


Figure 31: Residential land uses (Medium density, Low density, and Very low density residential).

Residential land uses

Residential land uses are intended to increase housing option while preserving the Town's existing stable neighborhoods. (See [Chapter 2, Fairly Key Strategies](#). Strategy 3: Allowing/Encouraging Greater Housing Choice.)



Figure 32: Medium density residential character.

Land Use Descriptions

8 Rural residential

Intent

- Preserve and protect existing rural areas within Town as a lifestyle.
- Maintain open vistas and rural image of Farragut.

Location

- Existing rural parcels.
- Served by local roads.

Density

- A mix of lot sizes, usually 1 acre and larger, with an average of 3-acre lots.

Character

- Generally larger lots, with an estate or agricultural character.
- Uses include those typically associated with agriculture, including farming, livestock, nurseries, greenhouses, or can be solely residential.
- Rural designation will encourage clustering to preserve areas of active agriculture.



Figure 35: Rural residential character.

9 Open space cluster residential

Intent

- Cluster development to preserve sensitive lands including steep slopes, flooding, sinkholes, ridge lines, mature tree stands, and wetlands.

Location

- Large areas, known or suspected to have significant environmental constraints.

Density

Character

- Determined by environmental constraints, gross density range is typically somewhere between very low and low-density land uses.
- Consists of small lot or attached units in clustered setting.
- Large open spaces will be preserved.
- Where possible, passive recreation (such as trails, fishing, and viewing areas) should be encouraged in open areas.

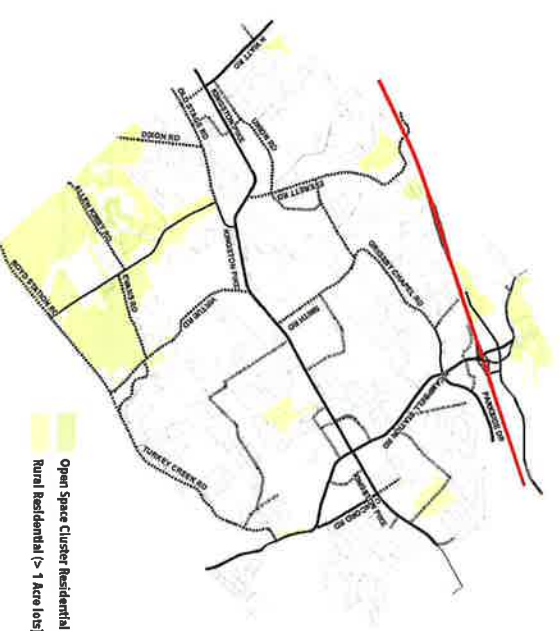


Figure 36: Residential land uses (Rural and Open space cluster residential).

MEETING DATE: July 17, 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 is an item that has been discussed at the previous two planning commission meetings. At last month's meeting the staff solicited input on a number of questions related to potential amendments to the R-6 Zoning District. The staff has included those same questions in the packet for this month's meeting.

A big topic of discussion at the previous meetings has been buffer strips and how these should be treated in relation to multi-family developments. In an effort to try to facilitate a better understanding of both the Town's buffer strips (of various widths, characteristics, and levels of maturity) and multi-family projects in general, the staff conducted a bus tour of different buffer strips and apartment developments on July 9.

Six planning commissioners and two press representatives were in attendance along with some Town staff. The trip generated some good discussion and seemed to be helpful. Select pictures from the tour are included in the packet. As an additional effort to generate discussion on the R-6 Zoning District, the staff has also included in the packet a VERY preliminary draft amendment to the R-6 Zoning District and a new open space overlay district for the R-6. This will give everyone an opportunity to react to some specific wording.

DISCUSSION: Please review the questions in the packet and draft ordinance amendments. The staff will recap some highlights from the bus tour and will go through the draft ordinance amendments. The objective would be to obtain some clear direction regarding this item so that, if it is desired by the commission, the staff can present something to vote on in August.

SUMMARY OF QUESTIONS TO CONSIDER REGARDING MULTI-FAMILY RESIDENTIAL

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?

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?

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?

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)?

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.

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?

Other Questions:

- a) Traffic and other infrastructure impacts?



25 foot buffer



25 foot buffer



50 foot buffer and 25 foot buffer



35 foot buffer



Two Story & Three Story Buildings



Three Story Buildings



4 Story Building



4 Story Building

EXISTING ZONING ORDINANCE WORDING

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.

(Proposed changes are in red and blue)

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,~~ Consistent with adopted plans and policies of the Town, this district is intended primarily 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.

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 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.~~
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 fire fighting 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. The approved plan shall be in compliance with the Farragut Comprehensive Land Use Plan, the Pedestrian and Bicycle Plan, and all other adopted plans and ordinances of the Town of Farragut.
11. 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.
12. A landscape plan for the development shall be submitted as regulated in Chapter 4.

D. *Area regulations.*

1. *Setback requirements.*

a. *Front yard:*

All buildings (principle and accessory) shall be set back a minimum of fifty (50) feet from front property lines. Parking shall be set back a minimum of twenty (20) feet from front property lines. Detention basin structures, subdivision walls, entrance pillars, and certain utility structures shall be set back a minimum of ten (10) feet from front property lines. Electrical substations, utility offices, or any other utility building shall meet the required fifty (50) foot front yard setback.

b. *Side/rear yard:*

All principle buildings that are positioned along a side or rear property line shall be set back a minimum of thirty-five (35) feet from the nearest side or rear property line(s).

Where parking is arranged along a side or rear property line, all principle buildings and parking lots shall be set back a minimum of fifty (50) feet from the nearest side or rear property line(s).

c. All accessory structures shall be set back from the nearest point of any side or rear property line a minimum of one hundred (100) feet.

2. *Buffer strips.*

a. *Front yard:*

A buffer strip is not required in a front yard but the development must provide for a landscape design that, at a minimum, would include plant material distributed within the area twenty (20) feet from the front property line(s). The landscape design shall be approved by the Visual Resources Review Board.

b. *Side/rear yard:*

Whenever a principle building is positioned along a side or rear property line and the adjacent property is zoned residential or agricultural, there shall be a buffer strip a minimum of thirty-five (35) feet in width. If the area within this buffer strip is not wooded the area shall be planted to the requirements of a fifty (50) foot buffer strip as provided for in the landscaping requirements of Chapter 4.

Whenever a parking lot is arranged along a side or rear property line and abuts property zoned residential or agricultural, there shall be a buffer strip a minimum of fifty (50) feet in width as provided for in the landscaping requirements of Chapter 4.

- c. Whenever a side or rear property line abuts property that is zoned non-residential or non-agricultural, there shall be a buffer strip a minimum of twenty-five (25) feet in width along such side and rear property lines.
 - d. Other than an approved fence or masonry screen wall used for buffering purposes or a utility or pedestrian facility that bisects a buffer strip in a perpendicular manner, no structures are permitted within a required buffer strip.
 - e. Existing, mature vegetation shall be preserved and incorporated into the buffer strips.
 - f. 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 (50) 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.~~
 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 twelve (12) units per acre. This density of twelve (12) 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. Whenever the adjacent property is zoned residential or agricultural, no buildings to be constructed within 100 feet of a periphery property line shall exceed the maximum height permitted for principal dwelling units in the adjacent zoning district.

When abutting all other zoning districts or where buildings are greater than 100 feet from a periphery property line such buildings shall not exceed three (3) stories, or forty-two (42) feet in height.

2. No accessory structures, other than a clubhouse or comparable amenities building, shall exceed fifteen (15) feet in height. A clubhouse or comparable amenities building shall not exceed twenty-five (25) feet in height.

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

AMEND CHAPTER 4 - - Apartments: One and three-fourth (1 ¾) spaces per dwelling unit.

- G. *Building Façade Requirements.* Buildings shall be constructed of high-quality materials that are architecturally compatible. Buildings shall include a masonry element and shall not include fabricated metal panels or vinyl siding.

- H. *Low Impact Development Requirements.* The development shall incorporate a minimum of one (1) of the following Low Impact Development (LID) practices into the design:

1. Twenty-five (25) percent of the parking lot being constructed with permeable pavers;
2. Stormwater runoff draining to rain gardens;
3. A building(s) being constructed with a vegetated roof, commonly referred to as a green roof;
4. Stormwater draining to bioswales/bioretenention facilities; or
5. Rainwater being harvested for irrigation or gray water uses.

- I. A landscape plan, per the requirements of Chapter 4 of this ordinance.

Open Space Multi-Family Residential Overlay District.

A. *General description.* It is the intent of this overlay district to provide for greater flexibility and design freedom in order to encourage a better living environment and the conservation of environmentally sensitive areas. The increased flexibility associated with this overlay district allows for additional height and increased density along with lessened setbacks and buffer strips. In exchange, the multi-family development shall generate a superior design that provides extensive common open space that capitalizes on the inherent physical characteristics of the property and its surrounding area.

B. *Application of the district.* The Open Space Multi-Family Residential Overlay District may be applied over the Multi-Family Residential District (R-6).

C. *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. Accessory uses and structures.
6. Customary Home Occupations as regulated in Chapter 4.
7. Signs as regulated in the Municipal Code.
8. Utility uses.

D. *General minimum development requirements.*

1. A Site Plan, as regulated in the Farragut Zoning Ordinance, shall be submitted to the planning commission for review and approval. All applicable requirements shall be included as part of the development plan submission. The Site Plan shall be of the entire development and is required whether the project is developed in multiple phases or not.
2. The approved plan shall be in compliance with the Farragut Comprehensive Land Use Plan, the Pedestrian and Bicycle Plan, and all other adopted plans and ordinances of the Town of Farragut.
3. Common open space.
 - a. Common open space shall be created as an integral part of the overall design. The development shall conserve, in so far as practical, natural and manmade features on the site, including but not limited to trees, floodplains, sinkholes, wetlands, springs, streams, wet weather conveyances, endangered species habitat, steep slopes, rock formations and other unique topographic features, and historic features.
 - b. 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.
 - c. Common open space may be improved for active or passive recreation uses, but open space containing natural features worthy of preservation must be left unimproved.
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 2½:1 (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 fire fighting 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. 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.

E. Area regulations.

1. Setback requirements

a. Front yard:

All buildings (principle and accessory) shall be set back a minimum of thirty-five (35) feet from front property lines. Parking shall be set back a minimum of twenty (20) feet from front property lines. Detention basin structures, subdivision walls, entrance pillars, and certain utility structures shall be set back a minimum of ten (10) feet from front property lines. Electrical substations, utility offices, or any other utility building shall meet the required thirty-five (35) foot front yard setback.

b. Side/rear yard:

All principle buildings that are positioned along a side or rear property line that is adjacent to property that is zoned residential or agricultural shall be set back a minimum of thirty-five (35) feet from the nearest side or rear property line(s).

Where parking is arranged along a side or rear property line and the adjacent property is zoned residential or agricultural, all principle buildings and parking lots shall be set back a minimum of fifty (50) feet from the nearest side or rear property line(s).

Whenever a side or rear property line abuts a non-residential or non-agricultural zone, all principle buildings and parking lots shall be set back a minimum of twenty (20) feet from the nearest side or rear property line(s).

c. All accessory structures shall be set back from the nearest point of any side or rear property line a minimum of one hundred (100) feet.

2. Minimum distance between buildings. There shall be a minimum of twenty (20) feet between all freestanding buildings.
3. Density. Maximum overall density shall not exceed fifteen (15) units per acre. This density of fifteen (15) units per acre is a maximum number only, and is permitted only if all requirements of the Town of Farragut have been met.
4. Land area. Minimum tract size for such a development shall be five (5) acres.

5. Common open space. A minimum of fifty (50) percent of the gross land area of the development shall be preserved as common open space. Such common open space is to include environmentally sensitive lands, historic features, buffer strips, stormwater detention facilities, passive recreational facilities (such as walking or hiking trails) and other natural features as may be beneficial to the development and the community.

6. Buffer strips.

- a. Front yard:

A buffer strip is not required in a front yard but the development must provide for a landscape design that, at a minimum, would include plant material distributed within the area twenty (20) feet from the front property line(s). The landscape design shall be approved by the Visual Resources Review Board.

- b. Side/rear yard:

Whenever a principle building is positioned along a side or rear property line and the adjacent property is zoned residential or agricultural, there shall be a buffer strip a minimum of thirty-five (35) feet in width as provided for in the landscaping requirements of Chapter 4. If the area within this buffer strip is not wooded the area shall be planted to the requirements of a fifty (50) foot buffer strip as provided for in the landscaping requirements of Chapter 4.

Whenever a parking lot is arranged along a side or rear property line and abuts property zoned residential or agricultural, there shall be a buffer strip a minimum of fifty (50) feet in width as provided for in the landscaping requirements of Chapter 4.

- c. Whenever a side or rear property line abuts a non-residential or non-agricultural zone, there shall be a buffer strip a minimum of ten (10) feet in width on all side and rear property lines.
 - d. Other than an approved fence or masonry screen wall used for buffering purposes or a utility or pedestrian facility that bisects a buffer strip in a perpendicular manner, no structures are permitted within a required buffer strip.
 - e. Existing, mature vegetation shall be preserved and incorporated into the buffer strips.
 - f. Detention basins, measured from top-of-slope to top-of-slope, and associated structures shall not be located within any buffer strips.

- F. *Height regulations.*

1. No principal buildings shall exceed four (4) stories, or fifty (50) feet, in height.
 2. No accessory structures, other than a clubhouse or comparable amenities building, shall exceed fifteen (15) feet in height. A clubhouse or comparable amenities building shall not exceed twenty-five (25) feet in height.

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

AMEND CHAPTER 4 - - Apartments: One and three-fourth (1 $\frac{3}{4}$) spaces per dwelling unit.

H. *Building façade requirements.* Buildings shall be constructed of high-quality materials that are architecturally compatible. Buildings shall include a masonry element and shall not include fabricated metal panels or vinyl siding.