

A G E N D A
FARRAGUT MUNICIPAL PLANNING COMMISSION

November 20, 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 – October 16, 2014**
- 3. Election of officers**
- 4. Discussion and public hearing on a final plat for Phase II of the Bridgemore Subdivision, Parcel 25.04, Tax Map 152, 40 Lots, 28.51 Acres (Placemakers Development Partnership, Applicant)**
- 5. Discussion and public hearing on a concept plan for the Farragut Apartments, Parcels 108 and 109, Tax Map 130, 820 N. Campbell Station Road, 31.94 Acres (GBS Engineering, Applicant)**
- 6. Discussion and public hearing on a site plan for outdoor seating at the Bad Daddy's Burger Bar, 11683 Parkside Drive (GBS Engineering/Mark Bialik, Applicant)**
- 7. Discussion and public hearing on a site plan for the Honest-1 Auto Care Center, 150 N. Campbell Station Road, .62 Acres (Randolph Architecture, Applicant)**
- 8. Discussion and public hearing on a site plan for a storage building addition at the Town of Farragut Public Works site, 731 Fretz Road, 12.32 Acres (Town of Farragut, Applicant)**
- 9. Discussion and public hearing on a request to rezone Parcels 115.01 and 116.01, Tax Map 130 and Parcels 96 and 96.01, Tax Map 142 from R-2 and R-4 to R-6 (TDK Construction Company, Inc., c/o Ross Bradley, Applicant)**
- 10. Discussion and public hearing on amendments to the text of the Farragut Zoning Ordinance, Chapter 3. Section XII., General Commercial District (C-1), as it relates to the Mixed Use Town Center outlined in the Comprehensive Land Use Plan**

It is the policy of the Town of Farragut not to discriminate on the basis of race, color, national origin, age, sex, or disability pursuant to Title VI of the Civil Rights Act of 1964, Public Law 93-112 and 101-336 in its hiring, employment practices and programs. To request accommodations due to disabilities, please call 865-966-7057 in advance of the meeting.

- 11. Discussion and public hearing on an amendment to the text of the Farragut Zoning Ordinance, Chapter 3., Section XXVII. Town Center District (TCD)., N. 6., to remove the minimum development size**
- 12. Discussion and public hearing on a recommendation for the Board of Mayor and Aldermen to adopt, by ordinance, the area and text identified as Mixed Use Town Center, as shown on the future land use map in the Comprehensive Land Use Plan**
- 13. Public hearing on proposed locations for new utilities**

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**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

October 16, 2014

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Annette Brun
Betty Dick
Noah Myers
Louise Povlin

MEMBERS ABSENT

Ron Honken, Alderman
Ed Whiting, Secretary
Ralph McGill, Mayor

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

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

CITIZEN FORUM

Boy Scouts from Troop 46, Patrick Wingard, Davis Summerville and Zack Otto, were in attendance and working on their Communications, Citizenship and Community Merit Badges.

APPROVAL OF MINUTES

*Commissioner Myers moved to approve the September 18, 2014 minutes as submitted.
Commissioner St. Clair seconded the motion and the motion passed 6-0.*

AGENDA ITEMS

**DISCUSSION OF A REQUEST FOR A MINOR AMENDMENT TO THE 2012
COMPREHENSIVE LAND USE PLAN TO UPDATE THE OPEN SPACE CLUSTER
RESIDENTIAL PORTION OF THE FUTURE LAND USE PLAN TO INCLUDE MULTI-
FAMILY (PMG, Applicant)**

Commissioner St. Clair moved to approve the amendment to the 2012 Comprehensive Land Use Plan (CLUP) subject to the staff's wording that would incorporate multi-family into the open space cluster residential aspect of the CLUP. Commissioner Myers seconded the motion and the motion passed 6-0.

**DISCUSSION AND PUBLIC HEARING ON A REQUEST TO ANNEX PARCEL 108, TAX
MAP 130, 902 N. CAMPBELL STATION ROAD, 1.55 ACRES (Clarence and Inez Lee,
Owners, PMG, Applicant)**

Commissioner St. Clair moved to approve Resolution PC-14-09 which recommends approval of Ordinance 14-14. Commissioner Dick seconded the motion and the motion passed 6-0.

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DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE PARCELS 108 AND 109, TAX MAP 130, 820 AND 902 N. CAMPBELL STATION ROAD, NORTH OF THE HOLIDAY INN EXPRESS, 34.5 ACRES, FROM A AND R-2 TO R-6/OSMFR (PMG, Applicant)

Commissioner Myers moved to approve Resolution PC-14-10 which recommends approval of Ordinance 14-16. Commissioner St. Clair seconded the motion and the motion passed 6-0.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE PARCEL 104, TAX MAP 141, 421 EVERETT ROAD, 20.37 ACRES, FROM R-1 TO R-1/OSR (Saddlebrook Properties, Applicant)

This item has been postponed at the request of the applicant.

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR PHASE II OF THE BRIDGEMORE SUBDIVISION, PARCEL 25.04, TAX MAP 152, 40 LOTS, 28.51 ACRES (Placemakers Development Partnership, Applicant)

This item has been postponed at the request of the applicant.

DISCUSSION AND PUBLIC HEARING ON AMENDMENTS TO THE FARRAGUT MUNICIPAL CODE, TITLE 16, CHAPTER 4. DRIVEWAYS AND OTHER ACCESS WAYS, TO CLARIFY THE REQUIREMENT FOR A TRAFFIC IMPACT STUDY IN RELATION TO REZONING REQUESTS

Commissioner St. Clair moved to approve the Resolution 14-12 which recommends approval of Ordinance 14-18. Commissioner Povlin seconded the motion and the motion passed 6-0.

DISCUSSION AND PUBLIC HEARING ON THE EVERETT ROAD CORRIDOR IMPROVEMENT FEE ORDINANCE

Gary Palmer presented the ordinance and a lengthy discussion ensued. Commissioners offered a number of suggestions which included exemptions for lots of records, extending the timeline for a refund to be as long as legally possible, and the addition of a CPI escalator for the fee. Commissioner Myers moved to accept the proposed ordinance subject to the comments that were noted being addressed. Staff (Palmer) indicated that this should not be a problem and the revisions would be e-mailed to commissioners for their review. Motion was seconded by St. Clair and the motion passed 6-0.

DISCUSSION ON AMENDMENTS TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE AS IT RELATES TO THE MIXED USE TOWN CENTER OUTLINED IN THE COMPREHENSIVE LAND USE PLAN

For discussion purposes only.

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PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES
None at this time

ADJOURNMENT
The meeting adjourned at 8:57 p.m.

Edwin K. Whiting, Secretary

MEETING DATE: November 20, 2014

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

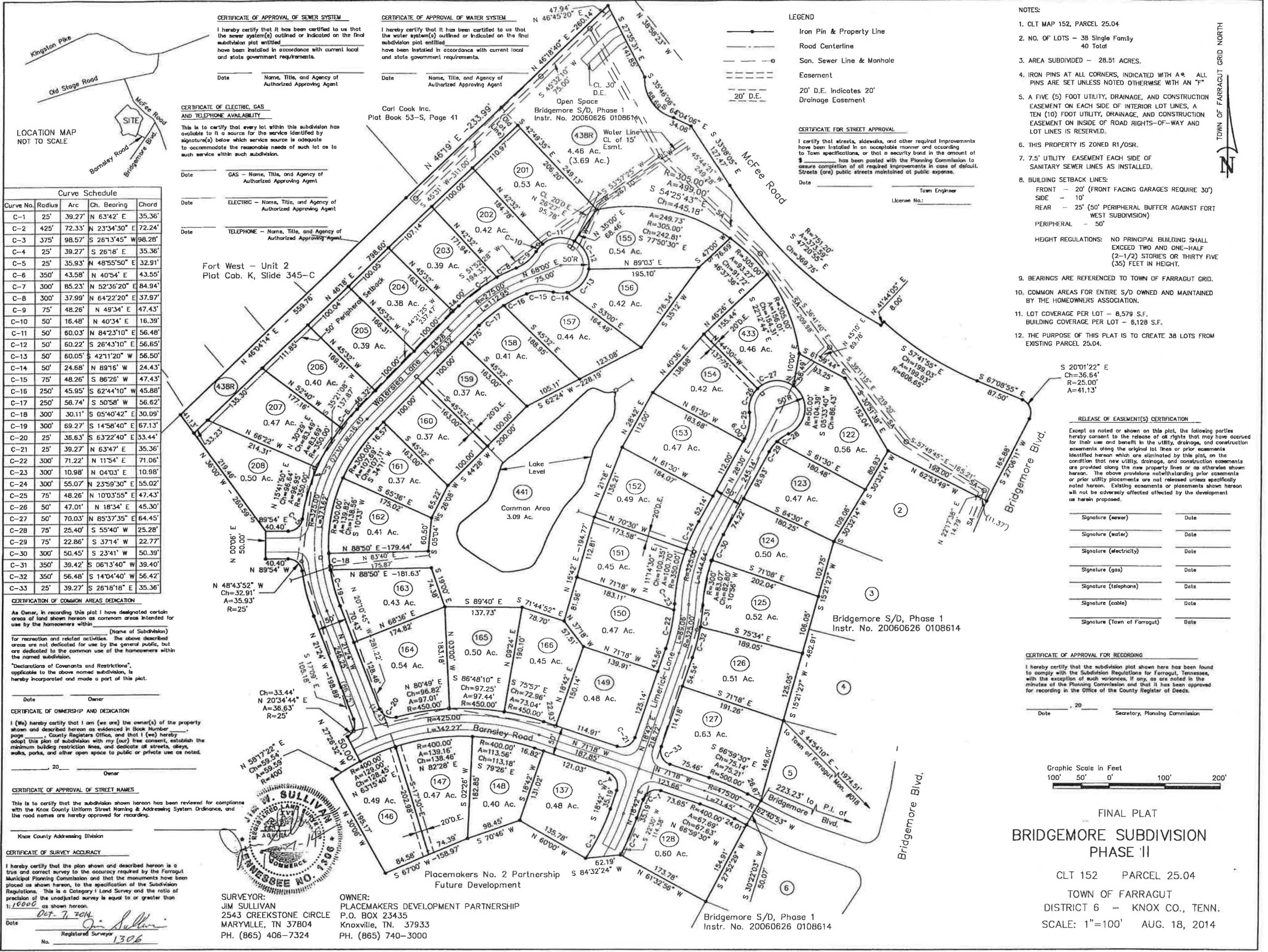
PREPARED BY: Mark Shipley, Community Development Director 

SUBJECT: Discussion and public hearing on a final plat for Phase II of the Bridgemore Subdivision, Parcel 25.04, Tax Map 152, 40 Lots, 28.51 Acres (Placemakers Development Partnership, Applicant)

INTRODUCTION AND BACKGROUND: This next phase of the Bridgemore Subdivision off McFee Road includes 38 dwelling lots and 2 open space lots. The concept plan was revised to accommodate this phase and approved on March 20, 2014. The preliminary plat for Phase II was approved on April 17, 2014.

Since that time the applicant has been working on completing the required public improvements per the approved preliminary plat.

RECOMMENDATION: The staff will make a recommendation at the meeting based on the status of the completion of the required public improvements and site stabilization.



RECEIVED
OCT 8 2014
TOWN OF FARRAGUT

MEETING DATE: November 20, 2014

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

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

SUBJECT: Discussion and public hearing on a concept plan for the Farragut Apartments, Parcels 108 and 109, Tax Map 130, 820 N. Campbell Station Road, 31.94 Acres (GBS Engineering, Applicant)

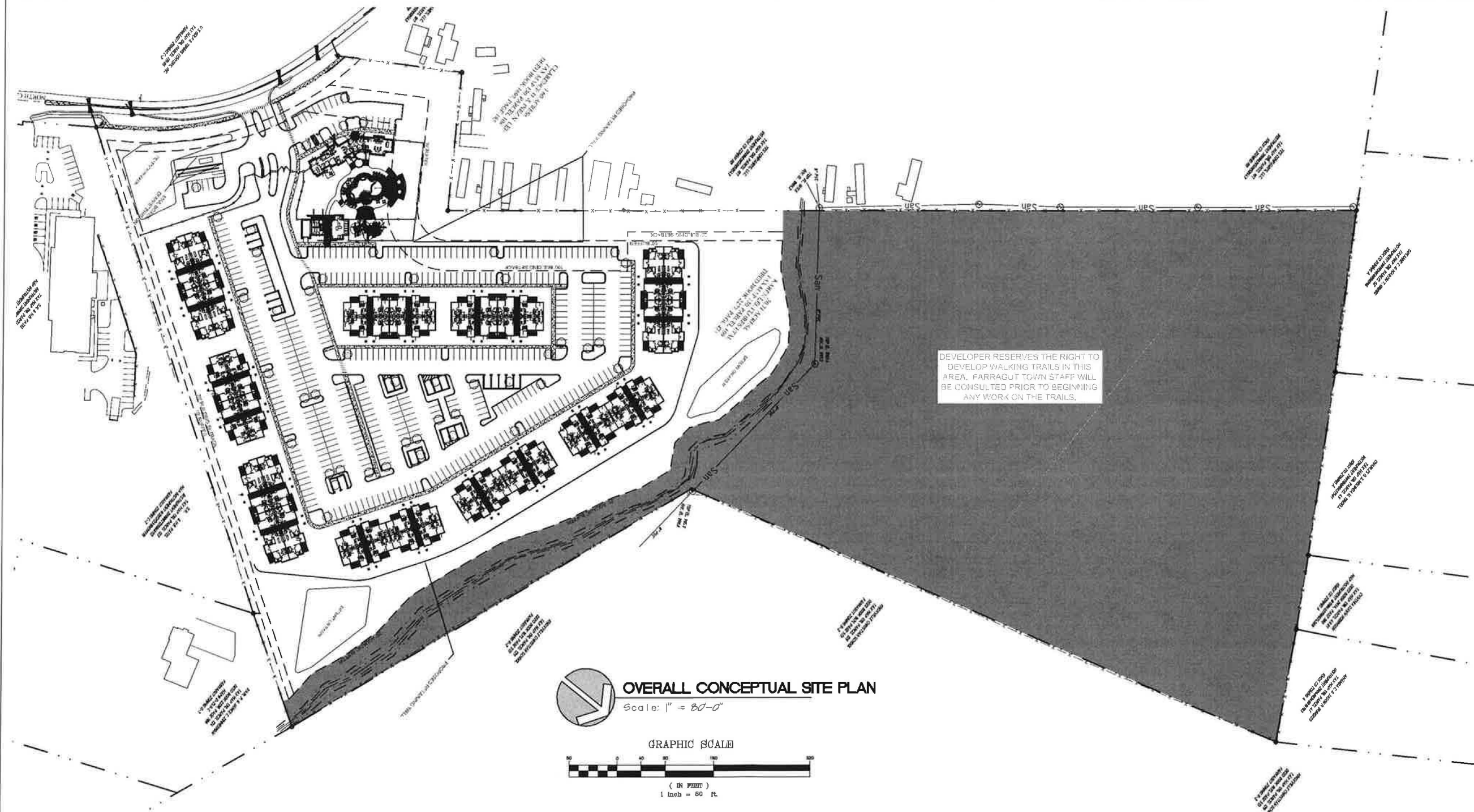
INTRODUCTION AND BACKGROUND: This item involves the property just north of the Holiday Inn Express that has recently been rezoned to the newly created Open Space Multi-Family Overlay Zoning District (R-6/OSMFR).

When the rezoning was discussed at the October planning commission meeting, the applicant asked about trying to move forward with the project while the annexation of a 1.55 acre tract that will be part of the proposed apartment development is finalized.

DISCUSSION: At the October meeting, the applicant specifically asked about trying to obtain a land disturbance permit so that some preliminary site work could be initiated. It was suggested by commissioners that, due to the physical limitations of the property and the complexity of the project, the applicant should first present a concept plan to the planning commission for their consideration. In doing so the applicant would be advised of any significant design modifications prior to investing additional time and money into the more detailed site plan submittal.

Included in your packet is a copy of the revised concept plan along with the staffs' comments on the initial concept plan that was submitted for staff review.

RECOMMENDATION: The staff will review the revised concept plan and make a recommendation at the meeting.



OWNER:
LEE FAMILY
KAY LEE WELLONS,
820 N CAMPBELL STATION RD.
FARRAGUT, TN 37932

DEVELOPER:
CG FARRAGUT, LLC
JASON PERRY,
7320 MCGINNIS FERRY ROAD,
SUWANEE, GA 30024

I CERTIFY THIS CONCEPTUAL SITE PLAN CAN BE DESIGNED
TO MEET THE TOWN OF FARRAGUT MUNICIPAL CODES,
ZONING ORDINANCES AND SUBDIVISION REGULATIONS.

Mark A. Blalick, PE DATE



UNIT BREAK DOWN:
1- BEDROOM UNITS = 84 UNITS
2-BEDROOM UNITS = 126 UNITS
3-BEDROOM UNITS = 42 UNITS
TOTAL UNITS = 252 UNITS

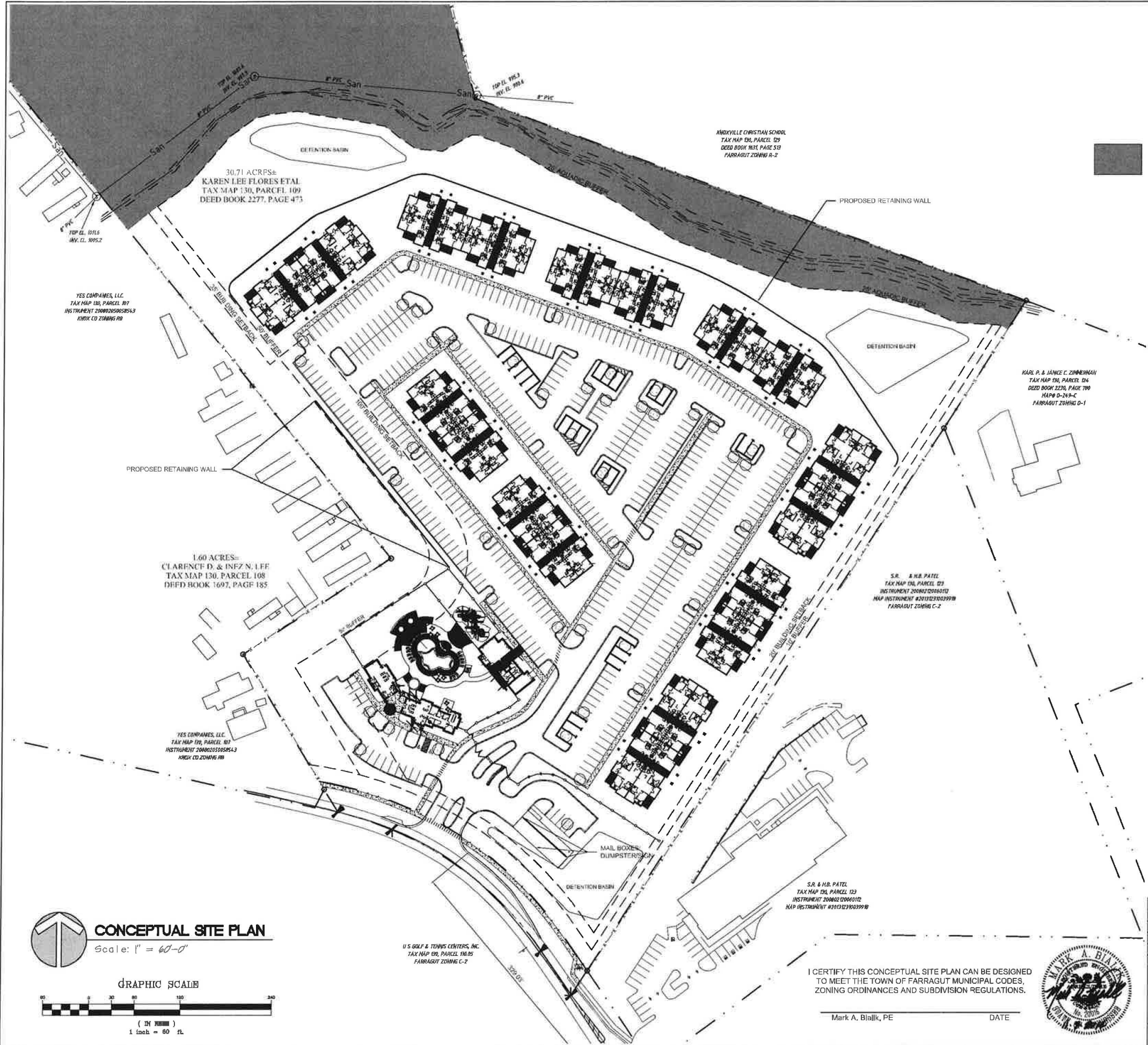
PARKING BREAKDOWN:
MINIMUM PARKING REQ'D = 1.75 SPACES PER UNIT = 252 UNITS x 1.75 = 441 SPACES
TOTAL PARKING SHOWN = 456 SPACES
WITH 23 OF THE SPACES BEING GARAGE UNITS

PRESERVED AREA BREAKDOWN:
PROTECTED AREA = 723,996 SF = 16.62 ACRES
TOTAL AREA = 1,391,366 SF = 31.94 ACRES
16.62 / 31.94 = 52%

1313 Kalmia Road
Knoxville, TN 37909
Phn: 865.566.0185
Fax: 888.485.7005

NOT FOR
CONSTRUCTION

REV	DESCRIPTION	BY	DATE
1	Revised per Town of Farragut Comments	MAB	11/07/2014
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
TITLE: OVERALL CONCEPTUAL SITE PLAN		DRAWN BY: -	SHEET NO:
LOCATION: 820 N. CAMPBELL STATION ROAD FARRAGUT, TENNESSEE 37934 CLT Map 130, Parcel Nos. 108 & 109		CHECKED BY: -	CSP 1
Developer: CG FARRAGUT, LLC		FILE NAME: CSP 10/29/14	
		JOB NUMBER 2086	
		ISSUE DATE 10/29/2014	



UNIT BREAK DOWN:

1-BEDROOM UNITS =	84 UNITS
2-BEDROOM UNITS =	126 UNITS
3-BEDROOM UNITS =	42 UNITS
TOTAL UNITS =	252 UNITS

PARKING BREAKDOWN:
MINIMUM PARKING REQ'D = 1.75 SPACES PER UNIT = 252 UNITS x 1.75 = 441 SPACES
TOTAL PARKING SHOWN = 462 SPACES
WITH 23 OF THE SPACES BEING GARAGE UNITS

PRESERVED AREA BREAKDOWN:
PROTECTED AREA = 723,996 SF = 16.62 ACRES
TOTAL AREA = 1,391,366 SF = 31.94 ACRES
16.62 / 31.94 = 52%

NOTES:

- ALL UTILITIES WHICH ARE AVAILABLE ALONG N CAMPBELL STATION ROAD OR GOING THROUGH THE SITE ARE WATER, GAS, ELECTRIC, TELEPHONE, CABLE AND SANITARY SEWER.
- THE EXISTING ZONING FOR THESE PARCELS ARE R-6, OSMFR.
- PARCEL 108 (905 N CAMPBELL STATION ROAD) IS CURRENTLY IN THE PROCESS OF BEING ANNEXED INTO THE TOWN OF FARRAGUT.
- ALL ACCESSORY BUILDINGS SHALL BE SETBACK A MINIMUM OF 100 FEET FROM ALL ABUTTING PROPERTIES ZONED AGRICULTURAL OR RESIDENTIAL.
- ONCE ANNEXATION IS COMPLETE, A PLAT TO COMBINE THE TWO PARCELS WILL BE REQUIRED. SAID PLAT WILL ALSO RECORD THE LIMITS OF COMMON OPEN SPACE.

CONCEPTUAL SITE PLAN
Scale: 1" = 60'-0"

GRAPHIC SCALE
1 inch = 60 ft

1313 Kalmia Road
Knoxville, TN 37909
Phn: 865.566.0185
Fax: 888.485.7005

NOT FOR CONSTRUCTION

REV.	DESCRIPTION	BY	DATE
1	Revised per Town of Farragut Comments	MAB	11/07/2014
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

TITLE:	CONCEPTUAL SITE PLAN	DRAWN BY:	-	SHEET NO:
LOCATION:	820 N. CAMPBELL STATION ROAD FARRAGUT, TENNESSEE 37934 CLT Map 130, Parcel Nos. 108 & 109	CHECKED BY:	-	
Developer:	CG FARRAGUT, LLC	FILE NAME:	CSP 10/29/14	
		JOB NUMBER	2086	
		ISSUE DATE:	10/29/2014	

I CERTIFY THIS CONCEPTUAL SITE PLAN CAN BE DESIGNED TO MEET THE TOWN OF FARRAGUT MUNICIPAL CODES, ZONING ORDINANCES AND SUBDIVISION REGULATIONS.

Mark A. Bialik, PE DATE

MARK A. BIALIK
REGISTERED PROFESSIONAL ENGINEER
NO. 20016
STATE OF TENNESSEE

CSP 2

Dr. Ralph McGill, *Mayor*
Mary Dorothy LaMarche, *Vice-Mayor*
David Smoak, *Town Administrator*
Allison M. Myers, *Town Recorder*



Ron Honken, *Alderman*
Robert N. Markli, *Alderman*
Ron Pinchok, *Alderman*

October 29, 2014

Mr. Mark Bialik
GBS Engineering
1313 Kalmia Road
Knoxville, TN 37909
mark@gbs-eng.net

**SUBJECT: STAFF COMMENTS ON THE CONCEPT PLAN FOR THE
FARRAGUT APARTMENTS, PARCELS 108 AND 109, TAX MAP
130**

Dear Mark,

The Town staff has reviewed the above referenced concept plan for compliance with the Town's regulations. Please address the following items and submit four (4) full size copies and one (1) 11" x 17" reduced set to the Farragut Town Hall by **Monday, November 10, at 9:00 a.m.** Also, upon resubmittal please include a letter which addresses these comments and that indicates where the information can be found on the plans.

This item will be discussed at the Staff/Developer Meeting at the Farragut Town Hall on Tuesday, November 4, at 9:00 a.m. The purpose of this meeting is to discuss questions you may have on staff comments. Modifications to the plans are not due until Monday, November 10.

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

- 1) Provide a project name on the drawings.
- 2) An additional, remotely located, fire apparatus access road is required in accordance with D106.2 of the 2012 International Fire Code.

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

- 3) In the title block please indicate that this plan contains conceptual information which is not intended for construction purposes;
- 4) Please include on the plan the name, address, and contact information for the owner and developer;
- 5) Please include professional seal of the principal individual responsible for preparing the plan;

- 6) Please include the present (and in this case pending) zoning classification on the land involved in this development and on the adjoining land;
- 7) Per the OSMFR Overlay, please show the entire property and the area that is being designated to satisfy the 50% common open space. Open space containing natural features worthy of preservation (e.g. in this case, steep slopes, streams, woodlands, any possibly any known springs or sinkholes) must be left unimproved and undisturbed;
- 8) Related to the previous comment, some adjustments will need to be made to the concept plan to avoid some very steep areas where currently stormwater detention and other grade work is proposed. How stormwater detention is being addressed must be discussed. The staff would recommend using the parking lot (with bioswales in islands, more frequent and linear shaped detention areas and rain gardens, and some sections of permeable pavers for storage with the basic idea of dispersing runoff to numerous locations so as to avoid construction of large detention basins that cannot (by ordinance or by function) be constructed on the slopes where some of these are currently proposed;
- 9) Please provide a pedestrian connection from the parking lot to the sidewalk along N. Campbell Station Road;
- 10) Where more than 15 parking spaces are in a row the interior parking lot islands must be at least 10 feet in width;
- 11) Please label the 10 foot buffer along the southeast property line. The cedar trees along this property line must be protected (which would also benefit the residents of this development);
- 12) Please show the limits of disturbance on the property relative to the required buffer strip areas;
- 13) Please note that ultimately a subdivision plat will be required for this property to combine Parcels 108 and 109 and plat the common open space (staff would recommend platting the common open space as its own recorded lot and referencing it as an exhibit in a covenant that runs with the land and that is also recorded at the Register of Deeds) and any applicable easements, etc. The right of way will be 40 feet from the centerline of N. Campbell Station Road. Please adjust the layout to address this. Also, per the TIS, the access was recommended on the north end of the property unless it can be demonstrated that good sight distance is provided at the location proposed;
- 14) Please coordinate acceptable secondary access options with the Fire Marshal in order to satisfy the 2012 IFC requirements;
- 15) Please include the distance from the proposed subdivision entrance to existing access points on the same street and which are located within the immediate vicinity of the proposed subdivision entrance;
- 16) Please note that accessory structures must be at least 100 feet from the property line that abuts property zoned residential;
- 17) Please identify the areas anticipated for refuse collection/recycling. What is the rectangular area in the southeast corner near the detention basin?
- 18) Are the small squares adjacent to each building proposed lights?
- 19) Please include a note on the plan which identifies those utilities that are readily available and are expected to serve the site;

- 20) Please include a preliminary engineering certification verifying that the conceptual layout can be designed to comply with the Town's applicable ordinances;
- 21) Please explore a walking path network through the development and possible an unimproved hiking trail loop into the common open space area and tie these together with the pedestrian facility along N. Campbell Station Road;

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

- 22) Recommendations of the Traffic Impact Study indicate this development will have a limited impact to existing roadway facilities. Some signal timing adjustments may be required in the area of the CSR/I-40 interchange and these adjustments can be completed during the Town's upcoming project that will re-time all of our signals. Other considerations described in the TIS include the need to move the entrance as far to the north as possible to maximize sight distance and to include a decel lane for northbound motorists turning into the development. While the decel lane is shown, does the entrance location provide adequate sight distance? Can/should it be moved farther to the north?
- 23) Existing topography indicates the location of the northeastern detention basin is on a very steep slope. Is this a reasonable location, given the proximity of the aquatic buffer?
- 24) Are all existing utilities shown on this concept?

In addition to the e-mail addresses provided above you may also call the designated staff person(s) at 865-966-7057 if you have any questions on the above items. Unless specified otherwise, please include all requested information on the plans. Thank you for your assistance.

Sincerely,



Mark Shipley, AICP
Community Development Director



Darryl Smith, PE
Town Engineer

MEETING DATE: November 20, 2014

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

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

SUBJECT: Discussion and public hearing on a site plan for outdoor seating at the Bad Daddy's Burger Bar, 11683 Parkside Drive (GBS Engineering/Mark Bialik, Applicant)

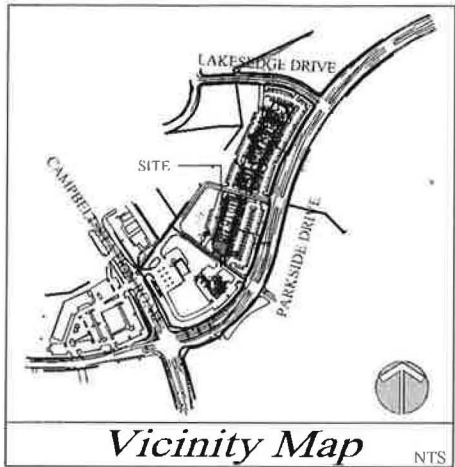
INTRODUCTION AND BACKGROUND: This item involves a request to construct a covered patio on the west side of the tenant space that was formerly occupied by Mr. Gatti's Pizza and is now being occupied by Bad Daddy's Burger Bar.

DISCUSSION: The requested covered patio increases the square footage of the building which increases the lot coverage and the parking space requirements. It also lessens somewhat the landscape area between the building and parking lot.

In terms of each of these considerations, the proposed patio does not create any issues. The lot coverage is still well below the 70% maximum that is permitted in the C-2 zoning district. The center has 65 parking spaces more than is required. And, the landscaped area between the building and parking lot is more than 5,000 square feet greater than the area required.

Included in your packet is a copy of the revised site plan along with the staffs' comments on the initial site plan that was submitted for staff review.

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



Site Development Plans for *Bad Daddy's Burger Bar*



Developed by:
BD Burger Bar of Knoxville, LLC
6033 Old Providence Road
Charlotte, North Carolina 28226
(704) 280-3088
Attn:

Owner/Lessor:
Hatcher-Hill, LLC
311 S. Weisgarber Road
Knoxville, Tennessee 37919
(865) 228-9375
Attn:

11683 Parkside Drive, CLT Map 130, Parcel 19104, Parcel ID 130 19104
Farragut, Tennessee, 37934

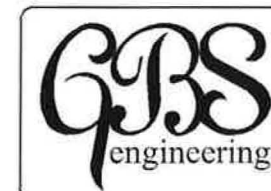
DRAWING INDEX

01	C0	Cover Sheet
02	A-1.0	Side "A" Floor Plan and Notes
03	A-3.0	Exterior Elevations
04	C1.0	Overall Site Plan
05	C2.0	Site Grading & Layout Plan
06	C3.0	Site Landscape Plan & Notes

REVISIONS

11/07/2014	▽
11/07/2014	▽
11/07/2014	▽
11/07/2014	▽
11/07/2014	▽
11/07/2014	▽

NOTE:
The existing Building Shell for
Parkside Station, Phase II has been
designed to meet the requirements
for Type IV "Unprotected" with
1-hour rated separation walls
between tenants.



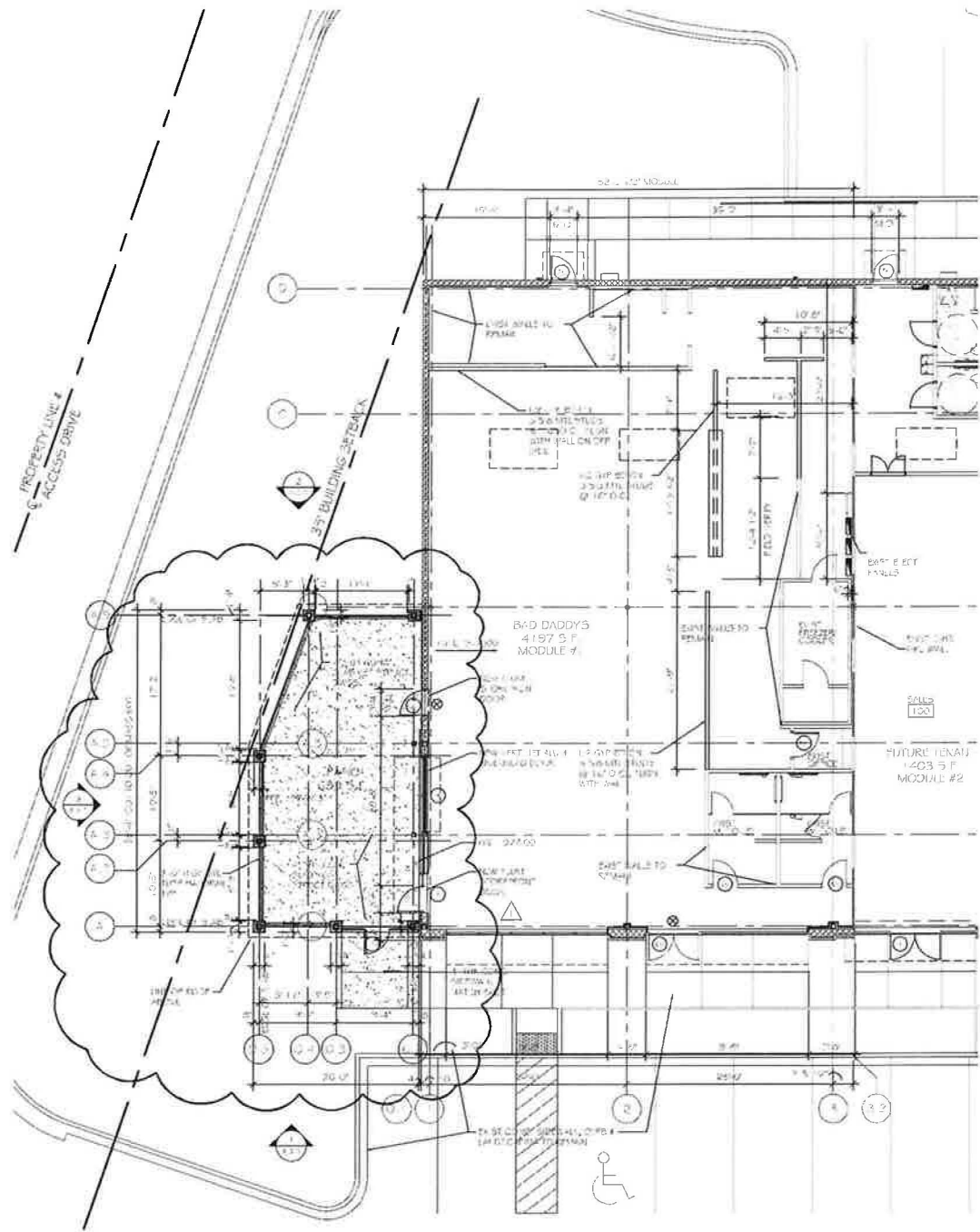
1313 Kalmia Road
Knoxville, TN 37909
Phn: 865.566.0185
Fax: 888.485.7005



SHEET 1 OF 6

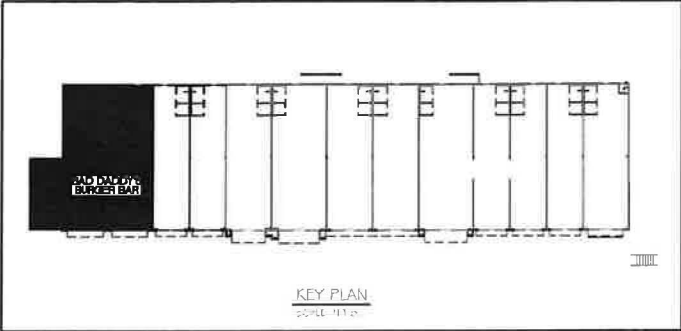
CONTACTS				
Water & Sewer	Electric	Gas	Telephone	D. O. T.
Troy Wedekind 1st Utility District of Knox County 122 Durwood Road Knoxville, TN 37922 (865) 968-9741	Mike Hall Lenoir City Utilities Board P.O. Box 448 Lenoir City, TN 37771 (865) 968-8591	Customer Service Knoxville Utilities Board P.O. Box 89017 Knoxville, TN 37950-9017 (865) 558-2523	Ralph Skates TDS Telecom 701 Concord Road Farragut, TN 37934 (865) 671-2100	Mark Best Tennessee Dept. of Transportation 7345 Regent Lane Knoxville, TN 37914 (865) 594-9170

REV.	DESCRIPTION	BY	DATE
1	Revised per Town of Farragut Comments	MAB	11/07/2014
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
TITLE: COVER SHEET		DRAWN BY: -	SHEET NO:
LOCATION: 11683 PARKSIDE DRIVE FARRAGUT, TENNESSEE 37934 CLT Map 130, Parcel No. 19104		CHECKED BY: -	C0.0
Owner: BD BURGER BAR OF KNOXVILLE, LLC		FILE NAME: 2103 - C0.0	
		JOB NUMBER: 2103	
		ISSUE DATE: 10/17/2014	



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOOR PLAN NOTES		CAULKING SCHEDULE							
GENERAL FORMAT 1. PROVIDE PRE-INSTALLED METAL AND POLYURETHANE ADHESIVE 2. TO:		SPR. CAULK	SECTION	NO.	NO.	1. TOP 2. BOTTOM	3. TOP 4. BOTTOM	5. TOP 6. BOTTOM	7. TOP 8. BOTTOM
		INTERIOR: LEAD-PENETRANT GAP FOR JOINTING JOINTS AROUND DOOR AND WINDOW FRAMES, ETC. FROM ABLE	1. LEAD-PENETRANT 2. LEAD-PENETRANT	RECORD	2000-2	2. A	2. A	2. A	2. A
		INTERIOR: GROUT FOR JOINTS AND JOINTS 1. GROUT FOR JOINTS 2. GROUT FOR JOINTS	1. GROUT FOR JOINTS 2. GROUT FOR JOINTS	PROGRA	30-20	2. B	2. B	2. B	2. B
NOTES: 1. REFER TO SET DRAWING FOR THE JOINTING OF CONCRETE JOINTS 2. REFER TO SET DRAWING FOR THE JOINTING OF CONCRETE JOINTS									



ARCHITECTURAL SERVICES GROUP, INC.
A Tennessee Architectural Corporation
Franklin Square
9724 Kingston Pike, Suite 703
Knoxville, TN 37922
Phone: 615-584-1889
Fax: 615-584-1889

ALL RIGHTS RESERVED

10-11-2014

BAD DADDY'S BURGER BAR
11683 Parkside Drive
Farragut, Tennessee
37631
Bad Daddy's

FLOOR PLAN AND NOTES

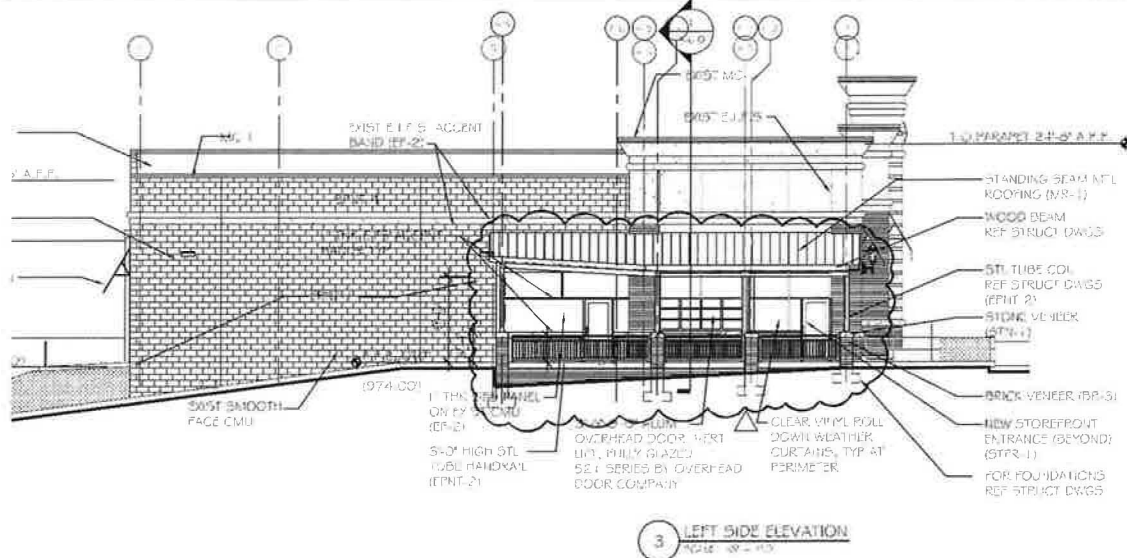
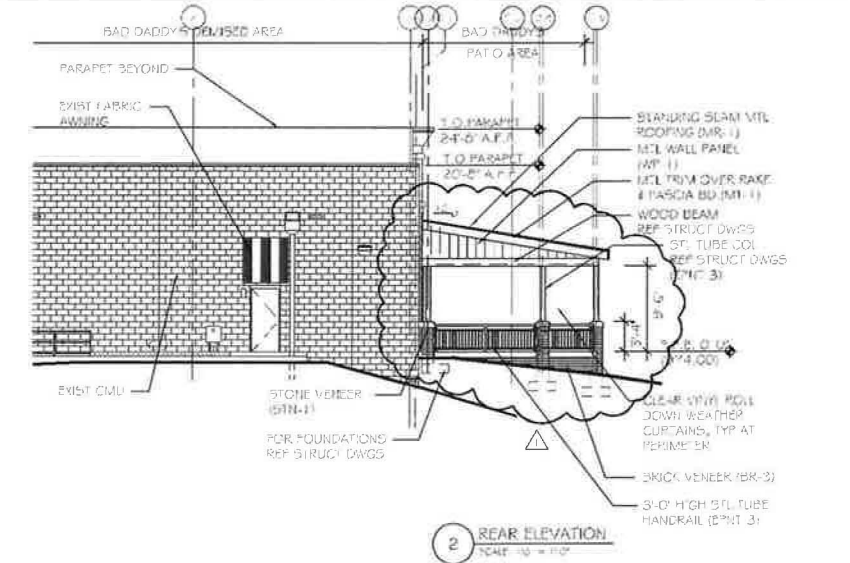
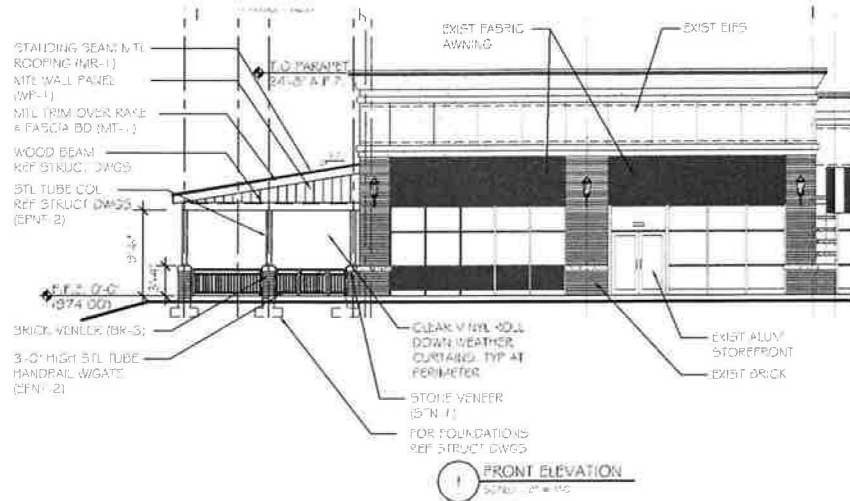
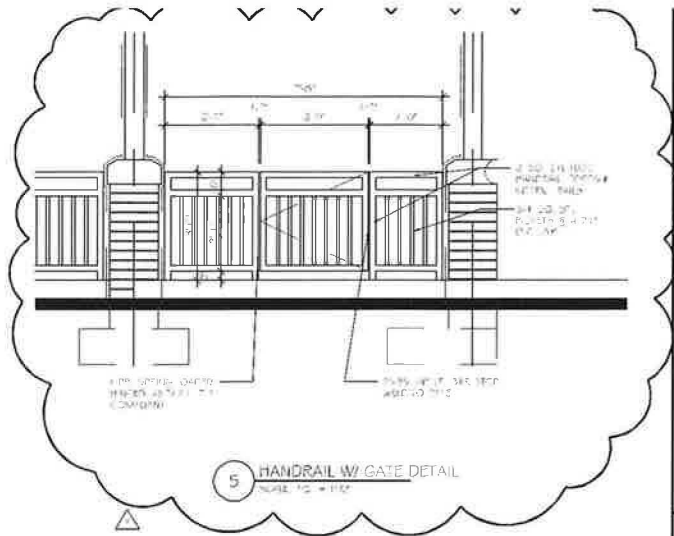
2 of 6

DOOR & WINDOW FRAME TYPE & INFORMATION	CL. PRFT. COORD. DIMENSIONS	FINISH	NOTES	AS	BY	DATE	REVISION	BY	DATE
1. EXIST. METAL FRAME DOOR WITH GLASS PANELS	CL. PRFT. COORD. DIMENSIONS	FINISH	NOTES	AS	BY	DATE	REVISION	BY	DATE
2. EXIST. METAL FRAME DOOR WITH GLASS PANELS	CL. PRFT. COORD. DIMENSIONS	FINISH	NOTES	AS	BY	DATE	REVISION	BY	DATE
3. EXIST. METAL FRAME DOOR WITH GLASS PANELS	CL. PRFT. COORD. DIMENSIONS	FINISH	NOTES	AS	BY	DATE	REVISION	BY	DATE
4. EXIST. METAL FRAME DOOR WITH GLASS PANELS	CL. PRFT. COORD. DIMENSIONS	FINISH	NOTES	AS	BY	DATE	REVISION	BY	DATE
5. EXIST. METAL FRAME DOOR WITH GLASS PANELS	CL. PRFT. COORD. DIMENSIONS	FINISH	NOTES	AS	BY	DATE	REVISION	BY	DATE
6. EXIST. METAL FRAME DOOR WITH GLASS PANELS	CL. PRFT. COORD. DIMENSIONS	FINISH	NOTES	AS	BY	DATE	REVISION	BY	DATE
7. EXIST. METAL FRAME DOOR WITH GLASS PANELS	CL. PRFT. COORD. DIMENSIONS	FINISH	NOTES	AS	BY	DATE	REVISION	BY	DATE
8. EXIST. METAL FRAME DOOR WITH GLASS PANELS	CL. PRFT. COORD. DIMENSIONS	FINISH	NOTES	AS	BY	DATE	REVISION	BY	DATE
9. EXIST. METAL FRAME DOOR WITH GLASS PANELS	CL. PRFT. COORD. DIMENSIONS	FINISH	NOTES	AS	BY	DATE	REVISION	BY	DATE
10. EXIST. METAL FRAME DOOR WITH GLASS PANELS	CL. PRFT. COORD. DIMENSIONS	FINISH	NOTES	AS	BY	DATE	REVISION	BY	DATE

NOTES

1. PRIMER NOT NORMALLY REQUIRED.
2. IDEALLY DEPTH OF JOINT SHOULD BE 1/2" THE WIDTH W/O EXCEEDING MIN./MAX. LIMITS.
3. MAY BE SUBSTITUTED FOR GENERAL PURPOSE SEALANT FOR LOW MOVEMENT JOINTS
4. SUBMIT COLOR CHART.
5. COLOR TO MATCH SFFR-1.

NOTES:
1. PRIMER NOT NORMALLY REQUIRED.
2. IDEALLY DEPTH OF JOINT SHOULD BE 1/2" THE WIDTH W/O EXCEEDING MIN./MAX. LIMITS.
3. MAY BE SUBSTITUTED FOR GENERAL PURPOSE SEALANT FOR LOW MOVEMENT JOINTS.
4. SUBMIT COLOR CHART.
5. COLOR TO MATCH STR-1.



EXTERIOR BUILDING ELEVATION NOTES

- COORDINATION:
1. NOTES TO FOUNDATION PLANS FOR FOOTING ELEVATIONS.
2. FINISHES SHOWN SCHEMATICALLY ON THIS PLAN REFER TO FINISH PLAN FOR ACTUAL FINISHES.
- MASONRY MATERIALS AND ELEVATIONS:
1. SEE ARCHITECTURAL SPECIFICATIONS FOR MASONRY MATERIALS.
- STEEL METALS:
1. ALL STEEL METALS NOT LISTED SHOULD BE GALVANNEED FACTORY FINISH AS INDICATED ON DRAWINGS.
2. ALL STEEL METALS TO BE PAINTED AS SHOWN ON DRAWINGS.

NOTE: NO ADDITIONAL EXTERIOR MOUNTED LIGHT FIXTURES ARE INCLUDED IN THIS PROJECT. ALL EXTERIOR MOUNTED LIGHT FIXTURES IN PATIO AREA SHALL BE MOUNTED ABOVE 9'-6" A.F.F. OF ABOVE LOWEST ARCHITECTURAL/STRUCTURAL ROOF MEMBER.

EXTERIOR FINISH MATERIAL LEGEND

ITEM	ITEM	MANUFACTURER & PRODUCT INFORMATION	COLOR	FINISH
STR-1	STANDING SEAM METAL ROOFING	BOULEVARD ROOFING	BLACK	PAINTED
STR-2	STANDING SEAM METAL ROOFING	BOULEVARD ROOFING	BLACK	PAINTED
STR-3	STANDING SEAM METAL ROOFING	BOULEVARD ROOFING	BLACK	PAINTED
STR-4	STANDING SEAM METAL ROOFING	BOULEVARD ROOFING	BLACK	PAINTED
STR-5	STANDING SEAM METAL ROOFING	BOULEVARD ROOFING	BLACK	PAINTED
STR-6	STANDING SEAM METAL ROOFING	BOULEVARD ROOFING	BLACK	PAINTED
STR-7	STANDING SEAM METAL ROOFING	BOULEVARD ROOFING	BLACK	PAINTED
STR-8	STANDING SEAM METAL ROOFING	BOULEVARD ROOFING	BLACK	PAINTED
STR-9	STANDING SEAM METAL ROOFING	BOULEVARD ROOFING	BLACK	PAINTED
STR-10	STANDING SEAM METAL ROOFING	BOULEVARD ROOFING	BLACK	PAINTED

EXISTING EXTERIOR FINISHES: FOR REFERENCE

ITEM	ITEM	MANUFACTURER & PRODUCT INFORMATION	COLOR	FINISH
STR-1	STANDING SEAM METAL ROOFING	BOULEVARD ROOFING	BLACK	PAINTED
STR-2	STANDING SEAM METAL ROOFING	BOULEVARD ROOFING	BLACK	PAINTED
STR-3	STANDING SEAM METAL ROOFING	BOULEVARD ROOFING	BLACK	PAINTED
STR-4	STANDING SEAM METAL ROOFING	BOULEVARD ROOFING	BLACK	PAINTED
STR-5	STANDING SEAM METAL ROOFING	BOULEVARD ROOFING	BLACK	PAINTED
STR-6	STANDING SEAM METAL ROOFING	BOULEVARD ROOFING	BLACK	PAINTED
STR-7	STANDING SEAM METAL ROOFING	BOULEVARD ROOFING	BLACK	PAINTED
STR-8	STANDING SEAM METAL ROOFING	BOULEVARD ROOFING	BLACK	PAINTED
STR-9	STANDING SEAM METAL ROOFING	BOULEVARD ROOFING	BLACK	PAINTED
STR-10	STANDING SEAM METAL ROOFING	BOULEVARD ROOFING	BLACK	PAINTED

ARCHITECTURAL SERVICES GROUP, INC.

Franklin Square
9724 Kingston Pike, Suite 703
Knoxville, TN 37922
Phone: 615.555.8888
Fax: 615.555.7035

ALL RIGHTS RESERVED



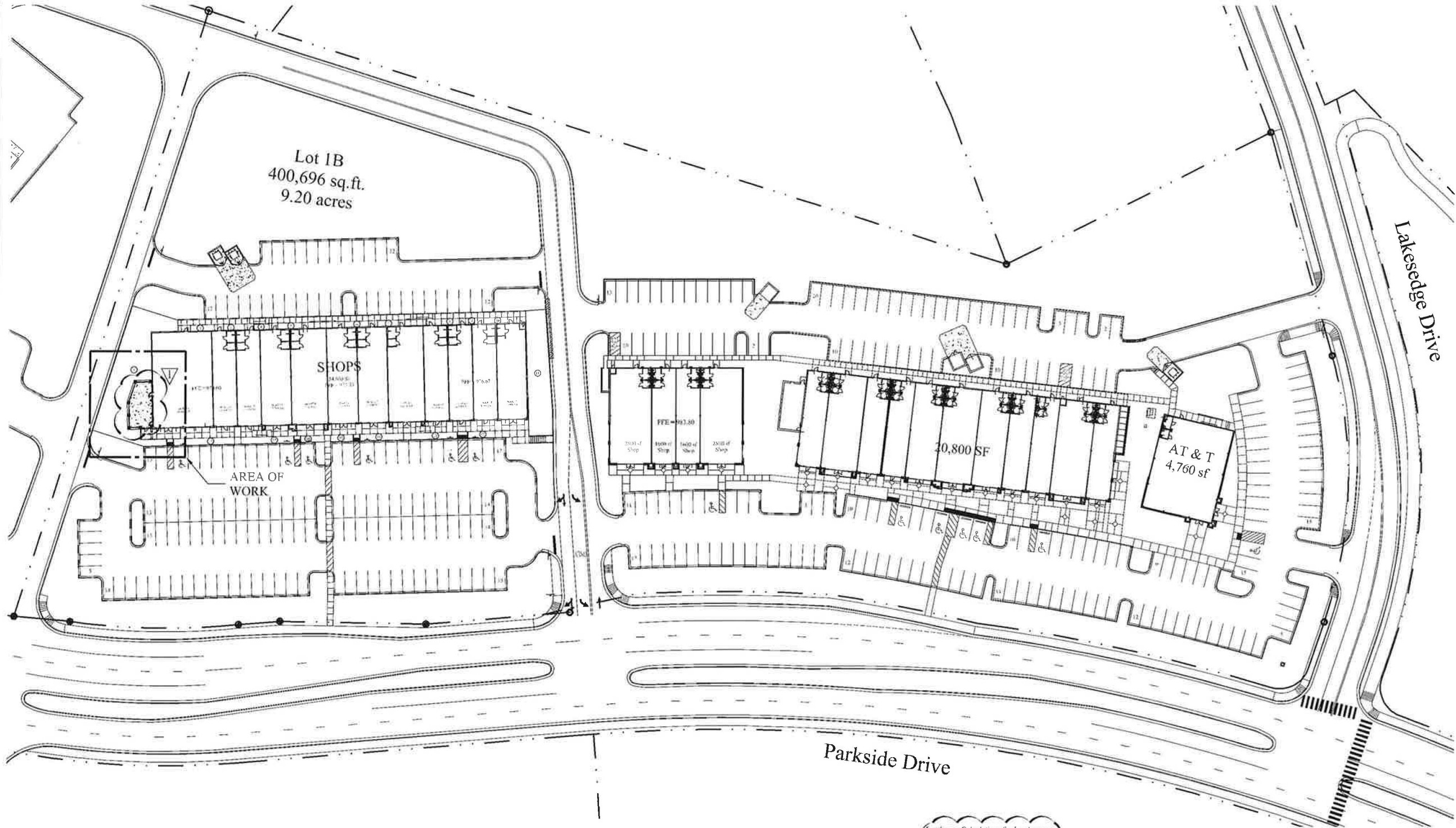
BAD DADDY'S BURGER BAR

11683 Parkside Drive
Farquhar, Tennessee

Bad Daddy's

EXTERIOR ELEVATIONS

3 of 6



LOT COVERAGE CALCULATIONS:

TOTAL LOT COVERAGE AREA/TOTAL LOT AREA = 246,151.71 SF/400,696 SF = .6143 OR 61.4%

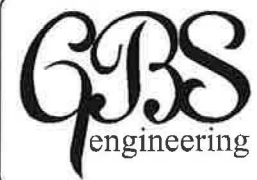
PARKING RATIOS:

TOWN OF FARRAGUT REQUIRES 4.50 SPACES PER 1000 SF = MINIMUM OF 245 SPACES. DEVELOPMENT PROVIDES A RATIO OF 5.70 SPACES PER 1000 SF = 310 SPACES PROVIDED.

Landscape Calculations for Landscaping between Building and Parking:

Zone	Area	Total Area
1	3243.07	3243.07
2	98.96	3342.03
3	87.50	3429.53
4	56.25	3485.78
5	100.00	3585.78
6	100.00	3685.78
7	87.50	3773.28
8	75.00	3848.28
9	25.00	3873.28
10	100.00	3973.28
11	1936.51	5909.79
12	122.60	6032.39
13	209.24	6241.63
14	197.76	6439.39
15	101.75	6541.14
16	107.25	6648.39
17	234.57	6882.96
18	276.60	7163.56

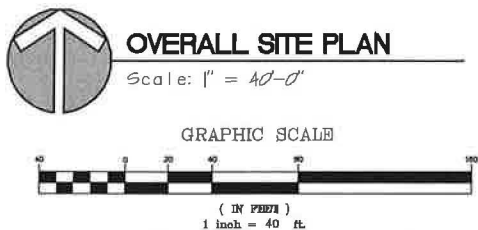
780 x 2.5 = 1950.00 Required
7163.56 Provided, OK



1313 Kalmia Road
Knoxville, TN 37909
Phn: 865.566.0185
Fax: 888.485.7005



REV.	DESCRIPTION	BY	DATE
1	Revised per Town of Farragut Comments	MAB	11/07/2014
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
TITLE: OVERALL SITE PLAN		DRAWN BY: -	SHEET NO:
LOCATION: 11683 PARKSIDE DRIVE FARRAGUT, TENNESSEE 37934 CLT Map 130, Parcel No. 19104		CHECKED BY: -	C1.0
		FILE NAME: 2103 - C1.0	
		JOB NUMBER 2103	
Owner: BD BURGER BAR OF KNOXVILLE, LLC		ISSUE DATE: 10/17/2014	



Dr. Ralph McGill, *Mayor*
Mary Dorothy LaMarche, *Vice-Mayor*
David Smoak, *Town Administrator*
Allison M. Myers, *Town Recorder*



Ron Honken, *Alderman*
Robert N. Markli, *Alderman*
Ron Pinchok, *Alderman*

October 29, 2014

Mr. Mark Bialik
GBS Engineering
1313 Kalmia Road
Knoxville, TN 37909
mark@gbs-eng.net

**SUBJECT: STAFF COMMENTS ON THE SITE PLAN FOR BAD DADDY'S
BURGER BAR OUTDOOR SEATING AT 11683 PARKSIDE
DRIVE**

Dear Mark,

The Town staff has reviewed the above referenced site plan for compliance with the Town's regulations. Please address the following items and submit three (3) full size copies and one (1) 11" x 17" reduced set to the Farragut Town Hall by **Monday, November 10, at 9:00 a.m.** Also, upon resubmittal please include a letter which addresses these comments and that indicates where the information can be found on the plans.

This item will be discussed at the Staff/Developer Meeting at the Farragut Town Hall on Tuesday, November 4, at 10:00 a.m. The purpose of this meeting is to discuss questions you may have on staff comments. Modifications to the plans are not due until Monday, November 10.

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

- 1) Please provide a detail of the egress gate and latch for the patio gate. A detail is referenced, but could not be located on the submitted drawing;
- 2) Please provide the required fire sprinkler and fire alarm protection under the new roof system. This can be addressed on the building submittal;

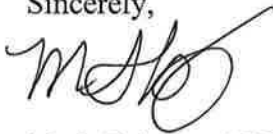
Planning Division: (Contact Mark Shipley at mark.shipley@townoffarragut.org)

- 3) Please add a note to the plans that no additional lighting will be added as part of this project;
- 4) How is the slope being addressed in the northwest corner?
- 5) Please include silt and tree protection fencing on the plans and include a detail for each;

- 6) The minimum side setback in C-2 is 35 feet with a total of 80 feet on the two sides. It appears some modifications will be needed to comply with these required setbacks; and
- 7) Please identify species of trees and shrubs to be protected.

In addition to the e-mail addresses provided above you may also call the designated staff person(s) at 865-966-7057 if you have any questions on the above items. Unless specified otherwise, please include all requested information on the plans. Thank you for your assistance.

Sincerely,

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

Mark Shipley, AICP
Community Development Director

MEETING DATE: November 20, 2014

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director 

SUBJECT: Discussion and public hearing on a site plan for the Honest-1 Auto Care Center, 150 N. Campbell Station Road, .62 Acres (Randolph Architecture, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request to add approximately 1,100 square feet of building space to the existing automobile service building that is located between the LCUB Customer Service building and the Rural Metro building off N. Campbell Station Road.

DISCUSSION: This parcel is located within the area identified as Mixed Use Town Center (MUTC) on the future land use map and the use of this property for automobile services is not consistent with the MUTC. However, since this building has been actively used for automobile services and has not been abandoned for more than 30 months the use is grandfathered. The applicant is proposing a significant expansion however that must not exceed half of the appraised value of the existing building. This was one of the comments from the staffs' initial review of the site plan.

As proposed, the addition does not increase lot coverage and there is no expansion toward the floodplain to the east.

Included in your packet is a copy of the revised site plan along with the staffs' comments on the initial site plan that was submitted for staff review.

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

AN ADDITION TO:

HONEST-1 AUTO CARE

150 CAMPBELL STATION ROAD
KNOXVILLE, TENNESSEE 37934

RECEIVED

NOV 10 2014

TOWN OF FARRAGUT



9724 kingston pike
suite 305 B
knoxville, tn 37922
v: 865.357.3750
f: 865.357.3746



100%
CONSTRUCTION
DOCUMENT
SET

2014_17

RANDOLPH ARCHITECTURE

PROJECT INFORMATION

INTERIOR UPGRADES TO:
PROJECT NAME:
HONEST 1 AUTO CARE

PROJECT LOCATION:
KNOXVILLE, TN 37934
JURISDICTION:
TOWN OF FARRAGUT
DEPARTMENT OF CODES
& ENFORCEMENT
11408 MUNICIPAL CENTER DR.
FARRAGUT, TN 37934
PHONE (865) 966-7057

PROJECT CONTACT PERSON:
MARK RANDOLPH, AIA
RANDOLPH ARCHITECTURE
865-357-3750

OCCUPANCY: BUSINESS (B) & STORAGE (S-1)

CONSTRUCTION TYPE:
2012 IBC - TYPE II B, NON-SPRINKLERED

MEANS OF EGRESS:
MINIMUM NUMBER OF EXITS: 2
MAXIMUM TRAVEL DISTANCE: 200 FT. (NON-SPRINKLERED)
MAXIMUM DEAD END CORRIDOR: 20 FT.
MINIMUM EGRESS FOR CORRIDOR: 44"

FIRE PROTECTION:
OCCUPANCY SEPARATION:
0 HR, TABLE 508.3.3
FIRE SEPARATION DISTANCE:
GREATER 30"
EXIT ACCESS CORRIDORS:
0 HR, TABLE 1017.1

BUILDING HEIGHT:
ALLOWABLE:
2 STORIES/55 FT.
ACTUAL:
1 STORY/25'-0" +/-

BUILDING AREA:
ALLOWABLE:
17,500 SQ. FT.
ACTUAL:
2,864 SQ. FT.

ZONE:
CB (BUSINESS & MANUF. ZONE)

SETBACKS:
FRONT: 25'-0"
SIDE: 5'-0"
REAR: 16'-0" (ONE STORY)

APPLICABLE CODES:
INTERNATIONAL BUILDING CODE 2012
INTERNATIONAL MECHANICAL CODE 2012
INTERNATIONAL PLUMBING CODE 2012
INTERNATIONAL FIRE CODE 2012
INTERNATIONAL FUEL GAS CODE 2012
INTERNATIONAL PROPERTY MAINTENANCE CODE 2012
INTERNATIONAL ENERGY CONSERVATION CODE 2012
NFPA 101 LIFE SAFETY CODE 2012
NFPA 70 NATIONAL ELECTRICAL CODE 2011
ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES ICC
A117.1-2009 ANSI AMERICAN NATIONAL STANDARD

OCCUPANCY SEPARATION PER IBC

OCCUPANCY	B, S-1	
	SPRINKLED	NON SPRINKLED
B, S-1	NO SEPARATION REQUIREMENT	NO SEPARATION REQUIREMENT

OCCUPANCY CALCULATION

OCCUPANCY B: 626 SQ. FT./100 SQ. FT. = 6 OCCUPANTS
OCCUPANCY S-1: 2,173 SQ. FT./500 SQ. FT. = 4 OCCUPANTS

TOTAL OCCUPANTS: = 10 OCCUPANTS

PLUMBING FIXTURE CALCULATIONS

TOTAL OCCUPANT LOAD:
50% MEN
50% WOMEN
10 OCCUPANTS
5 MEN
5 WOMEN

PER IBC 2006, TABLE 2902.1

MEN
WATER CLOSETS
5 MEN / 25 = 2
1 PER 25 FOR THE FIRST 50
1 WATER CLOSET REQUIRED
2 WATER CLOSETS PROVIDED
LAVATORIES
5 MEN / 40 = .125
1 PER 40 FOR THE FIRST 80
1 LAVATORY REQUIRED
3 LAVATORIES PROVIDED

WOMEN
WATER CLOSETS
5 WOMEN / 25 = 2
1 PER 25 FOR THE FIRST 50
1 WATER CLOSET REQUIRED
2 WATER CLOSETS PROVIDED
LAVATORIES
5 WOMEN / 40 = .125
1 PER 40 FOR THE FIRST 80
1 LAVATORY REQUIRED
3 LAVATORIES PROVIDED

1 UTILITY SINK REQUIRED, 1 PROVIDED
1 WATER COOLER REQUIRED, 1 PROVIDED

FIRE HYDRANT DISTRIBUTION REQUIREMENTS

PER 2012 IFC, APPENDIX C.

TABLE C105.1 NUMBER AND DISTRIBUTION OF FIRE HYDRANTS

FIRE-FLOW REQUIREMENT (GPM) MIN. NUMBER OF HYDRANTS MAX. DISTANCE FROM ANY POINT ON ST. OR RD. FRONTAGE TO HYDRANT

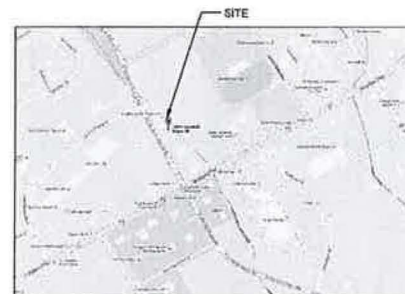
FIRE HYDRANT FLOW REQUIREMENTS

PER 2012 IFC, APPENDIX B.

TABLE B105.1 MINIMUM REQUIRED FIRE-FLOW AND FLOW DURATION FOR BUILDINGS

FIRE-FLOW CALCULATION AREA (SQ. FT.) FIRE-FLOW (GALLONS PER MIN.) FLOW DURATION (HOURS)

VICINITY MAP



MATERIALS LEGEND

SOIL IN SECTION	PLYWOOD
RIGID INSULATION	FINISH WOOD
BATT INSULATION	WOOD BLOCKING
CONCRETE BLOCK	CRUSHED STONE
CONCRETE IN SECTION	METAL IN SECTION
BRICK	GYP. BD, PLASTER, OR CONCRETE

SITE INFORMATION

PROPERTY SIZE: 27,308 SQ. FT.

CURRENT ZONING: C-1, GENERAL COMMERCIAL

SETBACKS:

FRONT: 80'-0" FROM R.O.W.
SIDE: COMBINED OF 60'-0", ONE SIDE MIN. OF 20'-0"
REAR: 30'-0"

MAX LOT COVERAGE:
ALLOWABLE: 75% OF LOT
PROPOSED ACTUAL: 49% OF LOT

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	MTL.	METAL																																																																																
ALT.	ALTERNATE	MG.	MANUFACTURING																																																																																
ALUM.	ALUMINUM	MFG.	MANUFACTURER																																																																																
ARCH.	ARCHITECTURAL	MIN.	MINIMUM																																																																																
A.C.T.	ACOUSTICAL TILE	MISC.	MISCELLANEOUS																																																																																
ASPH.	ASPHALT	N.I.C.	NOT IN CONTRACT																																																																																
B.F.	BOTTOM FACE	N.T.S.	NOT TO SCALE																																																																																
BSMT.	BASEMENT	NO.#	NUMBER																																																																																
B.M.	BENCHMARK	O.C.	ON CENTER																																																																																
BLDG.	BUILDING	O.D.	OUTSIDE DIAMETER																																																																																
BLK.	BLOCK	P.	PLATE																																																																																
BRG.	BEARING	PLAS.	PLASTIC																																																																																
C.B.	CATCH BASIN	PLAS. LAM.	PLASTIC LAMINATE																																																																																
C.J.	CONTROL JOINT	PLYWD.	PLYWOOD																																																																																
CH.B.	CHALK BOARD	PTD.	PAINTED																																																																																
CLS.	CEILING	RAD.	RADIUS																																																																																
CLOS.	CLOSET	R.D.	ROOF DRAIN																																																																																
CLR.	CLEAR	RINF.	REINFORCING																																																																																
COL.	COLUMN	REQ'D	REQUIRED																																																																																
COMP.	COMPOSITION	RS.	RISER																																																																																
CONC.	CONCRETE	RM.	ROOM																																																																																
CONST.	CONSTRUCTION	R.O.	ROUGH OPENING																																																																																
C.M.A.	CONCRETE MASONRY UNIT	RB.T.	RUBBER TILE																																																																																
C.T.	CERAMIC TILE	SCHED.	SCHEDULE																																																																																
DTL.	DETAIL	S.C.WD.	SOLID CORE WOOD DOOR																																																																																
DIA.	DIAMETER	SECT.	SECTION																																																																																
DN.	DOWN	SHT.	SHEET																																																																																
DWG.	DRAWING	SIM.	SIMILAR																																																																																
D.F.	DRINKING FOUNTAIN	SPECS.	SPECIFICATIONS																																																																																
D.S.	DOWNSPOUT	SQ.FT.	SQUARE FEET																																																																																
E.A.	EACH	STD.	STANDARD																																																																																
E.F.	EACH FACE	STL.	STEEL																																																																																
ELEC.	ELECTRICAL	STOR.	STORAGE																																																																																
E.W.A.	ELECTRIC WATER COOLER	S.D.	STORM DRAIN																																																																																
ELEV.	ELEVATION	SUSP.	SUSPENDED																																																																																
EXST.	EXISTING	SQ.	SQUARE																																																																																
EXT.	EXTERIOR	T.B.	TACK BOARD																																																																																
E.J.	EXPANSION JOINT	THOLD.	THRESHOLD																																																																																
F.E.	FIRE EXTINGUISHER	T.L.T.	TOILET																																																																																
FL.	FLOOR	T.D.TDS.	TREADS																																																																																
F.D.	FLOOR DRAIN	T.F.	TOP FACE </tr <tr><td>FT.</td><td>FOOT</td><td>TYP.</td><td>TYPICAL</td></tr> <tr><td>FTG.</td><td>FOOTING</td><td>U.</td><td>URINAL</td></tr> <tr><td>GALV.</td><td>GALVANIZED IRON</td><td>V.I.F.</td><td>VERIFY IN FIELD</td></tr> <tr><td>G.A.</td><td>GAUGE</td><td>V.S.</td><td>VENT STACK</td></tr> <tr><td>GYP.</td><td>GYPSON</td><td>VOL.</td><td>VOLUME</td></tr> <tr><td>H.B.</td><td>HOSE BIB</td><td>V.A.</td><td>VINYL TILE</td></tr> <tr><td>H.C.WD.</td><td>HOLLOW CORE WOOD</td><td>VERT.</td><td>VERTICAL</td></tr> <tr><td>HDW.</td><td>HARDWARE</td><td>WSCOT.</td><td>WAINSCOT</td></tr> <tr><td>HGT.</td><td>HEIGHT</td><td>W.C.</td><td>WATER CLOSET</td></tr> <tr><td>H.A.</td><td>HOLLOW METAL</td><td>W.H.</td><td>WATER HEATER</td></tr> <tr><td>I.D.</td><td>INSIDE DIAMETER</td><td>WPFG.</td><td>WATERPROOFING</td></tr> <tr><td>IN.</td><td>INCH</td><td>W.F.</td><td>WIDE FLANGE</td></tr> <tr><td>INV.</td><td>INVERT</td><td>WDW.</td><td>WINDOW</td></tr> <tr><td>JAN.</td><td>JANITOR</td><td>WD.</td><td>WOOD</td></tr> <tr><td>JST.</td><td>JOIST</td><td>W.</td><td>WITH</td></tr> <tr><td>LAV.</td><td>LAVATORY</td><td>W.W.F.</td><td>WELDED WIRE FABRIC</td></tr> <tr><td>L.B.</td><td>POUND</td><td>W.W.M.</td><td>WELDED WIRE MESH</td></tr> <tr><td>M.H.</td><td>MANHOLE</td><td>L</td><td>ANGLE</td></tr> <tr><td>MAX.</td><td>MAXIMUM</td><td>C</td><td>CHANNEL</td></tr> <tr><td>MECH.</td><td>MECHANICAL</td><td>O</td><td>ROUND</td></tr>	FT.	FOOT	TYP.	TYPICAL	FTG.	FOOTING	U.	URINAL	GALV.	GALVANIZED IRON	V.I.F.	VERIFY IN FIELD	G.A.	GAUGE	V.S.	VENT STACK	GYP.	GYPSON	VOL.	VOLUME	H.B.	HOSE BIB	V.A.	VINYL TILE	H.C.WD.	HOLLOW CORE WOOD	VERT.	VERTICAL	HDW.	HARDWARE	WSCOT.	WAINSCOT	HGT.	HEIGHT	W.C.	WATER CLOSET	H.A.	HOLLOW METAL	W.H.	WATER HEATER	I.D.	INSIDE DIAMETER	WPFG.	WATERPROOFING	IN.	INCH	W.F.	WIDE FLANGE	INV.	INVERT	WDW.	WINDOW	JAN.	JANITOR	WD.	WOOD	JST.	JOIST	W.	WITH	LAV.	LAVATORY	W.W.F.	WELDED WIRE FABRIC	L.B.	POUND	W.W.M.	WELDED WIRE MESH	M.H.	MANHOLE	L	ANGLE	MAX.	MAXIMUM	C	CHANNEL	MECH.	MECHANICAL	O	ROUND
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M.H.	MANHOLE	L	ANGLE																																																																																
MAX.	MAXIMUM	C	CHANNEL																																																																																
MECH.	MECHANICAL	O	ROUND																																																																																

LIST OF DRAWINGS

CVR	COVERSHEET
CIVIL	
C1.01	SITE DEMOLITION PLAN
C1.02	SITE LAYOUT PLAN
C1.03	SITE GRADING PLAN
C2.01	SITE DETAILS
LANDSCAPE	
L1.01	EXISTING & NEW TREE & PLANT PLAN
ARCHITECTURAL	
A0.00	LIFE SAFETY PLAN
A0.01	EXISTING DEMOLITION PLAN
A0.02	BASEMENT FLOOR PLAN
A1.01	FLOOR PLAN
A2.01	DOOR SCHEDULE, GLAZING ELEVATIONS, DOOR & FRAME ELEVATIONS, HEAD & JAMB DETAILS, ENLARGED TOILET PLAN & ELEVATIONS
A3.01	ROOF PLAN
A4.01	EXISTING EXTERIOR ELEVATIONS
A4.02	EXTERIOR ELEVATIONS
A5.01	BUILDING SECTION
A6.01	DETAILS
A7.01	REFLECTED CEILING PLAN

INTERIOR
F1.01 FINISH PLAN; FINISH SCHEDULE; MILLWORK ELEVATIONS & SECTIONS

STRUCTURAL
S0.01 STRUCTURAL NOTES & SPECIFICATIONS

S0.02	STRUCTURAL DETAILS
S1.01	FOUNDATION PLAN
S2.01	ROOF FRAMING PLAN
S3.01	FOUNDATION DETAILS
S3.02	ROOF FRAMING DETAILS

MECHANICAL
M1.00 HVAC PLAN

PLUMBING
P1.01 WATER PIPING PLAN
P1.02 SANITARY SEWER PIPING PLAN

ELECTRICAL
E1.01 FLOOR PLAN - LIGHTING
E1.02 FLOOR PLAN - POWER & COMMUNICATIONS
E2.01 ELECTRICAL SCHEDULES

GRAPHIC SYMBOLS

(A6.1)	SHEET NUMBER	(A1.1)	DETAIL NUMBER
2	ELEVATION NUMBER		SHEET NUMBER

A New Addition for:
HONEST-1 AUTO CARE CENTER

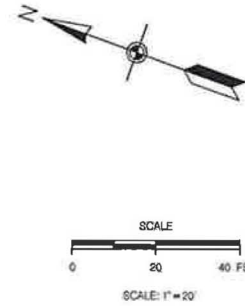
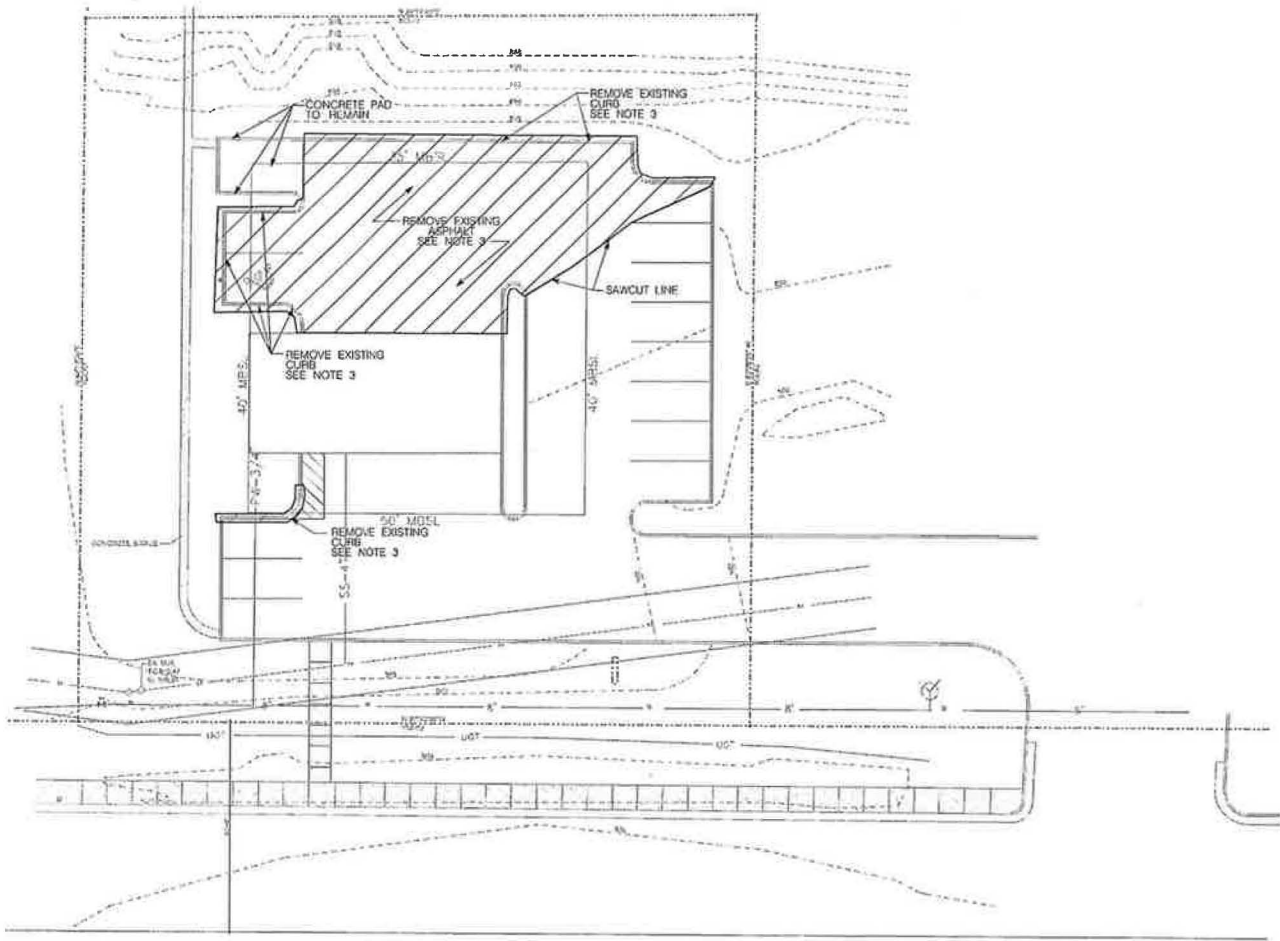
150 CAMPBELL STATION ROAD
KNOXVILLE, TENNESSEE 37934

Issue Date 09-22-2014

Drawn JMR
Checked RMR

Revisions
rev 1: 10-06-2014
rev 2: 11-06-2014

CVR
coversheet



LEGEND:		
EXISTING	PROPOSED	
535	535	GROUND CONTOUR ELEVATION
535.25'	535.25'	SPOT ELEVATION
[Symbol]	[Symbol]	STRUCTURE
[Symbol]	NA	PROPERTY LINE
[Symbol]	NA	EASEMENT
[Symbol]	[Symbol]	EDGE OF PAVEMENT
SD	[Symbol]	STORM DRAIN
SS	NA	SANITARY SEWER
W	PW	POTABLE WATER
NG	NG	NATURAL GAS
W	FW	FIRE PROTECTION
[Symbol]	[Symbol]	MANHOLE
[Symbol]	[Symbol]	WATER METER
[Symbol]	[Symbol]	FIRE HYDRANT
NA	[Symbol]	SILT FENCING
NA	[Symbol]	INLET PROTECTION
NA	[Symbol]	CURB
NA	[Symbol]	CONCRETE PAVEMENT
NA	[Symbol]	ASPHALT PAVEMENT

SITE DEMOLITION NOTES

1. SITE BOUNDARY AND TOPOGRAPHIC SURVEY IS BASED ON INFORMATION PROVIDED BY THE OWNER. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPT ANY RESPONSIBILITY FOR EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
2. CONTRACTOR SHALL CALL IN ONE CALL TO LOCATE SITE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL UTILIZE ONE CALL INFORMATION, SITE RECORDS, AND ANY OTHER MEANS AT HIS DISPOSAL TO DETERMINE THE LOCATION OF EXISTING UTILITIES.
3. CONTRACTOR SHALL REMOVE EXISTING ASPHALT PAVEMENT, CURBS, SIDEWALKS, AND/OR OTHER RELATED MATERIALS TO THE LIMITS INDICATED ON THIS PLAN AND DISPOSE OF THE WASTE MATERIALS AS DIRECTED BY THE OWNER AND IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS. COORDINATE DEMOLITION WITH THE OWNER, PROVIDE TEMPORARY ACCESS ROUTES AS REQUIRED, PERFORM DEMOLITION IN ACCORDANCE WITH THE PROJECT PHASING PLANS.
4. THE CONTRACTOR SHALL REMOVE EXISTING TREES WITHIN THE AREA OF WORK DEPICTED ON THE FOLLOWING DRAWINGS AND AS REQUIRED IN THE FIELD. CONTRACTOR SHALL REMOVE ENTIRE TREE INCLUDING ROOTBALL UNLESS DIRECTED OTHERWISE BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL DISPOSE OF WASTE OFFSITE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL LAWS. MULCHED BRANCHES MAY BE USED FOR EROSION CONTROL, BUT MUST BE REMOVED WHEN THE SITE HAS BEEN STABILIZED.
5. THE CONTRACTOR SHALL PREPARE THE SITE FOR THE PROPOSED CONSTRUCTION DEPICTED ON THE FOLLOWING DRAWINGS AND DRAWINGS PREPARED BY OTHER DISCIPLINES FOR THIS PROJECT. NO ADDITIONAL PAYMENT SHALL BE MADE FOR WORK REQUIRED AND NOT SPECIFICALLY NOTED ON THIS DRAWING.
6. THE CONTRACTOR SHALL REVIEW THE PLANS IN THEIR ENTIRETY. THERE MAY BE ADDITIONAL DEMOLITION PLANS BY THE ARCHITECT OR OTHER ENGINEERS. WORK MAY BE DEPICTED ON MORE THAN ONE PLAN.



9724 kingston pike
suite 305 B
knoxville, tn 37922
v: 865.357.3750
f: 865.357.3746



A New Addition for:
HONEST-1 AUTO CARE CENTER
150 CAMPBELL STATION ROAD
KNOXVILLE, TENNESSEE 37934

RECEIVED

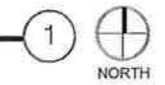
NOV 10 2014

TOWN OF FARRAGUT

Issue Date 10-06-2014

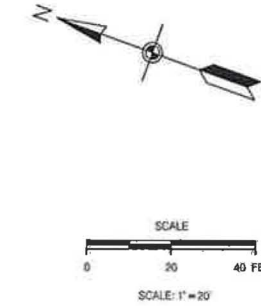
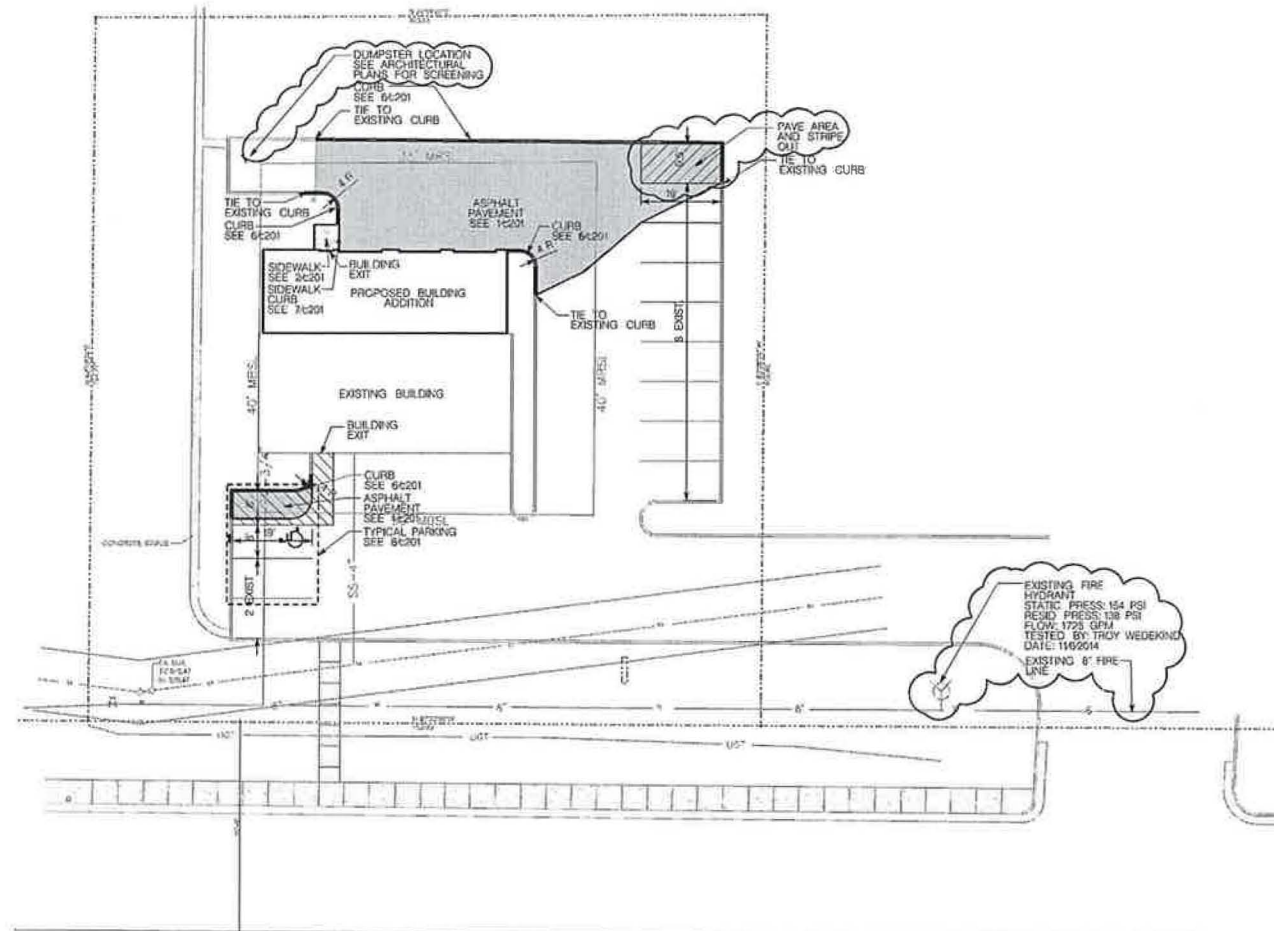
Drawn WNR Checked WNR

Revisions
1 11/06/14



c1.01
SITE DEMOLITION PLAN

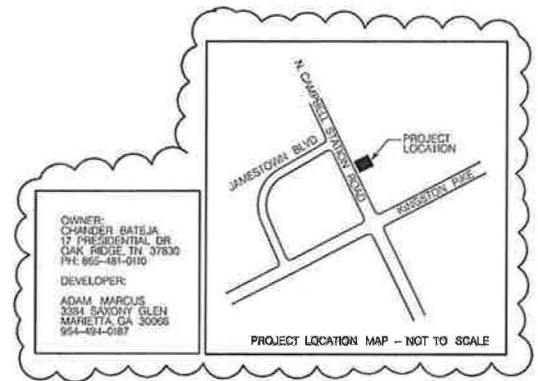
SITE DEMOLITION PLAN
SCALE: 1" = 20'



LEGEND		
EXISTING	PROPOSED	
---	---	GROUND CONTOUR ELEVATION
535.25'	535.25'	SPOT ELEVATION
[Symbol]	[Symbol]	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
SD	---	STORM DRAIN
SS	---	SANITARY SEWER
W	---	POTABLE WATER
NG	---	NATURAL GAS
W	---	FIRE PROTECTION
○	●	MANHOLE
⊙	⊙	WATER METER
⊙	⊙	FIRE HYDRANT
NA	---	SILT FENCING
NA	[Symbol]	INLET PROTECTION
NA	---	CURB
NA	[Symbol]	CONCRETE PAVEMENT
NA	[Symbol]	ASPHALT PAVEMENT

SITE LAYOUT NOTES

- USE: AUTO REPAIR ZONING C-1, CLT 142 PARCEL 127.05
- TOTAL BUILDING AREA: EXISTING: 1,720 SF, ADDITION: 1,144 SF
- TOTAL SITE: 0.62 AC, TOTAL DIST AREA: 0.97 AC, TOTAL IMPERV: 0.31 AC
- DEED REFERENCE: 20000100004M55
- THIS PROPERTY IS IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA. REFERENCE FEMA MAP 47093C0243G REVISED AUGUST 6, 2013
- SITE BENCHMARK: CONTACT SURVEYOR FOR SITE BENCHMARK, DATUM: NGVD.
- SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON INFORMATION PROVIDED BY THE OWNER. THE CONTRACTOR SHALL VERIFY CONDITIONS AND INFORM THE ARCHITECT OF ANY DISCREPANCIES. THE ARCHITECT AND THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY THE OTHERS.
- UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
- PARKING SUMMARY:
TOTAL REQUIRED: 11 SPACES
TOTAL PROVIDED: 11 SPACES
HANDICAP SPACES REQUIRED: 1 PROVIDED: 1
BASIS: 1 SPACE PER 250 SF (2,500/250) = 10.2 SPACES
- SETBACKS:
FRONT: 50'
SIDE: 40'
REAR: 35'
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF THE WORK. ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS.
- CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY THE AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK.
- VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS, AND LOCATION OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY INTERFERENCES OR DISCREPANCIES.
- TRAFFIC CONTROL IN CONSTRUCTION AREAS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THERE WILL BE NO AMENDMENTS ON THIS BUILDING.
- LOT AREA COVERAGE: 13,802 SF / 27,031 SF = .51



OWNER:
CHANDLER BATEJA
17 PRESIDENTIAL DR
OAK RIDGE TN 37830
PH: 865-481-0110

DEVELOPER:
ADAM MARCUS
3384 SANDY GLEN
MARIETTA, GA 30066
954-494-0187



9724 kingston pike
suite 305 B
knoxville, tn 37922
v: 865.357.3750
f: 865.357.3746



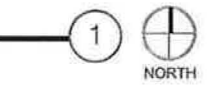
HONEST-1 AUTO CARE CENTER
150 CAMPBELL STATION ROAD
KNOXVILLE, TENNESSEE 37934

Issue Date: 10-06-2014

Drawn: WNR
Checked: WNR

Revisions:
11/06/14

SITE LAYOUT PLAN
SCALE: 1" = 20'



RECEIVED
NOV 10 2014
TOWN OF FARRAGUT

c1.02
SITE LAYOUT PLAN



9724 kingston pike
suite 305 B
knoxville, tn 37922
v: 865.357.3750
f: 865.357.3746



100%
CONSTRUCTION
DOCUMENT
SET

2014_17

HONEST-1 AUTO CARE CENTER
150 CAMPBELL STATION ROAD
KNOXVILLE, TENNESSEE 37934

A New Addition for:

RECEIVED

NOV 10 2014

TOWN OF FARRAGUT

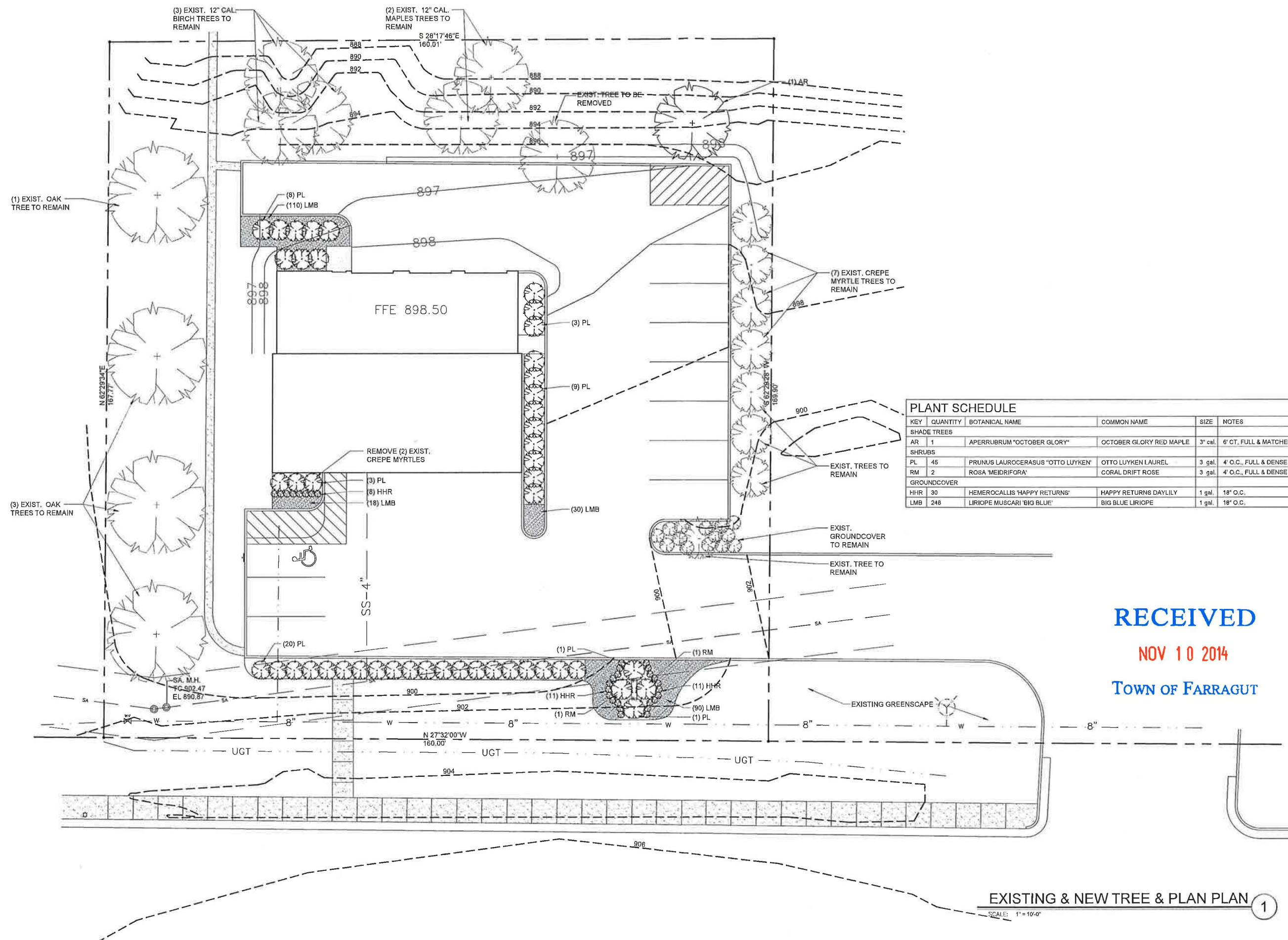
Issue Date 09-22-2014

Drawn JMR
Checked RMR

Revisions
rev 2: 11-06-2014

L1.01

existing & new tree &
plant plan





9724 kingston pike
suite 305 B
knoxville, tn 37922
v: 865.357.3750
f: 865.357.3746



100%
CONSTRUCTION
DOCUMENT
SET

2014_17

HONEST-1 AUTO CARE CENTER
150 CAMPBELL STATION ROAD
KNOXVILLE, TENNESSEE 37934

A New Addition for:

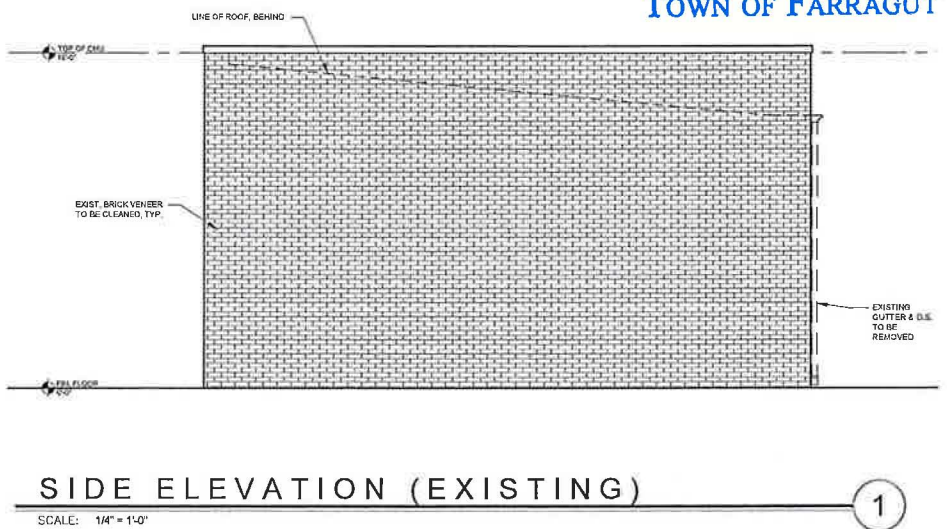
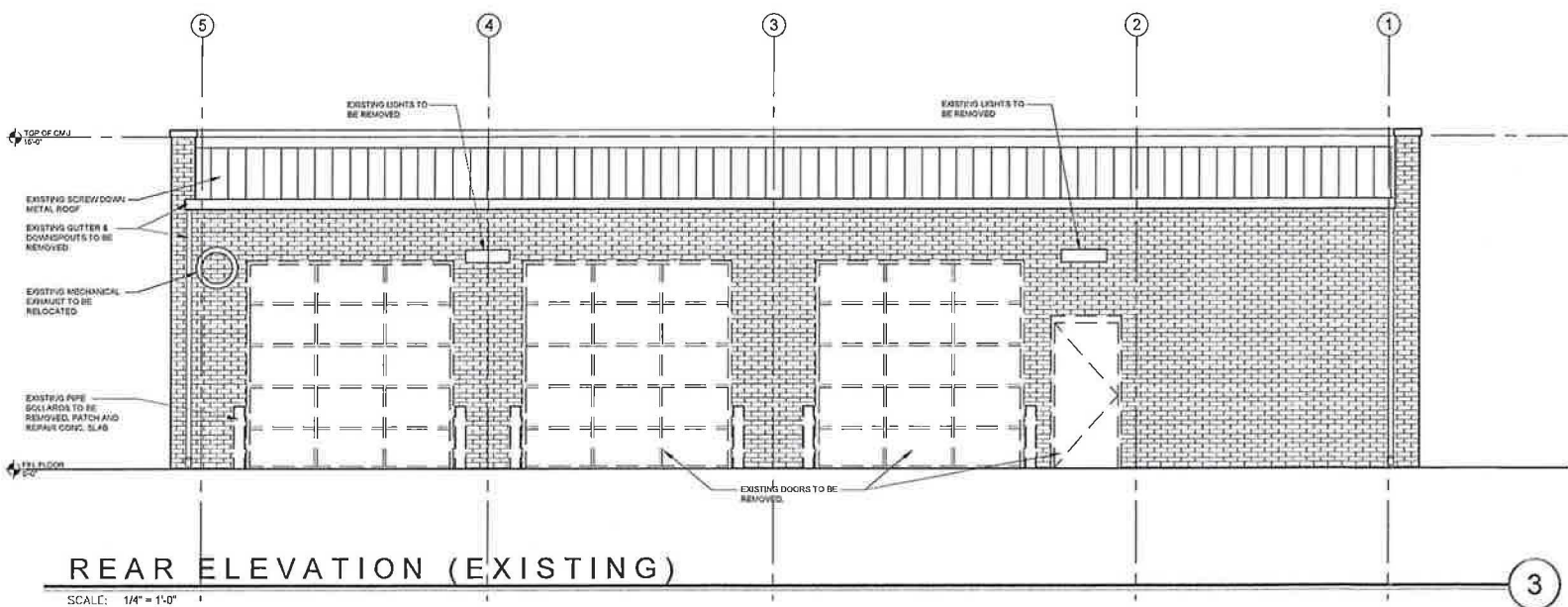
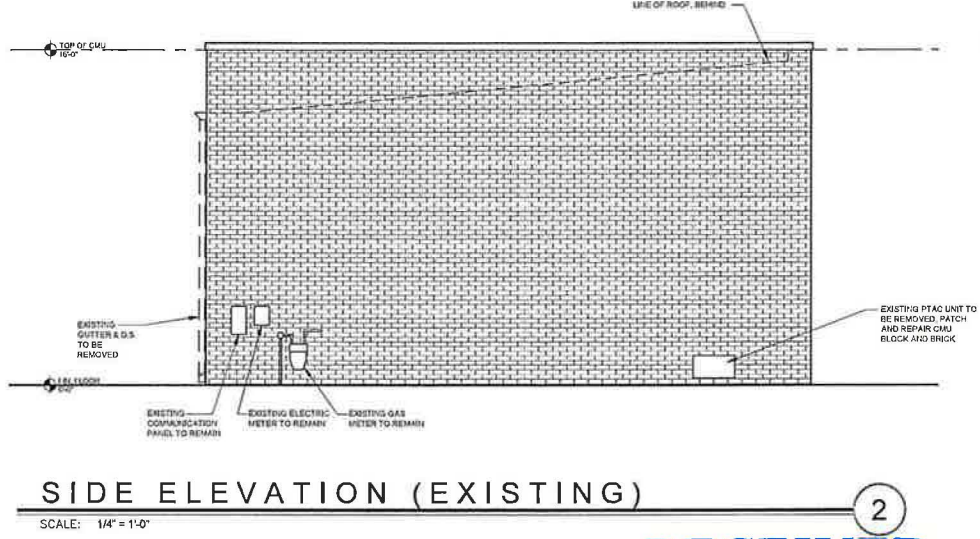
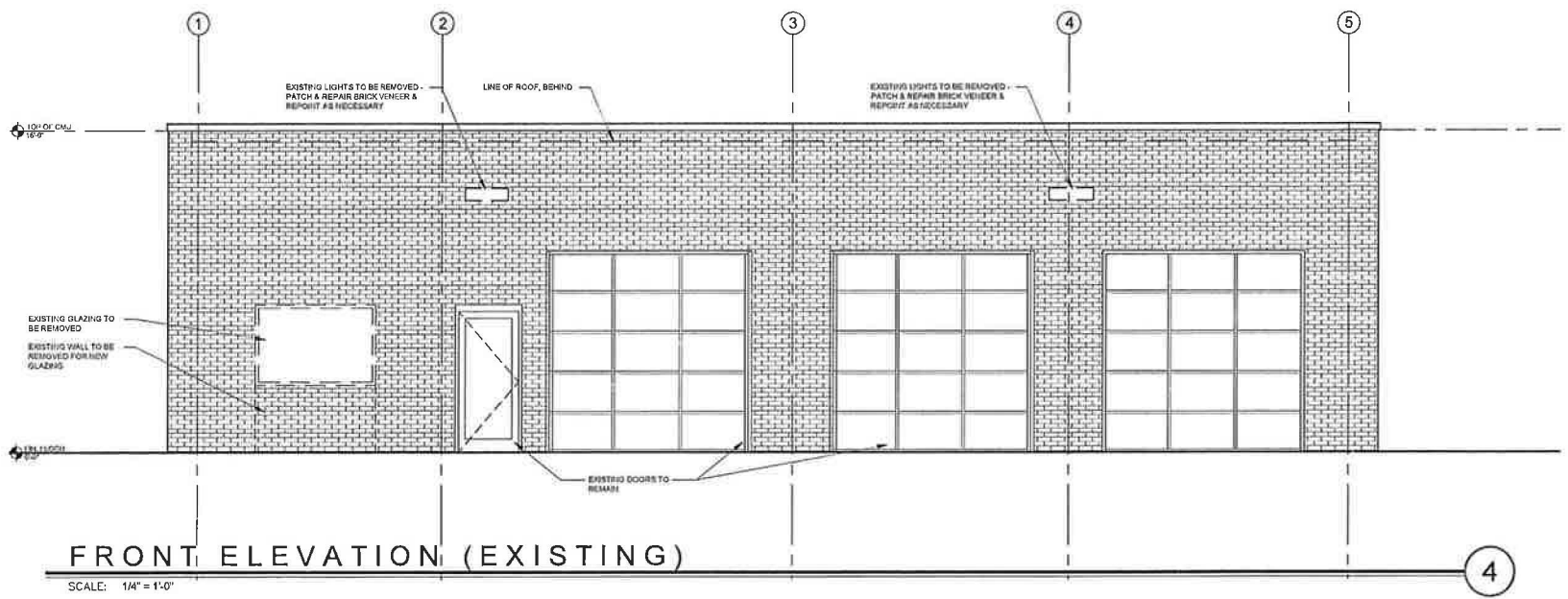
RECEIVED
NOV 10 2014
TOWN OF FARRAGUT

Issue Date 09-22-2014

Drawn JMR
Checked RMR

Revisions

a4.01
existing exterior
elevations





100%
CONSTRUCTION
DOCUMENT
SET

2014_17

HONEST-1 AUTO CARE CENTER
150 CAMPBELL STATION ROAD
KNOXVILLE, TENNESSEE 37934

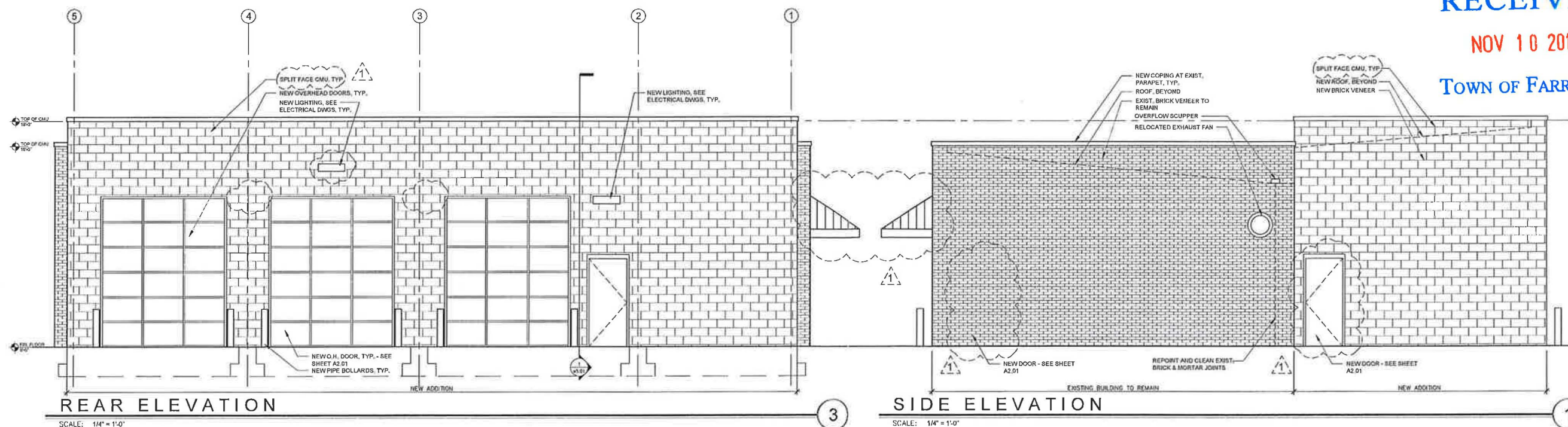
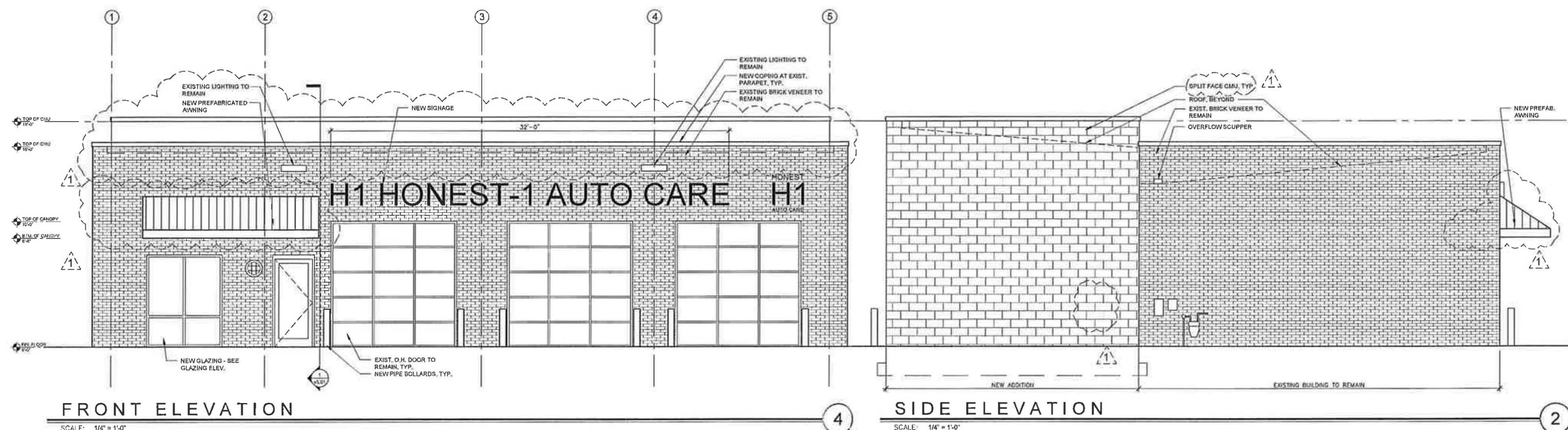
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NOV 10 2014
TOWN OF FARRAGUT

Issue Date 09-22-2014

Drawn JMR
Checked RMR

Revisions

a4.02
exterior elevations



MEETING DATE: November 20, 2014

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

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

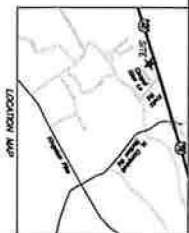
SUBJECT: Discussion and public hearing on a site plan for a storage shed at the Town of Farragut Public Works site at 731 Fretz Road (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request to construct a 30' x 75' storage shed at the public works facility off Fretz Road. The shed would be smaller but visually similar to the larger storage shed on the west side of the main public works office building. The shed would be constructed on a paved portion of the existing parking lot so that equipment stored in the shed would be contained within the fenced area that can be secured during non-work hours.

DISCUSSION: The public works property is zoned S-1 (Community Service District). The required setbacks for buildings in the S-1 Zoning District are 50 feet. The proposed storage shed will be over 59 feet to the nearest property line.

Included in your packet is a copy of the site plan along with a picture of the existing storage shed that is visually similar to what is proposed at this time.

RECOMMENDATION: The staff recommends approval of the storage shed.



A person is entitled to public support (1992)

[illegible]

TOWN OF PARKHILL PUBLIC WORKS FACILITY		SHEET NO. 51-100 SHEET NO. 51-100
DATE: 10/1/2000 DRAWN BY: J. H. HARRIS CHECKED BY: J. H. HARRIS SCALE: 1"=20'	PROJECT NO. 100-100 PROJECT NAME: TOWN OF PARKHILL PROJECT LOCATION: 11000 NATIONAL DRIVE PROJECT CITY: PARKHILL, AL 36564	SHEET NO. 51-100 SHEET NO. 51-100
TOWN OF PARKHILL 11000 NATIONAL DRIVE PARKHILL, AL 36564		SHEET NO. 51-100 SHEET NO. 51-100
URSAL ENGINEERING, INC. 11000 NATIONAL DRIVE PARKHILL, AL 36564		SHEET NO. 51-100 SHEET NO. 51-100

1374.31

[illegible]

DATE REC'D	DATE CAL	DATE REC'D
------------	----------	------------

URBAN ENGINEERING, INC.
(965) 964-7057

TOWN OF FARRACUT
31408 MUNICIPAL DRIVE
FARRACUT, TN 37064

SCALE: 1"=10'
SEPTEMBER 24, 2018
WINERY DEVELOPER

EAST, IV
TOWN OF FAIRBANKS
CAT MAP 1.50

FAIRBANKS COUNTY
TENNESSEE
PRICE 74

PUBLIC WORKS FACILITY
507 ADDRESS: 751 PINEZ ROAD, GARY, IN, 46508-2514

**THE PLAN
TOWN OF PARAGUT
RIBBON WOULD BE CUT**

SHEET C-2 (SHEET 3 OF 5)

NEEDS/NOTES:
BATH ROOM: 1/2" INCH, 1/2" INCH, 1/2" INCH



10/24

PAGING SCHEDULE	
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100	100

EMERSON	WETTING ALLOY
---------	---------------

- BUREAU CHIEF
- ASSISTANT CHIEF
- ASSISTANT CHIEF

250007 STRELFINGER, JO FOLIO

DATE: _____

BY: _____

TO AND FROM: _____

CO. FILE: _____

SO. FILE: _____

ORDER NO. 2500723-1, FOR THE 1992-1993 SEASON

CONSUMER SERVICES: THE CONSUMER SHALL NOTIFY IN WRITING ALL OF THE FOLLOWING: (1) ANY CHANGE OF ADDRESS; (2) ANY CHANGE OF OWNERSHIP AND GOVERNMENT AGENCIES AND ALSO CALL THEM TO ADVISE THEM OF ANY DISPOSITION WORK, TO VERIFY REGISTRATION AND DETERMINE THE STATUS OF THE ASSOCIATION SYSTEM AND IF

LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE
SUBJECT AND ARE BASED ON FIELD LOCATION OF REBEL STRUTTING
AT OCEA BEACH, MIDDLEBURY, NEW JERSEY, ETC., AND COMPARING
THEIR RECORD IN THE RECORDS OF THE NEW JERSEY DEPARTMENT OF
TRANSPORTATION AND PUBLIC UTILITIES.

LOCATION MAP

1111





MEETING DATE: November 20, 2014

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director 

SUBJECT: Discussion on a request to rezone Parcels 115.01 and 116.01, Tax Map 130 and Parcels 96 and 96.01, Tax Map 142 from R-2 and R-4 to R-6 (TDK Construction Company, Inc., c/o Ross Bradley, Applicant)

INTRODUCTION AND BACKGROUND: This property is located on the north side of Grigsby Chapel Road between the Chapel Point Subdivision and the Westside Unitarian Universalist Church. As some of you may recall, in March of 2008, a 5 acre portion of the project now being requested for rezoning was petitioned for rezoning from R-4 to R-6 in order to construct a staged elderly housing development. Units would have ranged from independent to assisted living. The 5 acre area was the southernmost portion of the property. The remainder of the property was to remain zoned R-4. Elderly housing is not permitted in the R-4 Zoning District but is permitted in the R-6 Zoning District.

That 5 acre rezoning request received a favorable recommendation from the planning commission but was ultimately denied by the board of mayor and aldermen. Now, TDK Development is requesting to rezone to R-6 the entire property that is zoned R-4, which is approximately 16.5 acres, and roughly 8.3 acres which is currently zoned R-2. They are requesting this rezoning in order to be able to construct elderly housing that will range from independent to assisted living. As noted above, the R-6 Zoning District permits elderly housing but it is required to comply with the specific provisions that govern elderly housing in Chapter 4 of the zoning ordinance.

DISCUSSION: As you know, at the request of TDK Development, the R-6 Zoning District was recently amended and the property in question was the subject of much discussion, particularly the traffic impact of a potential multi-family housing development. After discussing these concerns with residents, the applicant felt that elderly housing would provide a better fit for the property and the existing traffic concerns. A concept plan showing what the applicant would generally like to do is included in the packet. Also included are an executive summary and conclusions and recommendations from a Traffic Impact Study prepared by Cannon & Cannon. The full study will be sent via e-mail.

From the staffs' perspective, though the applicant may have a specific use in mind for the property, once the property is rezoned to R-6 any use permitted in the R-6 Zoning District could be permitted subject to compliance with any applicable requirements.

RECOMMENDATION: Since this property was the subject of much discussion during the R-6 amendment process the staff recommends to workshop this item in order to more thoroughly analyze the requested rezoning.

APPLICATION TO AMEND ZONING MAP

TOWN OF FARRAGUT, TENNESSEE

FOR OFFICE USE ONLY
Fee Paid: \$300

APPLICANT NAME: TDK CONSTRUCTION COMPANY, INC. c/o ROSS BRADLEY
Address: 1610 S. CHURCH STREET, SUITE C City/State/Zip: MURFREESBORO, TN 37130
Phone Number: 615-796-4514 Fax Number: 615-895-2631
E-mail: rbradley@tdkconstruction.com

DESCRIPTION OF PROPERTY (Attach map of property): 25.5 Acres
Address: 718 FRETZ ROAD / GRIGSBY CHAPEL ROAD Size of Tract: 25.5 Acres (TOTAL)
Lot(s)/Parcel(s) No.: 96, 96.01, 115.01, 116.01 Tax Map No. 130, 142

Previous Rezoning Applications: N/A

Change Requested:

From: FARR: R2, R4 To: FARR: R-6

Proposed Use of Property (Be specific): MULTI-FAMILY RESIDENTIAL DEVELOPMENT (6-20 UNIT CONDO)

Existing Land Use: VACANT (RESIDENTIAL ZONING)

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

NAME	ADDRESS (Street/City/Zip)	PROPERTY OWNED
ASHER, GAUDIANO, EDGEMAN	8874 KINGSTON PIKE, SUITE 200	MAP 130, PARCEL 115.01
DIVERSIFIED HOLDINGS, INC.	8874 KINGSTON PIKE, SUITE 200	MAP 136, PARCEL 116.01
DIVERSIFIED HOLDINGS, INC.	8874 KINGSTON PIKE, SUITE 200	MAP 142, PARCELS 96, 96.01

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.

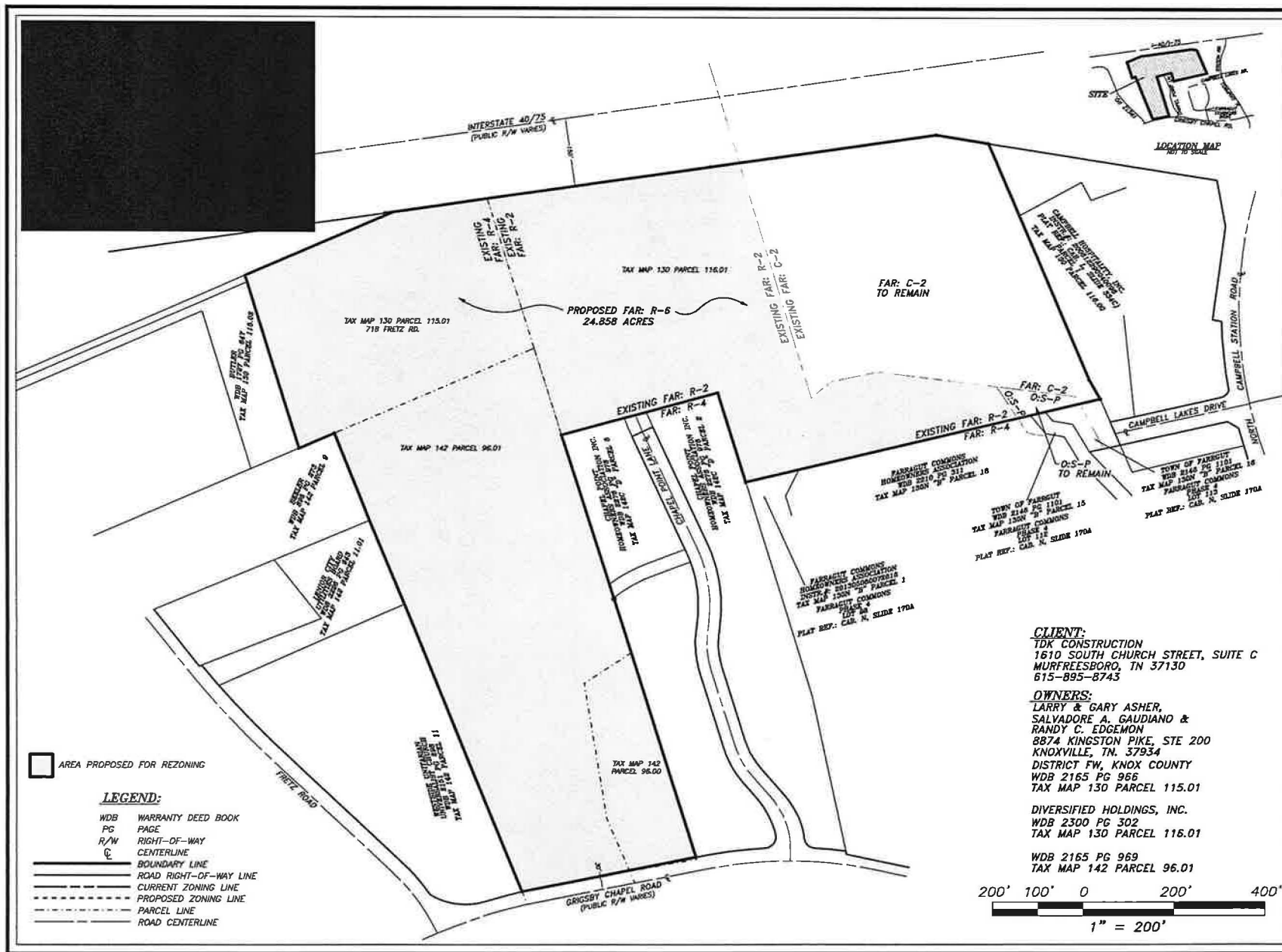
Schubert Gaudiano President 10-14-14
APPLICANT SIGNATURE DATE

OR

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

Schubert Gaudiano President 10-14-14
NAME (SIGNATURE) DATE

620 N Campbell Station Rd Knoxville, TN 37934 865-207-1941
Street Address/City/State/Zip Telephone Number



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SINCE 1979

STERLING
 ENGINEERING INC.
 LAND SURVEYING
 CIVIL ENGINEERING
 CONSULTING
 LAND PLANNING

1020 WILLIAM BLOUNT DRIVE
 MARYVILLE, TENNESSEE
 37802-8401
 PHONE: VOL-984-3905
 FAX: VOL-981-2815
 www.sterling.us.com

EXHIBIT OF PROPOSED REZONING

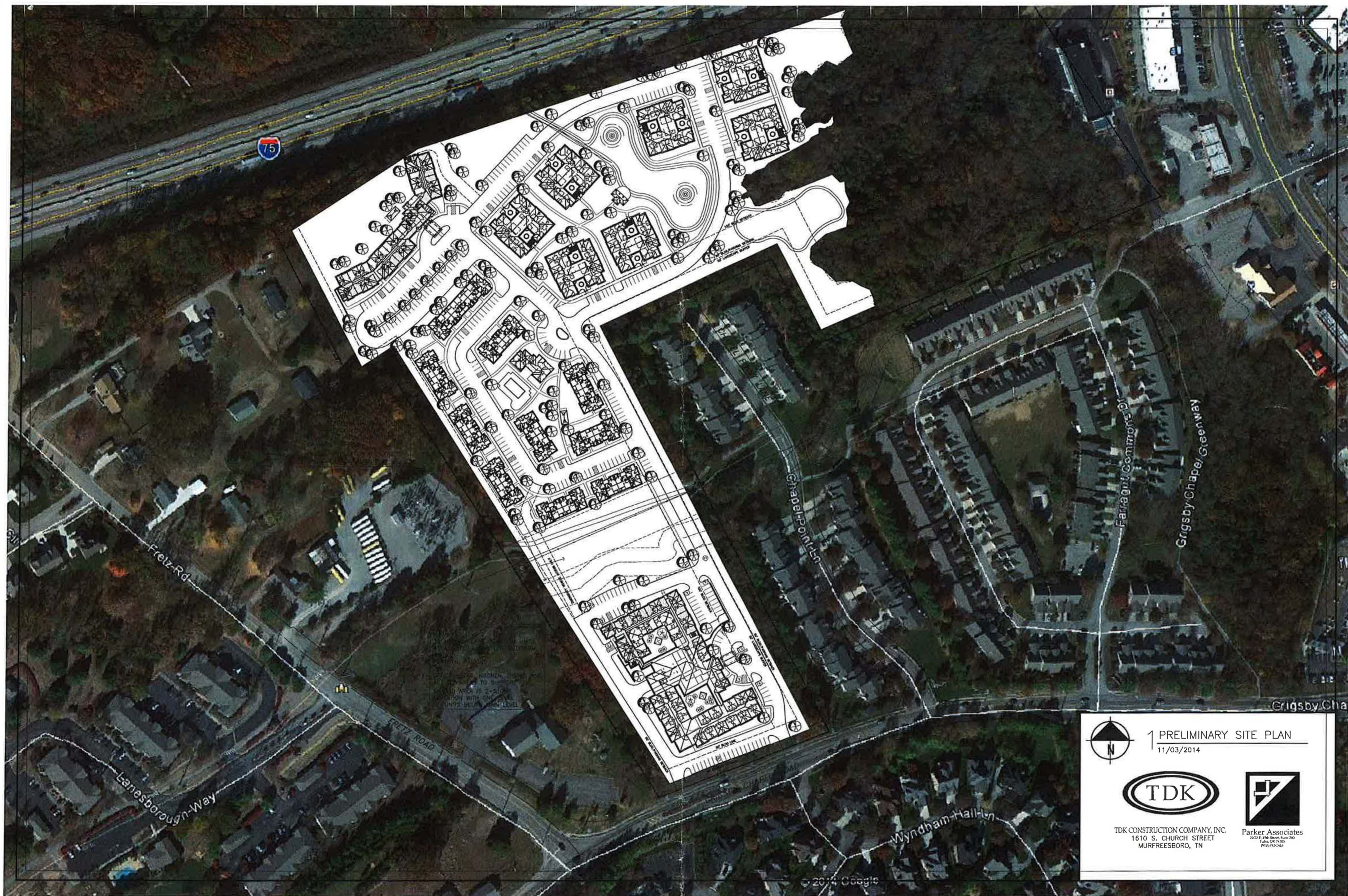
DIVERSIFIED HOLDINGS, INC.

PROPERTY

TDK CONSTRUCTION **FARRAGUT, TN.**

SHEET **EX**

DESIGNED:
 DRAWN: **SDJ**
 CHECKED: **SDJ**
 DATE: **10/14/14**
 SCALE: **1" = 200'**
 DRAWING: **6028Rezoning-EX**
 PROJECT NO:
SEI#6028



1 PRELIMINARY SITE PLAN
11/03/2014



TDK CONSTRUCTION COMPANY, INC.
1610 S. CHURCH STREET
MURFREESBORO, TN



Parker Associates
1402 E. 9th Street, Suite 200
Tulsa, OK 74105
(918) 422-4455

TRAFFIC IMPACT STUDY

GRIGSBY CHAPEL ROAD SENIOR LIVING FACILITY

FARRAGUT, TN

CCI PROJECT NO 01109-0002



PREPARED FOR
TDK Construction
1610 South Church Street,
Suite C
Murfreesboro, TN 37130

SUBMITTED BY

 **CANNON &
CANNON** INC
CONSULTING ENGINEERS
FIELD SURVEYORS

NOVEMBER 11,

2014

EXECUTIVE SUMMARY

This report provides a summary of a traffic impact study that was performed for a senior living development that is proposed for construction off of Grigsby Chapel Road in the Town of Farragut. The actual site location is on the north side of Grigsby Chapel Road, approximately one-third mile west of Campbell Station Road. The development plan for this project proposes a two phase build out. The first phase will consist of 70 assisted living units and should open by 2016. The second phase will add 70 independent living cottages and 84 alzheimer/dementia units. The build-out date for this phase is estimated to be by 2020.

The purpose of this study was the evaluation of the traffic operational and safety impacts of the proposed development upon roadways in the vicinity of the project site. Of particular interest was the signalized intersection of N. Campbell Station Road with Grigsby Chapel Road, and the unsignalized intersections of Fretz Road with Grigsby Chapel Road and the two proposed site driveways. Appropriate intersection evaluations were conducted at these locations for existing and future conditions, both with and without traffic volumes generated from the proposed development. This was done in order to determine the anticipated impacts and to establish recommended measures to mitigate these impacts. These evaluations included intersection capacity analyses, corner sight distance reviews and others as appropriate.

The primary conclusion of this study is that the traffic generated from the proposed senior living development will not result in unacceptable levels-of-service at the study intersections. In fact, because this type of development does not produce a high concentration of trips during the traditional A.M. and P.M. peak traffic hours, this development would appear to be a very good use for this site given the high peak hour traffic volumes that exist in the area. For comparison purposes, trip generation was also performed for a full build-out of a development under the existing zoning. Such a build-out would result in higher trip generation volumes, with the especially critical exiting trips during the A.M. peak hour being significantly higher.

The following recommendations are considered appropriate to maximize the operations and safety of the study intersections:

1. The main site access road should be STOP controlled and should be located directly opposite the existing Wyndham Hall Lane. It may be constructed as a two lane roadway with a single outbound exiting lane, and it is also recommended that it be provided with a westbound right-turn deceleration lane to serve right-turn traffic entering the site. The existing center turn lane on Grigsby Chapel Road will be adequate to serve the eastbound left-turn movement.
2. A secondary site entrance should be constructed to the west of the main site access road. This entrance is recommended to be a right-in, right-out driveway, which is especially appropriate given that left-turn movements at this intersection will be blocked by the existing traffic calming island.
3. The vegetation on the traffic calming island, located to the west of the main site entrance road, should be carefully maintained to prevent blockage of the line of sight for drivers exiting the main site entrance looking west.
4. The traffic signal at the intersection of Campbell Station Road with Grigsby Chapel Road should have its timing periodically evaluated and adjusted as appropriate.

7.0 CONCLUSIONS & RECOMMENDATIONS

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4. The traffic signal at the intersection of Campbell Station Road with Grigsby Chapel Road should have its timing periodically evaluated and adjusted as appropriate.

MEETING DATE: November 20, 2014

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director 

SUBJECT: Discussion and public hearing on amendments to the text of the Farragut Zoning Ordinance, Chapter 3. Section XII., General Commercial District (C-1), as it relates to the Mixed Use Town Center outlined in the Comprehensive Land Use Plan

INTRODUCTION: This item has been discussed at the previous three planning commission meetings. At the October meeting, the staff presented a second draft amendment to the General Commercial (C-1) Zoning District for properties located within the area identified on the future land use map in the Comprehensive Land Use Plan (CLUP) as a preferred location for a mixed use town center (MUTC).

DISCUSSION: The staff reviewed the question of whether a drive through should be permitted in the MUTC. There was also some discussion concerning how new exterior lighting should be addressed and whether any additional provisions would be needed for signage and landscaping.

The commissioners felt that drive throughs should not be permitted in the MUTC. They also asked the staff to develop some language that would encourage more consistent and decorative site lighting in the MUTC. The commission felt that, until the architectural guidelines process was finalized, existing signage and landscaping provisions would suffice. The staff, however, did add some wording that would prohibit box or cabinet style signs on new buildings.

Ordinance 14-21 reflects comments and input that have been provided to the staff as it relates to amendments to the C-1 Zoning District for properties identified as being within the MUTC. In addition to some new language associated with outdoor site lighting, the staff has added to and/or modified some of the uses listed as being permitted within the MUTC. The staff has also modified the lot coverage to increase it from 70 to 80%. This would be consistent with the TCD and provide an additional incentive to encourage a more compact and town center style of development. Since the MUTC provisions in C-1 are a hybrid of the C-1 and TCD, it was felt that some additional flexibility in uses and coverage should be considered, provided they were consistent with the character description of the MUTC.

Included in the packet is the resolution and ordinance related to this amendment and a version of the amended language which illustrates where changes have been made during the course of developing this ordinance. The staff will review the changes that have been made since last month's meeting and

re-visit some of the uses to ensure that everyone is in agreement on what should and should not be permitted in the MUTC.

RECOMMENDATION: The staff recommends approval of Resolution PC-14-14 which recommends approval of Ordinance 14-21.

RESOLUTION PC-14-14

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, SECTION XII. GENERAL COMMERCIAL DISTRICT (C-1), BY ADDING NEW REQUIREMENTS RELATED TO THE MIXED USE TOWN CENTER OUTLINED IN THE COMPREHENSIVE LAND USE PLAN UPDATE

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 November 20, 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 14-21.

ADOPTED this 20th day of November, 2014.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	14-21
PREPARED BY:	Shipley
REQUESTED BY:	Staff
CERTIFIED BY FMPC:	November 20, 2014
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND 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, SECTION XII. GENERAL COMMERCIAL DISTRICT (C-1), BY ADDING NEW REQUIREMENTS RELATED TO THE MIXED USE TOWN CENTER OUTLINED IN THE COMPREHENSIVE LAND USE PLAN UPDATE

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 3, Section XII. General Commercial District (C-1), of the Farragut Zoning Ordinance, Ordinance 86-16,

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

SECTION 1.

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section XII., General Commercial District (C-1), is amended by deleting it in its entirety and substituting in lieu thereof the following:

SECTION 2.

Chapter 3, Specific District Regulations, Section XII., General Commercial District (C-1), is amended by inserting the following:

- A. *General description.* This district provides space for commercial uses which provide services primarily to community residents of the Town of Farragut. The intent is to permit lands adjacent to major arterial highways as designated by the Farragut Major Road Plan to be used for the provision of general commercial and business services to the community. These commercial uses are intended to be designed to minimize disruption of traffic flows and negative impacts on adjacent residential uses.

B. *Permitted principal and accessory uses and structures (Non-Mixed Use Town Center as identified in the Comprehensive Land Use Plan).* Unless provided for elsewhere in this section, property and structures located in the General Commercial District (C-1) shall be used only for the following purposes:

1. Generally recognized retail sales. This excludes flea markets and the sale of automobiles and the sale and/or rental of boats, trucks, trailers, construction equipment, mobile homes, and other similar uses as determined by the Board of Zoning Appeals.

The outdoor sale and/or storage of merchandise and/or any other materials shall be permitted provided the following development criteria are met:

- a. Such merchandise and/or materials are displayed or stored in a permanent area designed for such use;
- b. Such merchandise and/or materials are not displayed or stored on any sidewalks, walkways, parking spaces, or other vehicle ways;
- c. Required yard setbacks for buildings are met for the storage/display area;
- d. Access to the display/storage area shall be restricted by means of a physical barrier such as a fence, a berm, landscaping, or other similar means; and
- e. The total area reserved for outdoor display/storage shall not exceed two thousand (2,000) square feet if the net indoor retail floor area is greater than twenty-five thousand (25,000) square feet, and it shall not exceed one thousand (1,000) square feet if the net indoor retail floor area is less than twenty-five thousand (25,000) square feet.

2. The retail sale of alcoholic beverages, as provided for in the Farragut Municipal Code.

3. 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.

- a. The outdoor display and/or storage of such implements and equipments shall be permitted provided the following development criteria are met:

- (1) The outdoor storage and/or display of the implements and/or equipment shall lie behind a straight line running from side lot line to side lot line that coincides with the rear wall of the principal building located on the property;

- (2) The equipment and/or implements to be stored and/or displayed outdoors must be removed from the crate or cartons and displayed and/or stored in such a way as to allow for viewing and inspection, but so as not to prevent passage on sidewalks, walkways, or other vehicle ways;
 - (3) Such businesses necessarily involve the use of outdoor areas on the premises for the unloading, uncrating, positioning and repositioning of items that are often larger and more cumbersome than most retailers handle. The temporary use of outdoor areas of the premises for such purposes during hours of operation shall not be a violation of this ordinance; and
 - (4) Such businesses necessarily utilize packaging that is to be destroyed or reused. Such packaging materials shall be stored in areas on the premises to which access shall be restricted by means of a physical barrier such as an opaque fence or similar to a dumpster enclosure and shall comply with Chapter 4, Section I. B. of this ordinance.
- b. The outdoor display of merchandise, except as provided for above, is permitted provided such merchandise is displayed in a permanent, covered porch. Such covered porch shall be attached to the principal building and shall meet all setback requirements of the principal building.
- 4. Financial and real estate services.
- 5. Professional, personal, and business services.
- 6. Restaurants, tea rooms, cafes, coffee houses, or other similar establishments serving food or beverage that is primarily consumed within the principal building or in designated outdoor seating areas associated with the principal building.

Coffee houses with drive-through service lanes that serve as the principal means for service. The principal location for consumption is offsite.
- 7. 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.
- 8. Retail rental and leasing of automobiles provided the following development criteria are met:
 - a. Such business is located in a freestanding building; and

- b. If the premises are fenced, such fencing shall be decorative, shall not exceed three (3) feet in height, and shall be of such design so as not to prevent the ability to see through the fence.
- 9. Public, governmental, and general offices.
- 10. Medical, dental, and veterinary facilities.
- 11. Medical spas.
- 12. Indoor kennel facilities, provided the following development criteria are met:
 - a. The building shall be sound proofed to prevent the noise of barking dogs being heard outside the building. A certification verifying the sound proofing capabilities must be submitted with the site plan; and
 - b. No outdoor fencing shall be located on the premises.
- 13. Mortuary establishments.
- 14. Commercial greenhouses, nurseries, and other similar uses as determined by the Board of Zoning Appeals provided the following development criteria are met:
 - a. There shall be a minimum lot size of two (2) acres;
 - b. Merchandise and/or any other material are displayed or stored in a permanent area designed for such use;
 - c. Merchandise and/or any other materials are not displayed or stored on any sidewalks, walkways, parking spaces, or other vehicle ways;
 - d. The outdoor storage and/or sale of mulch and other landscaping related materials is permitted as accessory to commercial greenhouses and nurseries, but not permitted as stand alone businesses.
 - e. Required yard setbacks for buildings are met for the storage/display area and for all temporary structures;
 - f. Access to the display/storage area shall be restricted by means of a physical barrier such as a fence, a berm, landscaping, or other similar means;
 - g. Outdoor areas used for the growing of products must be set back a minimum of thirty (30) feet in the front yard and twenty-five (25) feet in

the side and rear yards. Setbacks shall be measured from the nearest point of any property line;

- h. A minimum of a twenty-five (25) foot buffer strip along rear and side property lines shall be developed and maintained per the buffer strip requirements of this ordinance;
 - i. Security fencing located in the front yard shall be screened with a minimum of one (1) large evergreen shrub per five (5) linear feet of fence. Such large shrubs shall be on the visual resources review board's recommended large shrubs list and shall be a minimum of three (3) feet in height at the time of planting; and
 - j. A maximum of one (1) wall sign shall be permitted. Such wall sign shall meet all other sign requirements of the district.
- 15. Day care facilities as regulated in Chapter 4.
- 16. Nursing homes as regulated in Chapter 4.
- 17. Elderly housing as regulated in Chapter 4.
- 18. Churches and other places of worship.
- 19. Schools, public and private, 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 accesses must meet the minimum design standards established in the Farragut Subdivision Regulations;
 - b. There shall be a minimum lot size of three (3) acres; and
 - c. The lot on which the school is located is a free-standing parcel.
- 20. Theaters, indoor only.
- 21. Cultural activities.
- 22. Parks, playgrounds, play fields, neighborhood buildings, and community buildings.
- 23. Indoor recreational facilities.

24. Outdoor recreational facilities such as miniature golf courses, golf courses, driving ranges, batting cages, tennis courts, swimming pools, skating/skateboard facilities, paintball facilities, and other similar non-motorized recreational facilities as determined by the Board of Zoning Appeals. Seasonal inflatable playground structures shall not be considered a similar non-motorized recreational facility. The following development criteria shall be met:

- a. A minimum of a forty (40) foot front yard setback is maintained for any recreational facility that does not require the construction of a structure;
- b. A minimum of a ten (10) foot rear and side yard setback is maintained for any recreational facility that does not require the construction of a structure; and
- c. All structures developed as an integral part of a recreational facility/use are set back a minimum of forty (40) feet in the front yard and ten (10) feet in the side and rear yards. Setbacks shall be measured from the nearest point of any property line.

25. Utility uses.

C. *Area regulations.* The purpose of these setback regulations is to create a flexible building envelope that will enable the creative possibilities for development of a parcel to be maximized and to allow consideration of the natural features of a parcel as it is being developed. Please refer to Illustrations 6, 7 and 8 (see Chapter 1). These illustrations depict the intent of the following regulations. Setbacks shall be measured from the nearest point of any property line and all structures shall comply with the following setback requirements:

1. *Front Yards.*

- a. All buildings shall be set back from the nearest point of any right-of-way a minimum of eighty (80) feet;
- b. All buildings shall be set back from the nearest point of any right-of-way a minimum of sixty (60) feet if only a driveway aisle is located in the front yard; or
- c. All buildings shall be set back from the nearest point of any right-of-way a minimum of forty (40) feet if no paved surfaces are located in the front yard.

All accessory structures, excluding detention basin structures and certain utility structures, shall be set back from the nearest point of any right-of-way a minimum of forty (40) feet, except as provided for elsewhere in this ordinance or the Municipal Code. Detention basin structures shall be set back from the nearest

point of any right-of-way a minimum of ten (10) feet. Electrical substations, utility offices, or any other utility building shall meet the front yard setback requirements.

2. *Side Yards.* All buildings shall be set back a combined total of at least sixty (60) feet on the two sides, but not less than twenty (20) feet on any one side.
 3. *Side and rear yards.* All accessory structures shall be set back a minimum of ten (10) feet, except as provided for elsewhere in this ordinance or the Municipal Code.
 4. *Rear Yards.* All buildings shall be set back a minimum of thirty (30) feet.
 5. *Buffer strips.*
 - a. There shall be a buffer strip a minimum of thirty-five (35) feet in width on all front property lines when the street adjacent to that front property line is classified as a collector or local street on the Major Road Plan and the property on the opposite side of the street is zoned residential or agricultural;
 - b. There shall be a buffer strip a minimum of thirty-five (35) feet in width on all side and rear property lines when the abutting property is zoned residential or agriculture;
 - c. Existing, mature vegetation shall be preserved and incorporated into the buffer strip; and
 - d. Detention basins, measured from top-of-slope to top-of-slope, and associated structures shall not be located within any buffer strips.
 6. *Maximum lot coverage.* Total lot coverage — Seventy (70) percent.
 7. *Land area.* Minimum lot size of one (1) acre.
- D. *Height regulations.* No structure shall exceed two and one-half (2½) stories, or thirty-five (35) feet in height, except as provided for elsewhere in this ordinance.
- E. *Parking.* As regulated in Chapter 4.
- F. *Mixed Use Town Center.*
1. *General Description and Purpose:*

In the Town's adopted Comprehensive Land Use Plan (CLUP), Strategy 1 describes the community's desire to Bring About a Downtown. Also included in the CLUP are land use descriptions related to the intent, uses, and character of

what is described as a Mixed Use Town Center (MUTC). The CLUP also includes a future land use map which identifies locations for a MUTC.

The purpose of this section is to ensure that properties zoned C-1 that are within (i.e. at least half of the existing parcel) the area shown as Mixed Use Town Center are developed and redeveloped in a manner that is consistent with the CLUP.

Where a property is zoned C-1 and is shown to be within the area identified as MUTC on the Future Land Use Map the following provisions shall apply:

2. *Permitted Principal and Accessory Uses and Structures* (if a use is not listed below it shall not be permitted unless it is approved by the Board of Zoning Appeals as a Special Exception and the proposed use is consistent with the CLUP as it relates to the MUTC).
 - a. Generally recognized retail sales. This excludes all outdoor sales or storage (unless part of an approved Farmers Market or similar seasonal pedestrian oriented use) and any “big box” entities where the total gross square footage exceeds 25,000 square feet.
 - b. Restaurants, tea rooms, cafes, coffee houses, bistros, or other similar establishments serving food or beverage that is primarily consumed within the principal building or in designated outdoor seating areas associated with the principal building. This excludes drive-through service lanes and windows.
 - c. Financial and real estate services. This excludes drive-through service lanes and windows.
 - d. Professional, personal, and business services.
 - e. Public, governmental, and general offices.
 - f. Medical, dental, and veterinary facilities (indoors only).
 - g. Medical spas.
 - h. Adult education and training facilities, indoors only.
 - i. Cultural activities.

- j. Theaters.
- k. Indoor recreational facilities.
- l. Parks and community facilities.
- m. Residential, provided located in upper stories.
- n. Bed and breakfasts/inns.
- o. Hotels, provided the gross square footage does not exceed 25,000 square feet.
- p. Churches and other places of worship, provided they are not located in freestanding buildings.
- q. Day care facilities, provided they are not located in freestanding buildings.
- r. Schools, public and private, provided they are not located in freestanding buildings.
- s. Utility uses. This excludes substations and telecommunication towers. These utility uses shall not be permitted.
- t. Other uses similar to any of the above, as approved by the Board of Zoning Appeals as a Special Exception. Any use approved as a Special Exception in this section shall be compatible with the CLUP as it relates to the Mixed Use Town Center.

3. *Building Façade Requirements:*

New construction shall comply with Title 14, Chapter 3, Section 14-305. and Section 14-306. (1) and (2) of the Farragut Municipal Code. The street facing building facade that does not have the storefront must provide windows or some other type architectural feature so the wall is not blank.

Where re-development involves improvements (interior and/or exterior) to an existing building(s) which exceed 50% of the current value (as determined by a certified appraisal) of such building(s), the building(s) façade(s) shall be modified to use high-quality, durable, materials that are architecturally compatible and include a significant masonry element. Such building façades shall not use

fabricated metal panels or vinyl siding and shall include only very limited use of synthetic stucco (EIFS) or panelized brick.

4. *Low Impact Development Requirements:*

Any new development or redevelopment where at least half of the existing site improvements are being modified (e.g. half of the existing parking lot is being altered from its current configuration), shall incorporate a minimum of one (1) of the following Low Impact Development (LID) practices into the design:

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

5. *Area Regulations*

a. Front Yards

- 1. All principal buildings shall be set back a minimum of ten (10) feet from all property lines and access easements.
- 2. All accessory structures, such as parking garages, dumpsters, HVAC units and generators, shall be set back a minimum of twenty (20) feet from all property lines and access easements. This excludes signage, detention basin structures (if associated with a low impact development measure), or structures typically associated with a store front or furnishing zone as described in the TCD Zoning District.

Where abutting an arterial street, no portion of a parking lot shall be closer to such street than the principal building(s). The minimum setback for a parking lot shall be twenty (20) feet from all property lines and access easements.

b. Side and Rear Yards

1. All principal buildings shall be set back a minimum of zero (0) feet if part of a larger plan to join a building on an adjoining property. Where a building is planned to be joined with another building to form a series of buildings the design requirements provided for in Title 14, Chapter 3 of the Farragut Municipal Code shall apply.

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

2. All accessory structures shall be set back a minimum of ten (10) feet, unless a greater setback is otherwise required in this ordinance or the Municipal Code.

6. *Buffer Strips*

- a. There shall be a buffer strip a minimum of thirty-five (35) feet in width on all side and rear property lines when the abutting property is zoned residential or agricultural.

7. *Maximum Lot Coverage*

Total lot coverage — Eighty (80) percent.

8. *Land Area*

Minimum lot size of one (1) acre.

9. *Height Regulations*

- a. Buildings shall be a minimum of two (2) stories in height or have the appearance, as viewed from all building elevations, of a building that is at least two (2) stories in height. Buildings shall not exceed four (4) stories in height. The minimum height requirement shall apply only to new buildings.

Whenever the adjacent property is zoned residential (other than multi-family), 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).

No accessory building shall exceed fifteen (15) feet in height. Parking garages shall not exceed three stories or forty-five (45) feet in height. Parking garages may not access streets classified as arterial.

10. *Parking spaces required.*

1. *Number of parking spaces required.*

Unless the building is mixed use, the number of parking spaces required shall be as regulated by Chapter 4, Section XX. of the Zoning Ordinance.

Mixed use buildings shall be governed by the following parking space provisions:

One (1) parking space per two hundred and fifty (250) square feet of gross floor area for the first [ground] floor;

One (1) parking space per five hundred (500) square feet of gross floor area for the second floor; and

One (1) parking space per seven hundred and fifty (750) square feet of gross floor area for the third floor.

2. *Required bicycle parking.* One (1) bicycle space per five thousand (5,000) square feet of gross floor area. Bicycle racks shall be provided in desirable locations and shall be conveniently located at each building. The rack placement should not impede pedestrian movement and should not cause conflicts between bicycles and pedestrians.

3. *Shared parking.*

Shared parking within the area identified as MUTC shall be encouraged. The parking and access easements must be identified as part of the site plan review and a plat prepared and recorded which memorializes such easements prior to the issuance of a building permit.

11. *Streetscape and Outdoor Open Space:*

An active and interconnected streetscape with visually appealing and functional public spaces shall be provided and specifically addressed in the site plan submittal. Some specific design objectives are as follows:

- a. Provide for pedestrian and bicycle connections between properties and connections to existing pedestrian and bicycle facilities. Provide for a development that creates a pleasant and functional pedestrian experience.
- b. Encourage vehicular connections between adjoining properties.

- c. Locate and orient outdoor open space (e.g. plazas, courtyards, patios, outdoor seating and benches, small park spaces or landscaped features) to provide a focal point to be actively used.
- d. Provide landscape enhancements (e.g. bioswales, rain gardens, planters, flower gardens) to add visual interest, screen parking areas, and complement outdoor open spaces.

12. *Outdoor Site Lighting:*

As regulated in Chapter 4, Section XIII. of the Zoning Ordinance with the following additional provisions in the MUTC:

- a. New exterior lighting associated with new development or re-development within the MUTC shall have a consistency.
- b. Street lighting shall follow the requirements in Chapter 3, Section XXVII. K. 2. of the Zoning Ordinance.
- c. Parking lot lights shall have decorative posts and brackets and a decorative fixture, such as a bell shaped style fixture. The bulbs shall be contained within the fixture so that they are not visible.
- d. Building mounted lights shall be decorative, such as the acorn, lantern, or bell shaped styles. The bulbs shall be contained within the fixture so that they are not visible.
- e. Bollard lighting shall be permitted provided the bulbs are contained within the fixture so that they are not visible.

13. *Signage:*

As regulated in the Farragut Sign Ordinance with the following additional provisions in the MUTC:

- a. Box or cabinet style signs on new buildings shall not be permitted.

SECTION 3.

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

XII. GENERAL COMMERCIAL DISTRICT (C-1)

(changes and new commentary per comments provided are noted in blue)

- A. (Existing and unchanged)
 - B. Permitted Principal and Accessory Uses and Structures (Non-Mixed Use Town Center as identified in the Comprehensive Land Use Plan)
Unless provided for elsewhere in this section, property and structures..... *(comment: added "Non-Mixed Use Town Center" and the phrase "unless provided for elsewhere in this section" so as to accommodate the mixed use town center provisions added later in this section)*
 - C. (Existing and unchanged)
 - D. (Existing and unchanged)
 - E. (Existing and unchanged)
 - F. Mixed Use Town Center *(comment: added a new section with its own uses and requirements)*
1. General Description and Purpose *(comment: this section is important to provide some background and describe what we are trying to accomplish in this section)*

In the Town's adopted Comprehensive Land Use Plan (CLUP), Strategy 1 describes the community's desire to Bring About a Downtown. Also included in the CLUP are land use descriptions related to the intent, uses, and character of what is described as a Mixed Use Town Center (MUTC). The CLUP also includes a future land use map which identifies locations for a MUTC.

The purpose of this section is to ensure that properties zoned C-1 that are within (i.e. at least half of the existing parcel) *(comment: the future land use map does not follow property lines. There must be a mechanism in place to address parcels that are not entirely within the MUTC)* the area shown as Mixed Use Town Center are developed and redeveloped in a manner that is consistent with the CLUP.

(comment: this section is not intended for Town Center Developments that would involve the creation of new public streets. Where new public streets are being created, a rezoning to Town Center District (TCD) should be requested and the applicable provisions of the TCD and TCD Design Requirements followed. There are differences between this section and a larger and more integrated and comprehensive TCD development. Related

to this, the staff would recommend that the 15 acre minimum lot size for a rezoning to TCD be re-considered. There may be properties less than 15 acres that could be candidates for the TCD Zoning District).

Where a property is zoned C-1 and is shown to be within the area identified as MUTC on the Future Land Use Map the following provisions shall apply:

2. Permitted Principal and Accessory Uses and Structures (if a use is not listed below it shall not be permitted unless it is approved by the Board of Zoning Appeals as a Special Exception and the proposed use is consistent with the CLUP as it relates to the MUTC).
(comment: this provides some flexibility with uses that may be compatible with a MUTC but not specifically listed as permitted. Additional stipulations associated with a special exception in this context will likely be necessary to lessen any subjectivity)
 - a. Generally recognized retail sales. This excludes all outdoor sales or storage (unless part of an approved Farmers Market or similar seasonal pedestrian oriented use) and any “big box” entities where the total gross floor area exceeds 25,000 square feet. *(comment: some outdoor sales would be appropriate as pedestrian friendly “gathering places” and should not be prohibited) (comment: big box entities, unless they have a small footprint, are not compatible with a MUTC)*
 - b. Restaurants, tea rooms, cafes, coffee houses, bistros, or other similar establishments serving food or beverage that is primarily consumed within the principal building or in designated outdoor seating areas associated with the principal building. This excludes drive-through service lanes and windows. *(comment: drive through’s are an automobile focused element and not compatible with a pedestrian oriented MUTC)*
 - c. Financial and real estate services. This excludes drive-through service lanes and windows. *(comment: drive through’s are an automobile focused element and not compatible with a pedestrian oriented MUTC)*
 - d. Professional, personal, and business services.
 - e. Public, governmental, and general offices.
 - f. Medical, dental, and veterinary facilities (indoors only).
 - g. Medical spas.
 - h. Adult education and training facilities, indoors only.
 - i. Cultural activities.
 - j. Theaters, ~~indoors only.~~
 - k. Indoor recreational facilities.
 - l. Parks and community facilities.

- m. Residential, provided located in upper stories. *(comment: unless residential density is significantly increased within and around a MUTC it is likely to fail. Residential should be encouraged within and around the MUTC – this is a critical component of “Mixed” Use)*
- n. Bed and breakfasts/inns.
- o. Hotels, provided the gross floor area does not exceed 25,000 square feet.
- p. Churches and other places of worship, provided they are not located in freestanding buildings *(should this be permitted in freestanding buildings?)*.
- q. Day care facilities, provided they are not located in freestanding buildings *(should this be permitted in freestanding buildings?)*.
- r. Schools, public and private, provided they are not located in freestanding buildings *(should this be permitted in freestanding buildings?)*.
- s. Utility uses. This excludes substations and telecommunication towers. These utility uses shall not be permitted.
- t. Other uses similar to any of the above, as approved by the Board of Zoning Appeals as a Special Exception. Any use approved as a Special Exception in this section shall be compatible with the CLUP as it relates to the Mixed Use Town Center. *(comment: this was noted above and offers some flexibility with uses that may not be specifically listed but are compatible with a MUTC).*

3. Building Façade Requirements *(comment: this is very basic wording and will be amended in accordance with the architectural design standards document when it is finalized)*

New construction shall comply with Title 14, Chapter 3, Section 14-305. and Section 14-306. (1) and (2) of the Farragut Municipal Code. *(comment: this wording is the same as the BD-4 district)*. The street facing building facade that does not have the storefront must provide windows or some other type architectural feature so the wall is not blank. *(comment: this would prevent the “dull brick wall” look facing an arterial roadway)*

Where re-development involves improvements (interior and/or exterior) to an existing building(s) which exceed 50% of the current value (as determined by a certified appraisal) of such building(s), the building(s) façade(s) shall be modified to use high-quality, durable, materials that are architecturally compatible and include a significant masonry element. Such building façades shall not use fabricated metal panels or vinyl siding and shall include only very limited use of synthetic stucco (EIFS) or panelized brick. *(comment: this will likely be revised when the architectural design standards are finalized)*

4. Low Impact Development Requirements (*comment: the presentation and creativity of a site is an important aspect of a mixed use town center. Incorporating LID will assist in this regard and expand what is being demonstrated at the nearby outdoor classroom*)

Any new development or redevelopment where at least half of the existing site improvements are being modified (e.g. half of the existing parking lot is being altered from its current configuration), shall incorporate a minimum of one (1) of the following Low Impact Development (LID) practices into the design:

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

5. Area Regulations

a. Front Yards

1. All principal buildings shall be set back a minimum of ten (10) feet from all property lines and access easements. (*comment: this would place the building out of the standard 10 foot drainage, utility, and construction easement required inside all rights of ways*)
2. All accessory structures, such as parking garages, dumpsters, HVAC units and generators, shall be set back a minimum of twenty (20) feet from all property lines and access easements. This excludes signage, detention basin structures (if associated with a low impact development measure), or structures typically associated with a store front or furnishing zone as described in the TCD Zoning District. (*comment: for structures required to meet the 20 foot setback this is consistent with the setback for parking lots. The listed exclusions are either governed in other ordinances (such as signage) or are associated with concepts being promoted in this MUTC area – such as LID measures and outdoor seating, benches, etc.*) Where abutting an arterial street, no portion of a parking lot shall be closer to such street than the principal building(s). The minimum setback for a parking lot shall be twenty (20) feet from all property lines and access easements. (*comment: this promotes buildings rather than parking lots in front yards. This, in turn, provides a desired “downtown” appearance, highlights a building’s architecture rather than an auto focused asphalt area, and brings the building to the streetscape to encourage more pedestrian activity*)

b. Side and Rear Yards

1. All principal buildings shall be set back a minimum of zero (0) feet if part of a larger plan to join a building on an adjoining property. Where a building is planned to be joined with another building to form a series of buildings the design requirements provided for in Title 14, Chapter 3 of the Farragut Municipal Code shall apply.

(comment: this wording does not prohibit an incremental building form that would be consistent with MUTC. Per the discussion at the September 18 meeting, adherence to the design requirements in the Farragut Municipal Code have been added for developments where buildings are combined in a series of buildings – as noted in the General Description and Purpose section, these larger town center developments should involve a rezoning to TCD)

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

(comment: wording consistent with C-1 and provides protection to existing residential properties)

2. All accessory structures shall be set back a minimum of ten (10) feet, unless a greater setback is otherwise required in this ordinance or the Municipal Code.

6. Buffer Strips

- a. There shall be a buffer strip a minimum of thirty-five (35) feet in width on all side and rear property lines when the abutting property is zoned residential or agricultural.

(comment: taken from BD-4)

7. Maximum Lot Coverage

Total lot coverage — ~~Seventy (70)~~ **Eighty 80** percent. *(This coverage would match the coverage permitted in the TCD and would perhaps provide some additional flexibility in design and site arrangement and an incentive to a property owner)*

{comment: remains the same as the current C-1}

8. Land Area

Minimum lot size of one (1) acre. *(comment: same as remainder of C-1 and BD-4).*

9. Height Regulations

- a. Buildings shall be a minimum of two (2) stories in height or have the appearance, as viewed from all building elevations, of a building that is at least two (2) stories in height. Buildings shall not exceed four (4) stories in height. The minimum height requirement shall apply only to new buildings.

(comment: this was changed from the last discussion to add a 2 story minimum height and increase the total height to 4 stories consistent with the BD-4 and TCD. The staff has also worded this to apply to new buildings only)

Whenever the adjacent property is zoned residential (other than multi-family), 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).

No accessory building shall exceed fifteen (15) feet in height. Parking garages shall not exceed three stories or forty-five (45) feet in height. Parking garages may not access streets classified as arterial.

(comment: consider possible accessory buildings – parking garage, pavilion, covered dumpster, etc. Portions of parking garage language taken from TCD.)

10. Parking spaces required.

1. *Number of parking spaces required.*

Unless the building is mixed use, the number of parking spaces required shall be as regulated by Chapter 4, Section XX. of the Zoning Ordinance.

Mixed use buildings shall be governed by the following parking space provisions:

One (1) parking space per two hundred and fifty (250) square feet of gross floor area for the first [ground] floor;

One (1) parking space per five hundred (500) square feet of gross floor area for the second floor; and

One (1) parking space per seven hundred and fifty (750) square feet of gross floor area for the third floor.

2. *Required bicycle parking.* One (1) bicycle space per five thousand (5,000) square feet of gross floor area. Bicycle racks shall be provided in desirable locations and shall be conveniently located at each building. The rack placement should not impede pedestrian movement and should not cause conflicts between bicycles and pedestrians.

(comment: Both #1 and #2 were taken from TCD)

3. *Shared parking.*

Shared parking within the area identified as MUTC shall be encouraged. The parking and access easements must be identified as part of the site plan review and a plat prepared and recorded which memorializes such easements prior to the issuance of a building permit. *(comment: this provides for efficient land use and is an important aspect of helping to ensure that enough available parking is provided within the MUTC)*

11. Streetscape and Outdoor Open Space

An active and interconnected streetscape with visually appealing and functional public spaces shall be provided and specifically addressed in the site plan submittal. Some specific design objectives are as follows:

- a. Provide for pedestrian and bicycle connections between properties and connections to existing pedestrian and bicycle facilities. Provide for a development that creates a pleasant and functional pedestrian experience.
- b. Encourage vehicular connections between adjoining properties.
- c. Locate and orient outdoor open space (e.g. plazas, courtyards, patios, outdoor seating and benches, small park spaces or landscaped features) to provide a focal point to be actively used.
- d. Provide landscape enhancements (e.g. bioswales, rain gardens, planters, flower gardens) to add visual interest, screen parking areas, and complement outdoor open spaces.

12. Outdoor Site Lighting

As regulated in Chapter 4, Section XIII. of the Zoning Ordinance with the following additional provisions in the MUTC:

- a. New exterior lighting associated with new development or re-development within the MUTC shall have a consistency.
- b. Street Lighting shall follow the requirements in Chapter 3, Section XXVII. K. 2. of the Zoning Ordinance.
- c. Parking lot lights shall have decorative posts and brackets and a decorative fixture, such as a bell shaped style fixture. The bulbs shall be contained within the fixture so that they are not visible.
- d. Building mounted lights shall be decorative, such as the acorn, lantern, or bell shaped styles. The bulbs shall be contained within the fixture so that they are not visible.
- e. Bollard lighting shall be permitted provided the bulbs are contained within the fixture so that they are not visible.

13. Signage

As regulated in the Farragut Sign Ordinance with the following additional provisions in the MUTC:

- a. Box or cabinet style signs on new buildings shall not be permitted.

GENERAL NOTE: Development of a larger tract should involve a rezoning to TCD so that the more detailed provisions in this district can be applied. The MUTC section above that is applied to the C-1 is primarily intended as a smaller scale application (small incremental applications) of some limited ideas and concepts enumerated namely in the TCD Zoning District.

This section is an effort to blend C-1 type of developments with some basic MUTC principles. A larger TCD must be more comprehensive and include the elements specified in the TCD Zoning District which, among other provisions, includes a gridded street system with a typical “downtown” cross section and a very significant residential component.

MEETING DATE: November 20, 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., Section XXVII. Town Center District (TCD)., N. 6., Area Regulations, Land Area, to change the minimum land area for development

INTRODUCTION: During the discussions related to the Mixed Use Town Center (MUTC), one suggestion that was initiated by the staff was to revisit the minimum land area requirement for a property to be considered for a rezoning to the Town Center District (TCD).

DISCUSSION: When the TCD Zoning District was created in 2007 it was tailored to fit a concept plan that was being considered at that time for a large scale downtown style development on a large vacant tract adjacent to the Town Hall property. Consequently, as currently provided for in the zoning ordinance, the minimum lot size for a property to be considered for a TCD rezoning is fifteen (15) acres.

Unfortunately the large scale development of a downtown did not proceed and, since that time, the Transportation and Land Use Policy Plan that was approved in 2001 was updated as the Comprehensive Land Use Plan (CLUP). The CLUP was adopted by the planning commission in December of 2012 and included an area identified as MUTC that was a preferred location for a downtown.

Within the MUTC, there are a number of parcels that are smaller than 15 acres but that, as part of an incremental development of a downtown, would be good candidates for a rezoning to TCD. Consequently, the staff is proposing to encourage more flexibility with the TCD Zoning District by removing the 15 acre minimum lot size. The proposed minimum lot size would be one (1) acre like other commercial and office zoning districts.

RECOMMENDATION: The staff recommends approval of Resolution PC 14-16 which recommends approval of Ordinance 14-23.

RESOLUTION PC-14-16

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, SECTION XXVII., TOWN CENTER DISTRICT (TCD), SUBSECTION N. 6., AREA REGULATIONS, LAND AREA., TO CHANGE THE MINIMUM LAND AREA FOR DEVELOPMENT

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 November 20, 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 14-23.

ADOPTED this 20th day of November, 2014.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	14-23
PREPARED BY:	Shipley
REQUESTED BY:	Staff
CERTIFIED BY FMPC:	November 20, 2014
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND 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, SECTION XXVII. N. 6., TOWN CENTER DISTRICT (TCD), AREA REGULATIONS, LAND AREA., TO CHANGE THE MINIMUM LAND AREA FOR DEVELOPMENT

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 3, Section XXVII.N.6., Town Center District (TCD), Area Regulations, Land Area, of the Farragut Zoning Ordinance, Ordinance 86-16,

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

SECTION 1.

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section XXVII.N.6., Town Center District (TCD), Area Regulations, Land Area, is amended by deleting it in its entirety and substituting in lieu thereof the following:

SECTION 2.

Chapter 3, Specific District Regulations, Section XXVII.N.6., Town Center District (TCD), Area Regulations, Land Area, is amended by inserting the following:

6. Land area. Minimum development size of one (1) acre.

SECTION 3.

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

MEETING DATE: November 20, 2014

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director 

SUBJECT: Discussion and public hearing on a recommendation for the Board of Mayor and Aldermen to adopt, by ordinance, the area and text identified as Mixed Use Town Center, as shown on the future land use map in the Comprehensive Land Use Plan

INTRODUCTION: This item is related to the proposed ordinance text modifications to the C-1 Zoning District for properties shown as being within the Mixed Use Town Center (MUTC) on the future land use map in the Comprehensive Land Use Plan (CLUP). Since the area identified as MUTC is being called out for zoning related provisions in the zoning ordinance, this area and the applicable text associated with this area must be adopted by ordinance. This will tie the zoning ordinance wording to a map and text that has been adopted by ordinance.

DISCUSSION: As you know, when the CLUP was updated in late 2012 it was adopted by resolution by the planning commission but was not adopted by ordinance by the board of mayor and aldermen. This approach was primarily selected because it would provide more flexibility and, when applicable, a less burdensome amendment process with regards to land use related decisions. The request at this time and that is reflected in Ordinance 14-22 is for the board of mayor and aldermen to adopt only the MUTC portion of the CLUP. The adoption of this specific area by ordinance will help to advance the implementation of Strategy 1 of the CLUP – Bringing About a Downtown.

Since the adoption of this portion of the CLUP is advancing the most desired strategy that was identified during the public process of updating the CLUP, the legal authority for such action is well established in the Tennessee Code Annotated. The town attorney will be at the planning commission meeting to answer any questions concerning the legal basis for adopting selected components of the CLUP. Again, this area and text are being adopted by ordinance in order to advance an important component of the CLUP.

RECOMMENDATION: The staff recommends approval of Resolution PC-14-15 which recommends approval of Ordinance 14-22.

RESOLUTION PC-14-15

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO RECOMMEND ADOPTION OF THE AREA AND TEXT IDENTIFIED AS MIXED USE TOWN CENTER, AS SHOWN ON THE FUTURE LAND USE MAP IN THE COMPREHENSIVE LAND USE PLAN

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 November 20, 2014;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of Ordinance 14-22 to adopt the text of the Farragut Comprehensive Land Use Plan Update, Chapter Three, Future Land Use Plan, Land Use Descriptions Section, Description 1, Mixed Use Town Center and the area identified on the Farragut Future Land Use Map as Mixed Use Town Center.

ADOPTED this 20th day of November, 2014.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	14-22
PREPARED BY:	Shipley
REQUESTED BY:	Staff
CERTIFIED BY FMPC:	November 20, 2014
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO ADOPT THE AREA AND TEXT IDENTIFIED AS MIXED USE TOWN CENTER, AS SHOWN ON THE FUTURE LAND USE MAP IN THE COMPREHENSIVE LAND USE PLAN

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, through the Farragut Municipal Planning Commission, created and adopted the Farragut Comprehensive Land Use Plan and Future Land Use Map; and,

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 adopted the Farragut Comprehensive Land Use Plan and Future Land Use Map by Resolution PC-12-18 on December 20, 2012; and

WHEREAS, the Tennessee Code Annotated, Section 13-4-202 et seq, provides that the Municipal Planning Commission and the chief legislative body may adopt parts of the Comprehensive Land Use Plan that correspond generally with one (1) or more of the functional subdivisions of the subject matter of the plan; and

WHEREAS, the Board of Mayor and Alderman of the Town of Farragut recognizes the need to implement Strategy 1, Bringing About a Downtown, of the Comprehensive Land Use Plan Update;

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Comprehensive Land Use Plan Update, Chapter Three, Future Land Use Plan, Land Use Descriptions Section, Description 1, Mixed Use Town Center and the area identified on the Farragut Future Land Use Map as Mixed Use Town Center (Exhibit A) are hereby adopted.

SECTION 1.

The Farragut Comprehensive Land Use Plan Update, Chapter 3 Future Land Use Plan, Land Use

Descriptions Section, Description 1 Mixed Use Town Center and the area identified on the Farragut Future Land Use Map as Mixed Use Town Center (Exhibit A) :

I. Chapter 3 Future Land Use Plan, Land Use Descriptions Section, 1. Mixed Use Town Center

A. *Intent*

1. Increase Farragut's long-term economic sustainability by diversifying the retail tax base through the creation of a traditional downtown with a variety of shops, restaurants, businesses and residences, in a pedestrian-oriented setting.
2. Integrate high-density residential development to help support retail and other commercial uses.
3. Consider the creation of an entertainment district that draws people to the area. This could include subsidies for galleries or a resident artist elected each year. This would require a planning process to establish a vision, governance structure, and secure seed money.
4. Create public gathering spaces
5. Provide extended (evening) hours of operation that will cater to shopping, dining, and entertainment to increase the vitality of the area.

B. *Uses*

1. A mix of uses including: employment, commercial, retail, services, civic, and residential.
2. Substantial residential use—primarily multi-family residences, but some attached units (townhomes, duplexes) for transitions to adjacent single-family neighborhoods.
3. Retail-oriented commercial uses, including “one off” establishments (local businesses) as well as chain establishments that utilize small footprints (such as coffee shops, small footprint versions of big box stores).
4. Offices and personal services such as doctor, dentists, bookkeeping, or studios.
5. Also encourage:
 - a. Public service providers (law enforcement, fire protection) and new schools.
 - b. Entertainment options such as theater or performing arts.
6. Residential Density: 8-15 dwelling units per acre

C. *Location*

1. Within a general 1 mile radius of Kingston Pike and Campbell Station Road.

D. *Character*

1. Connected building facades, with minor setback variations close to the sidewalk, on both sides of a street, that form a continuous shopping experience, with individual buildings adequately differentiated (to avoid strip appearance).
2. High degree of ground floor transparency (glass) for visual interest to pedestrians.
3. Comfortable bike and pedestrian connections to surrounding neighborhoods, with adequate bike parking.

4. Pedestrian-focused amenities, places for gathering (pocket parks and plazas), wide sidewalks, outdoor dining, street trees, benches, consolidated newspaper racks, planters, and paving.
5. Pedestrian scale signage.
6. On-street parking to separate pedestrians from traffic and provide convenient parking; Major parking behind buildings, out of sight of pedestrians.
7. Gridded or semi-gridded street network
 - a. A block pattern that includes a 'figure 8' pedestrian circulation pattern that wraps around corners (as opposed to a single street).

E. *Other*

1. Require consistent hours of operation. (See Chapter 2: Eight Key Strategies Strategy 1 Bring About a Downtown and Chapter 5: Extended Implementation Tools for more information)

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

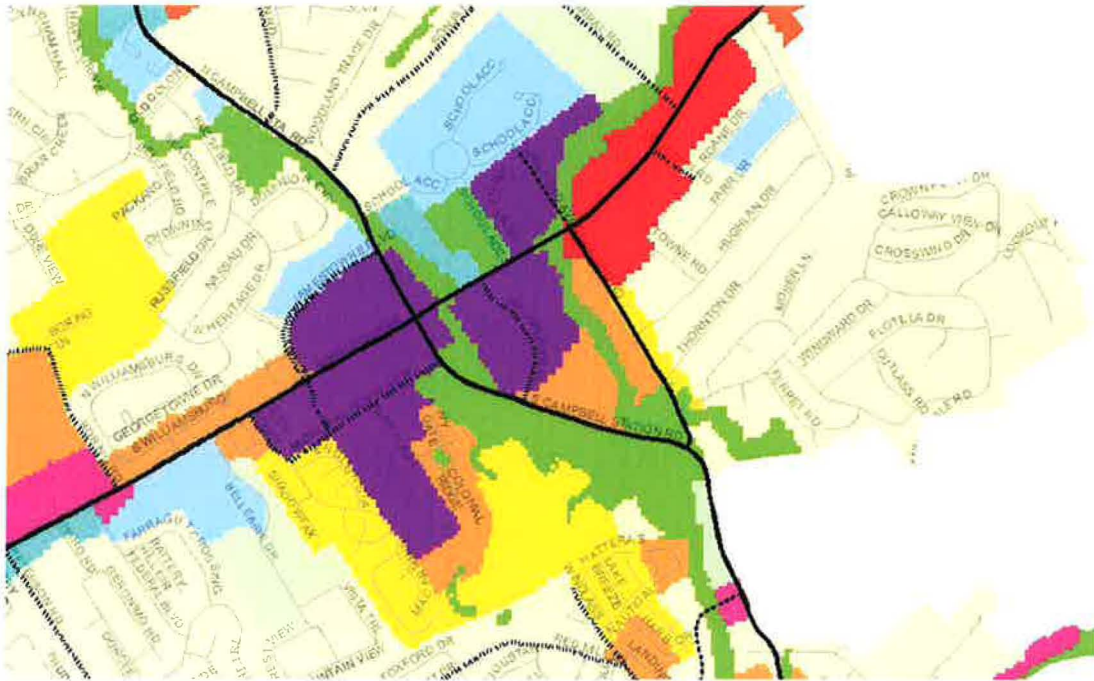
Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

Exhibit A

Future Land Use Map

(area identified as Mixed Use Town Center as shown in purple)



Future Land Use

- Civic/Institutional
- Office/Light Industrial
- Commercial
- Regional Commercial
- Open Space
- Parks and Rec
- Open Space Cluster Residential
- Rural Residential (> 1 Acre lots)
- Very Low Density Residential (2-4 DUs / Acre)
- Low Density Residential (3-6 DUs / Acre)
- Med Density Residential (6-12 DUs / Acre)
- Mixed Use Neighborhood (6-10 DUs / Acre)
- Mixed Use Town Center (8-15 DUs / Acre)