

MEETING DATE: August 21, 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 has been discussed at the previous three planning commission meetings. At last month's meeting, the staff included a draft amendment to the existing R-6 Zoning District. This amendment was reviewed with the commission and the applicants. Based on the comments that were received, the staff made some additional modifications that are now reflected in the text amendment included as Ordinance 14-11 in your packet.

DISCUSSION: In addition to Ordinance 14-11, the staff has included in the packet a copy of the proposed R-6 Zoning District with last month's revisions shown in green.

RECOMMENDATION: The staff recommends approval of Resolution PC-14-06 which recommends approval of Ordinance 14-11.

RESOLUTION PC-14-06

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3., SECTION XI., MULTI-FAMILY RESIDENTIAL DISTRICT (R-6), TO REPLACE IT WITH NEW REQUIREMENTS

WHEREAS, the Tennessee Code Annotated, Section 13-4-201et 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 August 21, 2014;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 14-11.

ADOPTED this 21st day of August, 2014.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	14-11
PREPARED BY:	Shipley
REQUESTED BY:	TDK Construction and PMG
CERTIFIED BY FMPC:	August 21, 2014
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE TEXT OF THE ZONING ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE, ORDINANCE 86-16, AS AMENDED, BY AMENDING CHAPTER 3., SECTION XI., MULTI-FAMILY RESIDENTIAL DISTRICT (R-6), BY PROVIDING FOR NEW REQUIREMENTS, AS AUTHORIZED PURSUANT TO SECTION 13-4-201, TENNESSEE CODE ANNOTATED.

BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended as follows:

SECTION 1.

Chapter 3, Section XI., Multi-Family Residential District (R-6), is amended by deleting it in its entirety and substituting in lieu thereof the following:

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

A. General Description

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.

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 Protection Ordinance.
3. 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.
4. 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.
5. Internal access and circulation shall provide for adequate ingress/egress of fire fighting equipment, service deliveries, furniture moving vans, and refuse collection vehicles.
6. Internal pedestrian access and circulation shall be provided where deemed appropriate by the planning commission.
7. Parking areas and sidewalks shall be lighted for night use where appropriate. All lighting shall comply with Town of Farragut lighting provisions.
8. A site plan of the development shall be submitted as regulated in Chapter 4.
9. 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.
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. 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 surface 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. Accessory structures:

Where the adjacent property is zoned residential or agricultural, accessory structures shall be set back from the nearest point of any side or rear property line a minimum of one hundred (100) feet.

Where the adjacent property is zoned non-residential or non-agricultural, accessory structures shall be set back from the nearest point of any side or rear property line a minimum of thirty-five (35) 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 surface 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 as provided for in the landscaping requirements of Chapter 4.

- 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. Minimum Distance Between Buildings
There shall be a minimum of twenty (20) feet between all freestanding buildings, as measured from the closest point between two buildings.
5. Land Area
Minimum lot size of five (5) 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(s).
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-five (45) 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.

G. Building Façade Requirements

Building façades shall use high-quality, durable, materials that are architecturally compatible and include a significant masonry element. Building façades shall not use fabricated metal panels or vinyl siding and shall include only limited use of synthetic stucco (EIFS) or

panelized brick (such materials may be appropriate as accents or on upper floor façades). The use of high-quality, durable, stone veneer may be acceptable when it is detailed to have the appearance of authentic stone. At a building corner, the veneer should wrap around the corner and should, at a minimum, extend to a depth of traditional stone. The objective is to assure that synthetic products convey an authenticity similar to genuine masonry.

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/bioretention facilities; or
5. Rainwater being harvested for irrigation or gray water uses.

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

FARRAGUT MUNICIPAL PLANNING COMMISSION

(Proposed changes are in red, blue and green. Text in green reflects changes from July FMPC meeting)

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.

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 *Protection 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.~~
- 3. 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.
- 4. 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.
- 5. Internal access and circulation shall provide for adequate ingress/egress of fire fighting equipment, service deliveries, furniture moving vans, and refuse collection vehicles.

6. Internal pedestrian access and circulation shall be provided where deemed appropriate by the planning commission.
7. *Parking areas and sidewalks shall be lighted for night use where appropriate. All lighting shall comply with Town of Farragut lighting provisions.*
8. A site plan of the development shall be submitted as regulated in Chapter 4.
9. *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.*
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. 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 surface 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. Accessory structures:

Where the adjacent property is zoned residential or agricultural, accessory structures shall be set back from the nearest point of any side or rear property line a minimum of one hundred (100) feet.

Where the adjacent property is zoned non-residential or non-agricultural, accessory structures shall be set back from the nearest point of any side or rear property line a minimum of thirty-five (35) 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 **surface** 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 as provided for in the landscaping requirements of Chapter 4.
 - 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.~~
Minimum distance between buildings. There shall be a minimum of twenty (20) feet between all freestanding buildings, as measured from the closest point between two buildings.
 - 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(s).

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-five (45)** 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.* Building façades shall use high-quality, durable, materials that are architecturally compatible and include a significant masonry element. Building façades shall not use fabricated metal panels or vinyl siding and shall include only limited use of synthetic stucco (EIFS) or panelized brick (such materials may be appropriate as accents or on upper floor façades). The use of high-quality, durable, stone veneer may be acceptable when it is detailed to have the appearance of authentic stone. At a building corner, the veneer should wrap around the corner and should, at a minimum, extend to a depth of traditional stone. The objective is to assure that synthetic products convey an authenticity similar to genuine masonry.

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.

MEETING DATE: August 21, 2014

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

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

SUBJECT: Discussion and public hearing on an amendment to the text of the Farragut Zoning Ordinance, Chapter 3. Specific District Regulations., to create a new zoning district, Open Space Multi-Family Residential Overlay District (Ross Bradley, TDK Construction and PMG, Applicants)

INTRODUCTION AND BACKGROUND: This item has been discussed at the previous three planning commission meetings. At last month's meeting the staff included a draft for an open space multi-family residential overlay zoning district. This amendment was reviewed with the commission and the applicants. Based on the comments that were received, the staff made some additional modifications that are now reflected in the text amendment included as Ordinance 14-12 in your packet.

DISCUSSION: In addition to Ordinance 14-12, the staff has included in the packet a copy of the proposed Open Space Multi-Family Residential Overlay Zoning District with last month's revisions shown in green.

RECOMMENDATION: The staff recommends approval of Resolution PC-14-07 which recommends approval of Ordinance 14-12.

RESOLUTION PC-14-07

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3. SPECIFIC DISTRICT REGULATIONS, BY ADDING A NEW OPEN SPACE MULTI-FAMILY RESIDENTIAL OVERLAY DISTRICT (OSMFR) AS SECTION XXVIII.

WHEREAS, the Tennessee Code Annotated, Section 13-4-201et 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 August 21, 2014;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 14-12.

ADOPTED this 21st day of August, 2014.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	14-12
PREPARED BY:	Shipley
REQUESTED BY:	TDK Construction and PMG
CERTIFIED BY FMPC:	August 21, 2014
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE TEXT OF THE ZONING ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE, ORDINANCE 86-16, AS AMENDED, BY AMENDING CHAPTER 3., SPECIFIC DISTRICT REGULATIONS., TO CREATE A NEW ZONING DISTRICT ENTITLED OPEN SPACE MULTI-FAMILY RESIDENTIAL OVERLAY (OSMFR), AS AUTHORIZED PURSUANT TO SECTION 13-4-201, TENNESSEE CODE ANNOTATED.

BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended as follows:

SECTION 1.

Chapter 3, Section XI., Specific District Regulations., is amended by adding the following:

XXVIII. OPEN SPACE MULTI-FAMILY RESIDENTIAL OVERLAY (OSMFR)

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 site 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, sinkholes, streams, topographic features, and endangered species habitats. Development shall comply with the Tree Protection Ordinance.
 - c. Common open space may be improved for certain passive recreation uses, but open space containing natural features worthy of preservation (e.g. wetlands, woodlands, steep slopes, streams, springs, sinkholes, etc.,) must be left unimproved and undisturbed.
 - d. Common open space shall be designated as permanent on the approved site plan and referenced as an exhibit in a covenant that runs with the land and that is recorded at the Register of Deeds.
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 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 comply with Town of Farragut lighting provisions.
 9. 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 surface 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. Accessory Structures:

Where the adjacent property is zoned residential or agricultural, accessory structures shall be set back from the nearest point of any side or rear property line a minimum of one hundred (100) feet.

Where the adjacent property is zoned non-residential or non-agricultural, accessory structures shall be set back from the nearest point of any side or rear property line a minimum of thirty-five (35) feet.

2. Minimum Distance Between Buildings

There shall be a minimum of twenty (20) feet between all freestanding buildings, as measured from the closest point between two buildings.

3. 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.

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 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 surface 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 ten (10) feet in width.
- 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. Whenever the adjacent property is zoned residential or agricultural, no buildings to be constructed within 100 feet of a periphery property line shall exceed three (3) stories, or forty-five (45) feet in height.
- 2. When abutting all other zoning districts or where buildings are greater than 100 feet from a periphery property line, such buildings shall not exceed four (4) stories, or fifty-five (55) feet in height.
- 3. 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.

H. Building Façade Requirements

Building façades shall use high-quality, durable, materials that are architecturally compatible and include a significant masonry element. Building façades shall not use fabricated metal panels or vinyl siding and shall include only limited use of synthetic stucco (EIFS) or panelized brick (such materials may be appropriate as accents or on upper floor façades). The use of high-quality, durable, stone veneer may be acceptable when it is detailed to have the appearance of authentic stone. At a building corner, the veneer should wrap around the corner and should, at a minimum, extend to a depth of traditional stone. The objective is to assure that synthetic products convey an authenticity similar to genuine masonry.

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

FARRAGUT MUNICIPAL PLANNING COMMISSION

(Text in green reflects changes from July FMPC meeting)

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 site 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, sinkholes, streams, topographic features, and endangered species habitats. Development shall comply with the Tree Protection Ordinance.
 - c. Common open space may be improved for certain passive recreation uses, but open space containing natural features worthy of preservation (e.g. wetlands, woodlands, steep slopes, streams, springs, sinkholes, etc.,) must be left unimproved and undisturbed.

- d. Common open space shall be designated as permanent on the approved site plan and referenced as an exhibit in a covenant that runs with the land and that is recorded at the Register of Deeds.
- 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 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 comply with Town of Farragut lighting provisions.
- 9. 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 surface 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. Accessory structures:

Where the adjacent property is zoned residential or agricultural, accessory structures shall be set back from the nearest point of any side or rear property line a minimum of one hundred (100) feet.

Where the adjacent property is zoned non-residential or non-agricultural, accessory structures shall be set back from the nearest point of any side or rear property line a minimum of thirty-five (35) feet.

2. Minimum distance between buildings. There shall be a minimum of twenty (20) feet between all freestanding buildings, as measured from the closest point between two buildings.
3. 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.
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 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 surface 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 ten (10) feet in width.
 - 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. Whenever the adjacent property is zoned residential or agricultural, no buildings to be constructed within 100 feet of a periphery property line shall exceed three (3) stories, or forty-five (45) feet in height.

When abutting all other zoning districts or where buildings are greater than 100 feet from a periphery property line, such buildings shall not exceed four (4) stories, or fifty-five (55) 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 ¾) spaces per dwelling unit.

H. *Building façade requirements.* Building façades shall use high-quality, durable, materials that are architecturally compatible and include a significant masonry element. Building façades shall not use fabricated metal panels or vinyl siding and shall include only limited use of synthetic stucco (EIFS) or panelized brick (such materials may be appropriate as accents or on upper floor façades). The use of high-quality, durable, stone veneer may be acceptable when it is detailed to have the appearance of authentic stone. At a building corner, the veneer should wrap around the corner and should, at a minimum, extend to a depth of traditional stone. The objective is to assure that synthetic products convey an authenticity similar to genuine masonry.

MEETING DATE: August 21, 2014

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director 

SUBJECT: Discussion and public hearing on an amendment to the text of the Farragut Zoning Ordinance, Chapter 4., Section XX., Parking and Loading, A., 2. and 3., to change the off-street parking provisions for multi-family uses (Ross Bradley, TDK Construction and PMG, Applicants)

INTRODUCTION AND BACKGROUND: As part of the proposed amendments to the R-6 Zoning District and the proposed Open Space Multi-Family Residential Overlay District, the parking lot setbacks and parking space allocations are being modified.

The provisions for parking lot setbacks and parking space allocations are addressed in Chapter 4. of the zoning ordinance in the Parking and Loading section.

DISCUSSION: As you may recall, when the modifications to the R-6 were being discussed, there was a desire to encourage buildings rather than parking lots around the periphery of the development. Consequently, the setbacks for parking lots will be greater to reflect this comment.

The number of parking spaces required is also being lowered from 2.25 spaces per unit to 1.75 spaces per unit. This would be more in line with what is commonly required in the region for new multi-family projects. This lower parking space ratio also lessens the project's footprint and provides an opportunity for increased green space and open areas.

Ordinance 14-13 includes the proposed amendments to the Parking and Loading section of the zoning ordinance. In addition to this ordinance, the staff has included in the packet a copy of the current and proposed language.

RECOMMENDATION: The staff recommends approval of Resolution PC-14-08 which recommends approval of Ordinance 14-13.

RESOLUTION PC-14-08

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 4. GENERAL PROVISIONS AND EXCEPTIONS, SECTION XX. PARKING AND LOADING, A., 2. AND 3., TO CHANGE THE OFF-STREET PARKING PROVISIONS FOR MULTI-FAMILY USES

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 August 21, 2014;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 14-13.

ADOPTED this 21st day of August, 2014.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	14-13
PREPARED BY:	Shipley
REQUESTED BY:	TDK Construction and PMG
CERTIFIED BY FMPC:	August 21, 2014
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE TEXT OF THE ZONING ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE, ORDINANCE 86-16, AS AMENDED, BY AMENDING CHAPTER 4., SECTION XX. PARKING AND LOADING, A., 2. AND 3., TO CHANGE THE OFF-STREET PARKING PROVISIONS FOR MULTI-FAMILY USES, AS AUTHORIZED PURSUANT TO SECTION 13-4-201, TENNESSEE CODE ANNOTATED.

BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended as follows:

SECTION 1.

Chapter 3, Section XX., Parking and Loading, A., 2., e., is amended by deleting it in its entirety and substituting in lieu thereof the following:

- e. Where parking is to be provided in the rear or side yard of a commercial or office development, the parking lot shall be set back a minimum of ten (10) feet from the side or rear property line.

SECTION 2.

Chapter 3, Section XX., Parking and Loading, A., 2., is amended by inserting the following:

- f. Where parking is to be provided in the rear or side yard of a multi-family development, the parking lot shall be set back a minimum of fifty (50) feet from the side or rear property line, except as provided for elsewhere in this ordinance.

SECTION 3.

Chapter 3, Section XX., Parking and Loading, 3., Number of parking spaces required, Residential, is amended by deleting it in its entirety and substituting in lieu thereof the following:

Residential

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

Apartments/Multi-Family: One and three-fourth (1 $\frac{3}{4}$) spaces per dwelling unit

SECTION 4.

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

FARRAGUT MUNICIPAL PLANNING COMMISSION

CHAPTER 4. GENERAL PROVISIONS AND EXCEPTIONS

XX. PARKING AND LOADING

A. Off-Street Parking Requirements.

2. Location and setbacks.

CURRENT LANGUAGE:

- e. Where parking is to be provided in the rear or side yard of a commercial, office, or multi-family development, the parking lot shall be set back a minimum of ten (10) feet from the side or rear property line.

PROPOSED LANGUAGE:

- e. Where parking is to be provided in the rear or side yard of a commercial or office development, the parking lot shall be set back a minimum of ten (10) feet from the side or rear property line. *(removed multi-family)*
- f. Where parking is to be provided in the rear or side yard of a multi-family development, the parking lot shall be set back a minimum of fifty (50) feet from the side or rear property line, except as provided for elsewhere in this ordinance. *(so that when abutting non-residential or non-agriculture properties, the 20' setback that is provided for in the Open Space Multi-Family Overlay District will apply)*

3. Number of parking spaces required.

CURRENT LANGUAGE:

Residential

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

Apartments: Two and one-fourth (2¼) spaces per dwelling unit

PROPOSED LANGUAGE:

Residential

Single and two-family dwellings: Two (2) spaces per dwelling unit **(no change)**

Apartments/Multi-Family: One and three-fourth (1¾) spaces per dwelling unit

MEETING DATE: August 21, 2014

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director 

SUBJECT: Discussion on amendments to the text of the Farragut Zoning Ordinance, Chapter 3., Section XXVII., Town Center District (TCD)

INTRODUCTION: This is an item to discuss amendments to the Town Center District (TCD) and/or other zoning districts in an effort to work toward Strategy 1 – *Bringing About A Downtown* in the adopted Comprehensive Land Use Plan (CLUP).

BACKGROUND: For some time, it has been a vision of the citizens of the Town to work toward the development of a “downtown.” The Farragut Land Use and Transportation Policy Plan 2001-2011 included a policy statement to promote the creation of a “downtown” in the area between Glen Abbey Boulevard and Concord Road. In 2007, the FMPC and BOMA worked to create the current Town Center District (TCD), however to date, there are no properties zoned TCD.

In December 2012, and in accordance with TCA, the FMPC certified the Comprehensive Land Use Plan (CLUP), which included the associated Future Land Use Map. Since December 2012, the staff has been working with the FMPC and BOMA to implement strategies outlined in the CLUP. For example, the Town has purchased the Russell House, made gateway enhancements, created the BD-4 zoning district, is amending the multi-family zoning district in an effort to provide more housing choice, and is working with a consultant on developing architectural design standards. In association with this process of developing architectural design standards and the fact that the mixed-use Town Center has been identified as a subarea in the forthcoming design standards document, the staff felt it was time to engage the planning commission in discussions on how best to bring about a “downtown” area.

The TCD was very well written in 2007 and was structured to address development on a large, vacant tract of land or several vacant parcels as a whole with a minimum development area of 15 acres. However, there are several smaller parcels within the mixed-use Town Center area that are key to the vision of bringing about a downtown but do not meet the minimum area standards and some other provisions outlined in the TCD.

The CLUP acknowledges that the entire area identified as mixed-use Town Center will not develop all at one time and will occur in small increments. This is a disconnect between the zoning ordinance and the CLUP. As properties are developed or redeveloped in the area identified as mixed-use Town

Center in the CLUP, there needs to be a mechanism to ensure the use, aesthetics, site design, etc., are in keeping with the plan.

A joint FMPC and BOMA workshop was held on August 13 to begin discussion related to the mixed-use Town Center area, a portion of the PowerPoint presentation is attached. At the workshop, participants discussed at length the history, concept and vision for a mixed-use Town Center. Also, considerable discussion was dedicated to the legality of the adopted plan. During the workshop, staff presented five options for consideration as a way to move forward with implementation of the mixed-use Town Center. These options included:

1. Creating a new zoning district;
2. Amending the existing TCD to add more flexibility;
3. Working with property owners to rezone properties within the mixed use town center to any new or modified zoning district;
4. Amending the existing zoning districts (C-1, O-1, and PCD) associated with properties in the area identified as mixed use town center to be consistent with the development of a downtown;
5. Providing for a special exception process in the C-1, O-1, and PCD for any new or redevelopment associated with any tract within the mixed use town center. Make compatibility with the CLUP a primary condition for approving a special exception

The group felt that Option 4, may be the best method moving forward. Staff has identified specific uses that are inconsistent with the CLUP and the uses established in the TCD and has included a list of those uses in the packet.

Questions related to Option 4:

1. Does the planning commission envision an amendment to all three zones (C-1, O-1 and PCD)? Or, solely amendments to the C-1 zoning district?
2. Are there other uses, design and site design elements that the planning commission feels need to be addressed as it relates to the mixed-use Town Center area identified on the Future Land Use Map?
3. Does the planning commission feel there is another way to mesh the zoning ordinance and the CLUP to be consistent with Policy 1 and Strategy 1 of the plan?

DISCUSSION: Please review the questions and information in the packet. The staff will recap some highlights from the workshop. 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 September.

TOWN OF FARRAGUT

Bringing About
A Downtown

INTRODUCTION AND PURPOSE

To review the development of a downtown

- **History (how did we arrived here?)**
- **Plans and Ordinances (what do we have to address the desire for a downtown?)**
- **Direction (where do we go from here?)**

History

- Town founded in 1980 as a sparsely populated rural “bedroom” community
- Town has grown significantly since 1980
- Does not have a “downtown” and the sense of place that emanates from a pedestrian-oriented town center
- Early reference to a “downtown” was in the Farragut Land Use and Transportation Policy Plan 2001-2011 which includes a policy statement that promotes the development of a “Town Center” in the area between Glen Abbey Boulevard and Concord Road along the Kingston Pike corridor

HISTORY (CONTINUED)

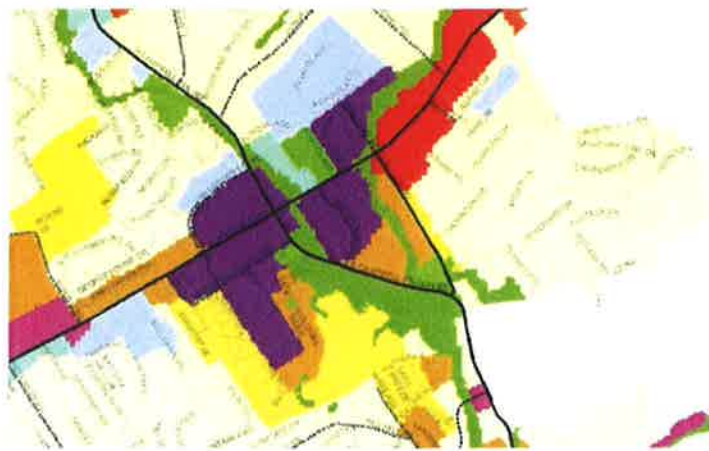
- In 2007, Town Center District (TCD) and Town Center District Design Requirements created
- In late 2007, the FMPC resolved to recommend the Board approve the rezoning of the large 68 acre tract of property adjacent to Town Hall to TCD. Due to a market collapse the project did not proceed
- In 2012, the Town contracted to have an update of our Land Use and Transportation Policy Plan
- In late 2012, and in accordance with the TCA, the FMPC certified the CLUP's approval to the BOMA. The CLUP approval included the associated Future Land Use Map

HISTORY (CONTINUED)

- Since the adoption of the CLUP, the Town has incrementally worked to address the strategies outlined in the document. For example:
 - Purchase of Russell House property
 - Gateway enhancements
 - Business District 4 (BD-4) zoning district creation
 - Multi-family zoning district revisions
 - Architectural Design Guidelines
- Consistent with this effort, the fact that it has been a consistent priority in the adopted Strategic Plan since its inception, and as part of the current Architectural Design Guidelines formulation process, the Town is now working to implement Strategy 1 of the CLUP - *Bringing About a Downtown*
- The area identified for this “downtown” is shown on the future land use map as a Mixed Use Town Center

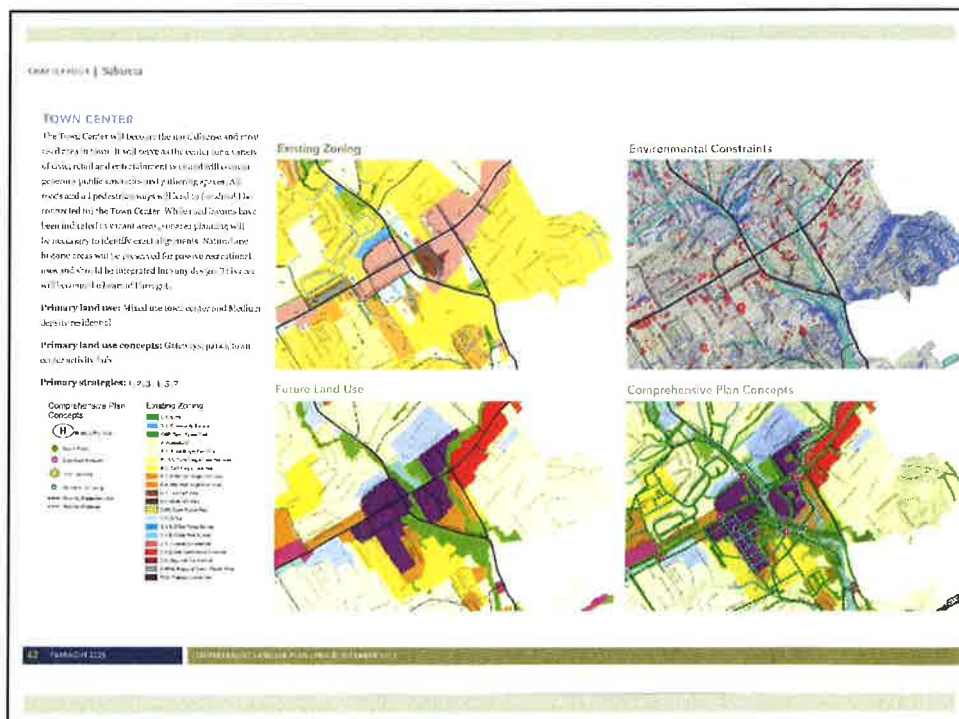
Town of Farragut Mixed Use Town Center (in purple)

Future Land Use



MIXED USE TOWN CENTER

- CLUP includes Intent, Uses, Location, and Character to describe what a mixed use town center would include and where it would be located
- Specified in CLUP as 8-15 units per acre for the residential component. It is to be mixed use and pedestrian oriented
- In terms of adopted zoning districts, the TCD would be most similar to what is described as a mixed use town center in the CLUP
- No properties are currently zoned TCD. Areas within the identified mixed use town center are currently zoned C-1, O-1, and Planned Commercial (PCD) – these are traditional zoning districts that, in their current form, are not conducive to the development of a mixed use town center



THE CLUP AND THE ZONING ORDINANCE

- To move forward, we must understand the difference between the CLUP and the zoning ordinance
 - The CLUP is a “plan” for how the Town would like to see its land used in the future. It is not a “requirement” but is an adopted plan that should be referenced and used in all land use related decisions so that its vision can be implemented
 - Provisions in the zoning ordinance are requirements that must be followed and that should be consistent with and forward the objectives of the CLUP
 - Blending the “plan” with the “requirements” is time consuming but essential if the plan is to be realized
 - What “requirements” are in place now that could help bring about a downtown?

The Town Center District (TCD)

- Identified in the CLUP as the zoning district most consistent with the development of a mixed use town center
- Found in the Zoning Ordinance, Chapter 3, Section XXVII., and includes requirements related to...
 - Permitted uses
 - Area Regulations (height, setback, etc.)
 - Street and Pedestrian Circulation Requirements and
 - Parking Lot and Space Requirements
- Related to this, the Farragut Municipal Code, Title 14, Chapter 3 includes Town Center District Design Requirements related to...
 - Building facades
 - Street furniture
 - Signage

THE TCD AND THE CLUP THE DIFFERENCES

- The TCD was developed for a larger tract (at least 15 acres), generally for the development of a new downtown on a vacant property
- Within the area identified as mixed use town center on the future land use map, a number of properties are less than 15 acres and are already developed or could experience a re-development
- The TCD, as currently written, would not be appropriate for these smaller and/or developed properties
- The CLUP acknowledges that the entire downtown area will not develop at one time, but will occur in small increments
- Some strategies for addressing an incremental development of a mixed use town center include...

IMPLEMENTATION TOOLS FOR BRINGING ABOUT A DOWNTOWN

- Make amendments to the zoning ordinance. Options include:
 1. Creating a new zoning district;
 2. Amending the existing TCD to add more flexibility;
 3. Working with property owners to rezone properties within the mixed use town center to any new or modified zoning district;
 4. Amending the existing zoning districts (C-1, O-1, and PCD) associated with properties in the area identified as mixed use town center to be consistent with the development of a downtown;
 5. Providing for a special exception process in the C-1, O-1, and PCD for any new or redevelopment associated with any tract within the mixed use town center. Make compatibility with the CLUP a primary condition for approving a special exception
(talk about legal authority...land use caselaw)
- Revisit the preapproved PUD concept outlined in the CLUP

Uses by district that are inconsistent with Strategy 1 – Bringing About a Downtown

C-1:

1. Generally recognized retail sales (big box entities where the total floor area exceeds 50,000 square feet.)
2. Retail outlets for the sale of general farm implements and lawn care equipment such as tractors (less than 10,000 pounds), riding lawn mowers, and related accessories.
3. Automotive services, provided such services are for automobiles and light trucks only. Such services may include fuel sales and repairs. Facilities designed to accommodate the refueling and/or servicing of trucks with more than three (3) axles or more than ten (10) wheels are prohibited.
4. Retail rental and leasing of automobiles.
5. Indoor kennel facilities.
6. Mortuary establishments.
7. Commercial greenhouses, nurseries, and other similar uses.
8. Day care facilities as regulated in Chapter 4.
9. Nursing homes as regulated in Chapter 4.
10. Elderly housing as regulated in Chapter
11. Outdoor recreational facilities
12. Utility uses.
13. Any use otherwise permitted that proposes a drive-thru.

O-1:

1. Mortuary establishments.
2. Day care facilities as regulated in Chapter 4.
3. Utility uses.
4. Any use otherwise permitted that proposes a drive-thru.

PCD:

3.XXVI.C.1.a.

Unless otherwise prohibited through the approved Development Plan, any use as established within the commercial and office districts shall be allowed within the PCD district;

Telecommunications Tower Overlay Provisions:

Add to the minimum development requirements:

The overlay zone shall not be permitted in areas designated in the Farragut Comprehensive Land Use Plan as the Mixed Use Town Center area.

***Wording in red are for discussion purposes only.*