

A G E N D A
FARRAGUT MUNICIPAL PLANNING COMMISSION

January 15, 2015
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 – December 18, 2014**
- 3. Discussion and public hearing on a resubdivision plat for the Alexander Marion property, Parcels 38 and 40, Tax Map 142, 627 Smith Road and 12404 Union Road, Zoned R-1, 3.30 Acres (Alexander Marion, Applicant)**
- 4. Discussion and public hearing on a request to rezone Parcel 191.17, Tax Map 130 located at 11454 Parkside Drive from O-1-3 and B-1 to C-1 and B-1, 2.22 Acres (Farragut Land Partners, LLC, Applicant)**
- 5. Discussion of the latest draft of the Architectural Design Guidelines**
- 6. Discussion of creating a Mixed Use/Neighborhood Commercial District**
- 7. Public hearing on proposed locations for new utilities**

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**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

December 18, 2014

MEMBERS PRESENT

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

MEMBERS ABSENT

Annette Brun

Staff Representatives: Ashley Miller, Assistant Community Development Director

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

CITIZEN FORUM

Chairman Holladay announced that the Town hosted the annual FUN and Committee Volunteers holiday breakfast this morning to show appreciation to the volunteers of the Town of Farragut.

Chairman Holladay announced that Item #7 will be moved to Item #1 due to the number of citizens present for this item.

APPROVAL OF MINUTES

*Commissioner Honken moved to approve the November 20, 2014 minutes as submitted.
Commissioner St. Clair seconded the motion and the motion passed 7-0-1 with Mayor McGill abstaining because he was absent.*

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE PARCEL 115.01 AND A PART OF PARCEL 116.01, TAX MAP 130 AND PARCELS 96 AND 96.01, TAX MAP 142 FROM R-2 AND R-4 AND FLOODPLAIN DISTRICT TO R-6 AND FLOODPLAIN DISTRICT (TDK Construction Company, Inc., c/o Ross Bradley, Applicant)

Staff presented Resolution PC-14-13 which recommends approval of Ordinance 14-20. Several citizens were present and addressed the Planning Commission.

*Commissioner Whiting moved to table the request so the Town Attorney could draft potential conditions and covenants related to conditional zoning for the Commission's review.
Commissioner St. Clair seconded the motion and after considerable discussion withdrew his second. The motion failed due to a lack of a second.*

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After further discussion, Commissioner Whiting moved to table the request so that staff could evaluate creating a new zoning district for elderly housing. The motion failed due to a lack of a second.

Commissioner St. Clair moved to deny Resolution PC-14-13. Commissioner Dick seconded the motion and the motion passed 6-2, with Commissioners Myers and Whiting voting against the motion.

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR PHASE II OF THE SPLIT RAIL FARM SUBDIVISION, PARCEL 141, TAX MAP 98.01, 38 LOTS, 13.20 ACRES (SRF Holdings, LLC, Applicant)

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

1. All field items/corrections must be satisfactorily completed before the final plat will be ready for final signatures and recording;
2. Please provide verification from the project engineer that stormwater treatment units are complete and operating as intended. How are these units to be maintained? This needs to be addressed for the entire subdivision;
3. Please submit an irrevocable letter of credit for \$18,000 for the 2-year maintenance of streets, pedestrian facilities, and drainage for Phase II; and
4. Please submit an irrevocable letter of credit for \$28,000 for the completion of the roadway surface.

Commissioner Myers moved to approve the final plat for Phase II of the Split Rail Farm Subdivision subject to staff's recommendation. Commissioner Honken seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR PARKING LOT MODIFICATIONS AT THE FARRAGUT VILLAGE AT 609 N. CAMPBELL STATION ROAD, 4.96 ACRES (Barry Byrd Architecture, Applicant)

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

1. Please include in a table the required number of parking spaces, including handicap spaces, and the number of bicycle parking spaces being provided. The parking should be factored at 1 space per 200 square feet of building and revised on the plan;
2. Please consider locating the bicycle spaces closer to the building;
3. Please ensure that any modified interior and terminal islands are at least five (5) feet in width (as measured from back of curb to back of curb) throughout their entire depth;
4. Please include wheel stops in the parking spaces adjoining the sidewalk next to the building in order to ensure that a minimum of five (5) feet of sidewalk is available along this interface;
5. Please revise the lighting plan to reflect where the Type "A" fixtures will be located on the site and provide a detail for each type of lighting proposed in the lighting fixture schedule;
6. Please verify lot coverage;
7. Please correct the building setback note; and

8. Please submit a landscape plan for the parking area renovation and verify compliance with shade tree requirements and the landscaping required between the building and parking lot. It appears six (6) trees are proposed to be removed with this renovation and replacement trees that are shown on a landscape plan will need to be reincorporated onto the site. If the area around the statue feature is to be landscaped please show those improvements on the landscape plan as well as landscaping for all new or modified parking lot islands. All islands must be landscaped.

Commissioner Myers moved to approve the site plan for parking lot modifications at the Farragut Village subject to staff's recommendation but with the removal of item #4. Commissioner Honken seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR DRAINAGE MODIFICATIONS ASSOCIATED WITH PARCELS 1.00, 1.01 AND 1.02, TAX MAP 152-C, SOUTHWEST CORNER OF KINGSTON PIKE AND CHAHO ROAD, 1.37 ACRES (Bill Hodges, Applicant)

The staff recommended approval of the drainage modifications proposed on this site plan subject to the following comments being addressed:

1. Please coordinate the landscaping with the planning division. The modified drainageway will be required to be landscaped;
2. A plat will be needed once drainage and grading work approved by the Town is complete. This plat will provide for any modified easements and required right of way per the subdivision regulations;
3. As noted on the plan sheets, this is a site plan associated with drainage improvements. Consequently, please remove reference to a proposed driveway. Since the only known improvements proposed at this time relate to the relocated drainage, consideration of an access is premature. If the access, as proposed, is considered by the commission as part of this site plan, the staff recommends denial because it does not comply with the Town's Driveways and Other Accessways Ordinance. Again, consideration of such a site element is premature since improvements associated with a driveway, such as the building and parking lot placement, are not known at this time. Only the construction entrance access should be shown on these plans since it is required in association with the drainage improvements. The construction entrance access is correct in the location proposed;
4. Please coordinate with the Town Attorney on how this proposal should be addressed as it relates to the stipulations provided for in the existing drainage easement as recorded in Deed Book 1771/Page 994;
5. Additional silt fence will likely be required on south side of new drainage way until site is stabilized;
6. Please submit an irrevocable letter of credit for erosion control in the amount of \$9400;
7. Please submit copy of NOC, as well as SWPPP. This comment was not generated from prior submittal, as staff misread that the intent is to regrade the entire properties, comprising more than one acre of disturbance; and
8. If grading work is to encroach onto TDOT ROW a permit from TDOT will be required.

Commissioner Honken moved to approve the site plan for drainage modifications subject to staff's recommendation as listed. Commissioner St. Clair seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR THE FARRAGUT APARTMENTS, PARCELS 108 AND 109, TAX MAP 130, 820 N. CAMPBELL STATION ROAD, 32.31 ACRES (GBS Engineering/Mark Bialik, Applicant)

Staff presented the remaining comments related to this site plan:

1. Please provide adequate turning radius for a 53' long single axel aerial fire apparatus. It appears that the island at the front entrance will create an obstruction. Additionally, the turn back to access the secondary access point is obstructed by another island;
2. Please provide the required fire flow and hydrant quantity calculations in accordance with the 2012 IFC appendix B and C and please include these calculations on the drawings;
3. Please provide current fire hydrant flow data for the closest fire hydrants used to satisfy appendix B and C. Data shall be less than 1 year old and include the name of agency performing test, static pressure, residual pressure, and flow in GPM;
4. Please provide written approval from First Utility District of Knox County;
5. Please confirm that all roads are the minimum of 26' wide and all gate access is in excess of 20';
6. Please provide fire lane markings adjacent to each fire hydrant and fire department connection access. Additional fire lanes must be provided at the club house and fitness center;
7. Please confirm that the maximum 30' access distance for aerial fire apparatus is provided from the front fire apparatus access road to the structure. (Per Section D105.3 in the 2012 IFC);
8. Please revise the building materials for the proposed buildings. The ordinance requires a significant masonry element, which fiber cement siding does not meet this requirement. As defined in Webster's Dictionary, masonry is stonework or brickwork. Staff does not feel that the revisions provide for a significant masonry element and thus do not meet the intent of the ordinance provisions;
9. Please provide for addressing on the accessory buildings;
10. Please clarify that parking lot islands measurements are from back of curb to back of curb or edge of sidewalk (as applicable) and include a detail clarifying this measurement;
11. Please verify that there will be no grading within the 50 foot buffer where trees exist;
12. Please specify what accessory structures are being shown within the 100 foot setback near the pool area. Only the pool is permitted in this area. Depending on what is being proposed, some encroachments may need to be removed;
13. Please note that the only fences allowed in buffer strips are fences used for buffering purposes. The staff is unsure why there is a fence shown in the buffer;
14. Please locate some of the bike racks near the club house area. Please ensure that there is enough space so that cars do not hit parked bicycles where the racks are being planned for;
15. Please provide the location and screening detail for the HVAC systems;

16. Please be aware that the sign will require approval by the VRRB. Based on the rendering provided, it appears the entry sign exceeds the maximum allowable square footage of forty (40) square feet. Please omit all signage from the site plan submittal since signage is independent of the site plan;
17. Please continue to make adjustments that will lessen disturbance on the steepest slopes and accommodate stormwater to the greatest extent possible in the parking lot. Strive to significantly reduce the size of the detention basin (or the need for the detention basin) near the Zimmerman property. If additional bioswales were provided for throughout the parking lot in lieu of traditional islands and some permeable pavers were strategically used, it is likely the traditional detention basins could be significantly lessened in size. Also, a cistern(s) may be able to be implemented to supplement irrigation that may also be able to reduce the runoff calculations and mitigate the size of the basin(s);
18. Please include a detail for the dry well Xeripavers;
19. 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.
20. Please coordinate with the Town Engineer the right of way to be dedicated based on the minor arterial roadway requirements in the subdivision regulations;
21. Please clarify on the lighting plans that the proposed building mounted fixtures will have a frosted lens so that the bulbs are not visible. Please also clarify that the building mounted fixtures will not be more than 15 feet from the top of the fixture to the adjacent finished grade;
22. Please provide details for the retaining walls and differentiate between the different types of walls proposed in different locations. These will need to be designed and verified by a structural engineer with expertise in this field;
23. Please provide more detail on grading that is proposed near the aquatic buffer;
24. All landscaping per the approved landscape plan will have to be installed and a 2-year landscape maintenance letter of credit provided prior to the issuance of any Certificate of Occupancy;
25. Please ensure that tree fencing is offset from the drip line of trees to be protected;
26. Please submit drainage calculations. Details will be necessary for all detention basin outfall boxes;
27. How will spillways into bioretention areas be stabilized? Please provide detail if possible;
28. The previous submittal included a large area draining directly to N. Campbell Station Road through the entrance of the development. Plans have now been revised to pick up a large portion of this runoff prior to entering N. Campbell Station Road and re-direct it to the detention basin. Drainage calculations should show that the two 8" PVC pipes are capable of carrying this runoff, at least to the 10-year storm intensity;
29. The ditch along the north side of N. Campbell Station Road should be picked up in a pipe (with headwall) and directed accordingly;
30. Tapers and deceleration lane should be super elevated to match existing cross slopes, with consideration of transitions in cross slope per AASHTO. Both taper and deceleration lane should be paved in accordance with the Town's Subdivision Regulations for arterial streets. Please include detail for this paving section;

31. Curb and gutter (TDOT 6-30) should extend the full length of the Campbell Station Road frontage. Please add detail for 6-30 curb & gutter;
32. Response letter indicated that a level spreader had been added to the detention basin in the southeast corner of the property, but the spreader isn't shown on Sheet C-5. Due to the close proximity of the aquatic buffer in the northern basins, spreaders should likely be added in those locations. Please provide detail;
33. Pipes discharge at the top of slopes leading down into detention basins which will likely create maintenance issues with erosion. How will these slopes be protected?
34. Please provide retaining wall details;
35. Electrical, telephone and cable lines should be shown, including ties to buildings;
36. Please submit irrevocable letter of credit for erosion control for \$107,000;
37. Please submit drainage fee of \$8400; and
38. Please submit copy of NOC.

Staff noted that an additional action that will be required in relation to the site plan is consideration of a variance to the Driveways and Other Accessways Ordinance due to the proposed access being within 400 feet of the Holiday Inn Express access. This item will need to be voted on separately.

Commissioner Myers moved to approve an access variance of 71.38-feet from the Driveways and Other Accessways Ordinance. Commissioner St. Clair seconded the motion and the motion passed 8-0.

Commissioner Myers moved to approve the site plan for Farragut Apartments subject to staff's recommendation with Item #8 being revised to be 70% brick visible from N. Campbell Station Road Right-of-Way. Commissioner Honken seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, CHAPTER 3., SECTION XXIII. TELECOMMUNICATION TOWER OVERLAY ZONE (T), C. 1., TO LIMIT THE OVERLAY IN THE MIXED USE TOWN CENTER AREA OUTLINED IN THE COMPREHENSIVE LAND USE PLAN

Staff recommended approval of Resolution PC-14-17.

Commissioner Honken moved to approve Resolution PC-14-17. Commissioner Myers seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON AMENDMENTS TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, CHAPTER 3. SECTION XXVI., PLANNED COMMERCIAL DEVELOPMENT DISTRICT (PCD), AS IT RELATES TO THE MIXED USE TOWN CENTER OUTLINED IN THE COMPREHENSIVE LAND USE PLAN

Staff recommended approval of Resolution PC-14-18.

Commissioner Honken moved to approve Resolution PC-14-18. Commissioner St. Clair seconded the motion and the motion passed 8-0.

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PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 10:35 p.m.

Edwin K. Whiting, Secretary

MEETING DATE: January 15, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a request to rezone Parcel 191.17, Tax Map 130 located at 11454 Parkside Drive from O-1-3 and B-1 to C-1 and B-1, 2.2 Acres (Farragut Land Partners, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This request involves a zoning map amendment for the property that is currently vacant and located between the Tennessee State Bank and the 3-story office building (Parkside Medical Center) on Parkside Drive. The property is currently zoned O-1-3 (Office, Three Stories) and B-1 (Buffer) and the proposed map amendment is to rezone the property to C-1 (General Commercial) and B-1 (Buffer).

When Parkside Drive was initially constructed, the developer prepared a zoning plan for the entire area. As part of the developer's zoning plan, this property was specified as Office and included a 100 foot deep buffer area from the rear property line that, in this case, abuts the Sweet Briar Subdivision. The Town ultimately adopted the proposed zoning plan and the main portion of the property was zoned Office and the 100 foot buffer area was zoned Buffer (B-1).

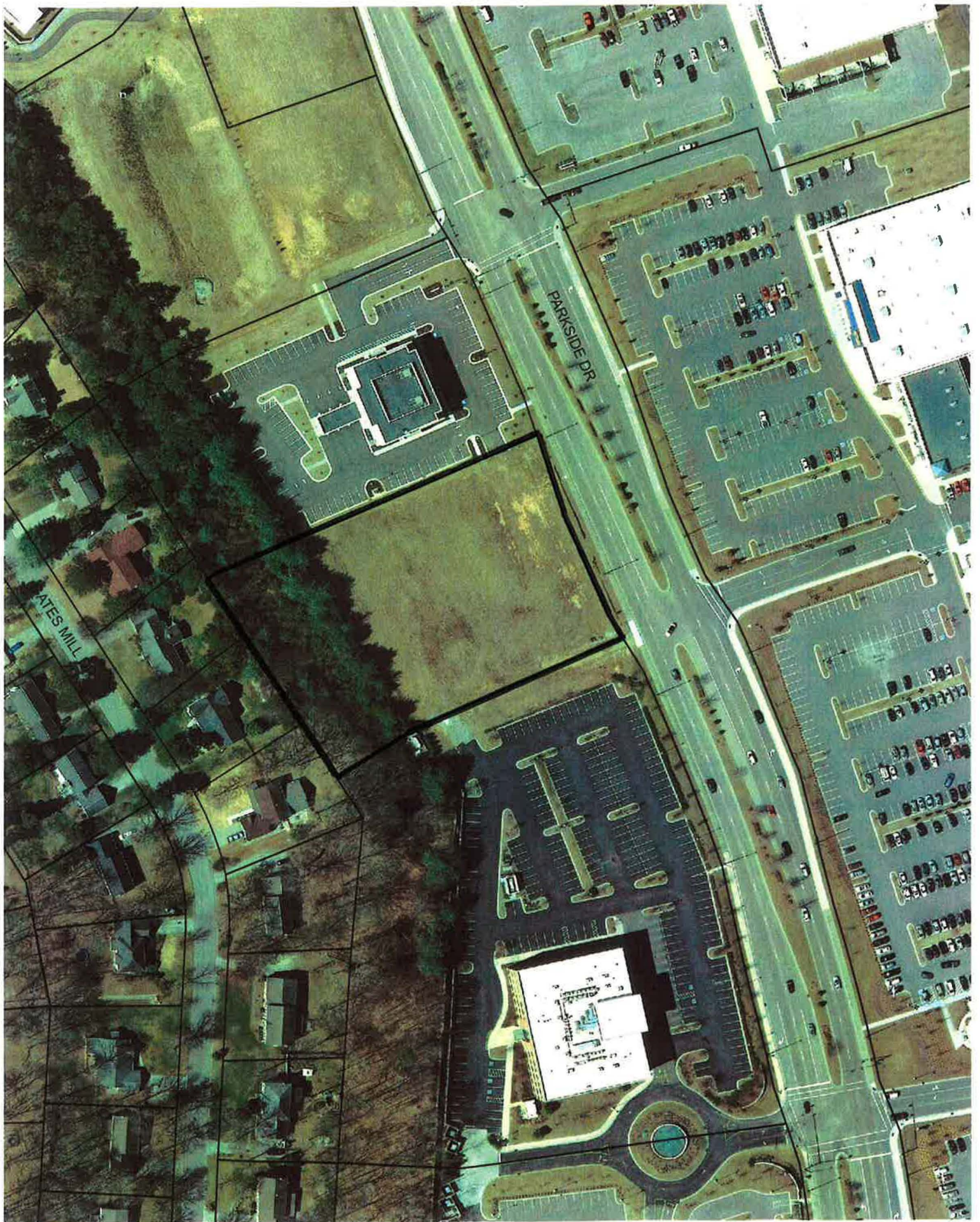
DISCUSSION: Similar to the zoning map amendment that was approved for the tract (now the TVA Employee Credit Union and the Panda Express) to the west of the Tennessee State Bank in September of 2012, the requested rezoning to commercial is consistent with the predominant plan of development along Parkside Drive. The requested rezoning is also consistent with this parcel's designation on the future land use map in the Comprehensive Land Use Plan (CLUP) which calls for commercial along both sides of Parkside Drive.

In addition to compatibility with the general plan of development and the CLUP, the requested rezoning is consistent with the Strategic Plan in that it promotes Goal 2 – Strengthen the Local Economy - by providing for retail businesses that could increase the sales tax base and revenues for the Town. The rezoning would also advance Goal 4, Objectives 5 and 6, which encourage consistency with Town plans (e.g. the CLUP).

Attached please find a map of the parcel that is the subject of this rezoning. Also attached please find a copy of Resolution PC-15-01 and Ordinance 15-01.

RECOMMENDATION: Staff recommends approval of Resolution PC-15-01, which recommends approval of Ordinance 15-01 and the rezoning to the Board of Mayor and Aldermen.

PROPOSED MOTION: Move to approve Resolution PC-15-01



RESOLUTION PC-15-01

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF PARCEL 191.17, TAX MAP 130, LOCATED ON THE SOUTH SIDE OF PARKSIDE DRIVE BETWEEN TENNESSEE STATE BANK AND THE THREE STORY OFFICE BUILDING, APPROXIMATELY 2.22 ACRES, FROM O-1-3 OFFICE, THREE STORIES DISTRICT AND B-1 BUFFER DISTRICT TO C-1 GENERAL COMMERCIAL DISTRICT AND B-1 BUFFER DISTRICT

WHEREAS, the Tennessee Code Annotated, Section 13-4-201et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on January 15, 2015;

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 15-01.

ADOPTED this 15th day of January, 2015.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE: 15-01
PREPARED BY: Shipley
REQUESTED BY: Farragut Land Partners, LLC
CERTIFIED BY FMPC: January 15, 2015
PUBLIC HEARING: _____
PUBLISHED IN: _____
DATE: _____
1ST READING: _____
2ND READING: _____
PUBLISHED IN: _____
DATE: _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO SECTION 13-4-201, TENNESSEE CODE ANNOTATED.

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

SECTION 1.

The Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended by rezoning Parcel 191.17, Tax Map 130, located on the south side of Parkside Drive between Tennessee State Bank and the Three Story Office Building, approximately 2.22 acres, from O-1-3 Office, Three Stories District and B-1 Buffer District to C-1 General Commercial District and B-1 Buffer District (Exhibit A)

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 _____, 2015, with approval recommended.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

Town of

Farragut

Ordinance 15-01
Exhibit A

Rezone
Parcel 191.17, Tax Map 130

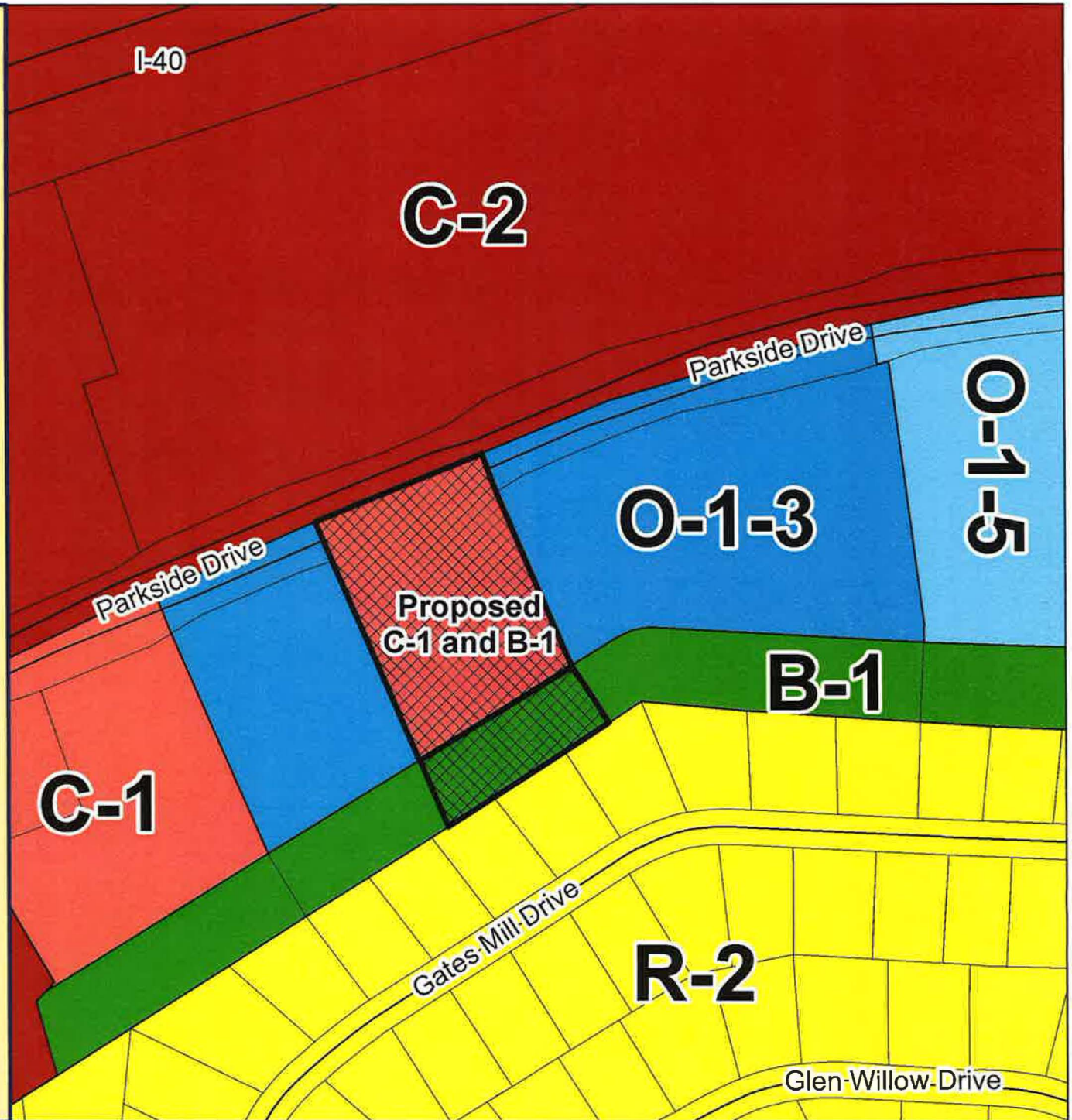
From O-1-3 Office, Three Stories District
and B-1 Buffer District
to
C-1 General Commercial District
and B-1 Buffer District

Legend

- Streets
- ▬ Parcels
- B-1, Buffer
- R-2, General Single-Family Residential
- O-1-3, Office, Three Stories
- O-1-5, Office, Five Stories
- C-1, General Commercial
- C-2, Regional Commercial



1 in = 200 ft



MEETING DATE: January 15, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion of the latest draft of the Architectural Design Guidelines

INTRODUCTION AND BACKGROUND: As you may recall, since April 2014 Winter & Company has been working on the development of Architectural Design Guidelines. The second draft, which is the most recent, was completed on November 14, 2014. This draft incorporated primarily comments that were received during the site visit on October 28, 2014.

At this time the consultant is working on making some adjustments to the latest draft. A couple of items that are still under review are how to apply materials and colors and the design review process. As you recall from last month's planning commission meeting, there was some question about how much masonry would be required for proposed multi-family apartment buildings associated with a new project along N. Campbell Station Road. It was suggested that this be specifically addressed as part of any future modifications to the design guidelines in an effort to provide clarity in quantifying the word "significant."

The latest proposal from the consultant related to these two specific items is included in your packet. The staff will review these in detail at the meeting in order to obtain feedback that can be incorporated into the next version of the guidelines.

At this point, the third site visit from the consultant will tentatively be late February or early March with a final draft being provided shortly thereafter.

Design Review Roles

Town staff, the Visual Resources Review Board (VRRB), and the Municipal Planning Commission each play a role in the design review process. Town staff review and approve small or minor projects¹ and the VRRB and Municipal Planning Commission review and approve all other projects as summarized in the chart below.

	Town Staff	VRRB	Planning Commission
Small/Minor Projects	✓		
» Replacement of, or improvements to, existing landscaping » Modification of existing parking lots » Changes to utilities, mechanical equipment or service areas » Renovation or improvements to an existing façade (i.e., new awnings and canopies or changes to exterior building color) » New or modified accessory buildings	» Review & approve¹	» Review Landscape Plan component of projects forwarded by Town staff¹ » Review appeals to staff decisions	» Review projects forwarded by Town staff¹
All Other Projects		✓	✓
» A new building, or additional square footage added to an existing building » Projects including land disturbance or new landscaping » Projects to be completed in phases » Projects in the Mixed Use Town Center, McFee Park Roundabout, Lakefront/Concord Road, I-40 and Outlet Drive subareas as defined in Chapter 3 on page 49	» Provide recommendations to the VRRB and Planning Commission	» Review & approve the Landscape Plan	» Review & approve overall project » Review appeal of VRRB decisions

¹Note that Town Staff may determine that a small or minor project that is eligible for staff approval should instead be subject to review by the Visual Resources Review Board or Municipal Planning Commission because the project is in a sensitive location, involves unique circumstances, or otherwise requires a more sensitive review process.

Figure 2: Design Review Roles

DRAFT REVIEW PROCESS

The requirements and process described in this chart, and on page 3, are draft recommendations developed by Town staff and the Architectural Design Guidelines consultant team. The process will be adjusted and refined in consultation with property owners, elected officials, Town staff, the public and other stakeholders.

BUILDING MATERIALS & COLORS

Exterior building materials and colors provide a sense of scale and texture and are used to convey design quality and visual interest. Building façades should use high-quality, durable, materials that contribute to the visual continuity of the context and convey high quality in design and detail. Masonry should be used as a significant façade element on new construction. Greater flexibility is appropriate for redevelopment, adaptive reuse and small/minor projects.

Note that the guidelines for “Overall Façade Character” on page 42 provide additional strategies and options related to use of building materials and colors.



Consider using non-masonry materials as the primary façade material as part of a redevelopment, adaptive reuse or small/minor project.



Do not use synthetic stucco (EIFS), concrete masonry units (CMU), fiber cement siding (hardie-board) or panelized brick as a primary material on a visible façade

2.16 Use compatible, high-quality materials to enhance community image.

- a. Ensure that façade materials have proven durability in the Farragut climate.
- b. Consider using high-quality, durable, stone veneer if it is detailed to have the appearance of authentic stone. At a building corner, the veneer should wrap around the corner and should, at a minimum, extend to a depth of traditional stone.
- c. Consider maintaining existing facade materials as part of a redevelopment or adaptive reuse project while using high-quality materials for new façade accents.
- d. Do not use fabricated metal panels or vinyl siding.
- e. Do not use highly reflective materials.
- f. Do not use synthetic stucco (EIFS), concrete masonry units (CMU), fiber cement siding (hardie-board) or panelized brick as a primary material on a visible façade, except on less visible upper-floor façades, or to allow for flexibility in materials on the façade of a small/minor project.



Use compatible, high-quality materials to enhance community image.

2.17 Use masonry materials to promote a cohesive community image.

- For all new construction, with the exception of a small/minor project, use masonry as the primary material on at least 45% of the net area of the façade.
- For new construction that is taller than one-story, use masonry as the primary material on at least 60% of the net area of a ground floor façade.
- Ensure that synthetic masonry materials convey an authenticity similar to that of genuine masonry.
- Consider using non-masonry materials as the primary façade material as part of a redevelopment, adaptive reuse or small/minor project.



For new construction that is taller than one-story, use masonry as the primary material on at least 60% of the net area of a ground floor façade.



Use masonry materials to promote a cohesive community image.

What is Masonry?

Masonry includes brick, stone, or other material requiring mortar, as well as concrete that has been detailed to resemble traditional masonry panels. Masonry does not include synthetic stucco (EIFS), concrete masonry units (CMU), fiber cement siding (hardie-board), or panelized brick.



Use metal, stone, concrete and other contrasting accent materials, whenever possible.



Use earth tones or other muted colors on the majority of the building façade and roof area.



Do not use fabricated metal on extensive façade areas.



Do not use bright colors on extensive façade areas.

2.18 Use accent materials to enhance visual interest.

- Use accent materials to highlight major façade components, iconic building elements, windows and entries.
- Use metal, stone, concrete and other contrasting accent materials, whenever possible.
- Consider using synthetic stucco (EIFS), concrete masonry units (CMU), fiber cement siding (hardie-board) or panelized brick as building accents.

2.19 **Use materials to convey a sense of human scale and visual interest to pedestrians.**

- Add visual interest through texture, finish and detailing.
- Use changes in material to add visual interest while assuring that the overall composition of the building design remains intact and does not appear overly busy.
- Apply materials in units, panels or modules that help convey a sense of scale, and provide visual interest through patterns and shadow lines.
- Do not use large panelized products or other materials that produce extensive featureless surfaces.

2.20 **Use exterior material, paint and roof colors that are compatible with the surrounding context.**

- Use earth tones or other muted colors on the majority of the building façade and roof area.
- Consider using bright or contrasting colors only for building accents and entry areas.
- Consider maintaining the existing facade color as part of a redevelopment project.
- Do not use bright colors on extensive façade areas.
- Do not use unpainted metal roofing.



Use materials to convey a sense of human scale and visual interest to pedestrians.

Illustrated Building Materials

A number of building materials are illustrated below. As noted, they may be used individually, or in combination, to meet the intent of the design guidelines for building materials on page 46.

1. Masonry - Brick

Brick is an appropriate primary façade material for buildings throughout Farragut.



2. Masonry - Stone

Stone is also an appropriate primary façade material for buildings throughout Farragut.



3. Stone Veneer

Stone veneer is a thin stone or artificial stone façade covering. It may be appropriate, especially as an accent material, if detailed to have the appearance of real stone.



4. Metal & Concrete Accents

Metal and concrete may be appropriate for use as accent materials.



5. Synthetic Stucco & Panelized Brick Accents

Synthetic stucco or panelized brick should only be used for accents or on less visible façade areas.



Figure 21: Illustrated Building Materials

MEETING DATE: January 15, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion of creating a Mixed Use/Neighborhood Commercial District

INTRODUCTION AND BACKGROUND: Related to the previous item, in the draft of the architectural design guidelines and consistent with the future land use map in the Comprehensive Land Use Plan (CLUP) there are a couple of subareas that are also referred to as “minor activity hubs” that are envisioned as Mixed Use Neighborhoods.

These subareas, the Lakefront/Concord Road Subarea and the McFee Park Roundabout Subarea, are included in your packets. Also included is Page 28 of the CLUP which describes the Mixed Use Neighborhood land use designation. As you know, in recent months the commission has recommended for approval different ordinances related to the Mixed Use Town Center (MUTC) designation in the CLUP in an effort to advance strategies and goals identified in the CLUP and in the Town’s Strategic Plan.

DISCUSSION: This item is being presented as a workshop for the commission to explore in an effort to further advance certain provisions of both the CLUP and the Strategic Plan. In the CLUP, for example, there are recommendations for encouraging mixed use zoning in an effort to promote greater housing choice, provide more options for revamping aging shopping centers, enhance the Town’s identity, and plan for the development of remaining vacant parcels. The plan identifies the MUTC and the Mixed Use Neighborhood as two types of mixed use land uses. Mixed use zoning could also advance Goal 2 of the Strategic Plan – Strengthen the Local Economy and Goal 4, Objectives 5 and 6, which encourage consistency with Town plans and more beautiful corridors and development.

As noted above, the commission has already approved zoning related modifications that would advance the MUTC. The staff is now initiating a discussion on whether zoning modifications should be pursued at this time in relation to establishing a Mixed Use Neighborhood zoning district.

Currently, the Town has no zoning district or provisions for a Mixed Use Neighborhood land use. In comparison with the MUTC, a mixed use neighborhood would provide for less residential density, a smaller geographic area, smaller building footprints, generally shorter buildings, and fewer non-residential uses. As described in the design guidelines, such a land use would include a “village scale” design that breaks commercial and mixed use buildings into small modules with a building form and materials that are compatible with surrounding residential buildings.

On the future land use map in the CLUP the Mixed Use Neighborhood designation is specified in somewhat limited but geographically dispersed portions of the Town. Essentially, the concept behind

the Mixed Use Neighborhood would be to provide, within walking distance to parks and surrounding residential communities, certain limited services that would lessen vehicular trip generation and encourage a more active pedestrian approach to completing simple errands that would otherwise require the use of a vehicle. In turn, this would encourage a more active, cohesive, and integrated neighborhood.

What could a Mixed Use Neighborhood zoning district contain?

- a) Accommodations for small scale mixed use buildings with neighborhood-serving retail, service, and other uses on the ground floor and residential units above the nonresidential space. These buildings would likely be predominantly brick or stone or a mixture thereof with some allowance for other materials for accent purposes;
- b) Small neighborhood-serving retail or service buildings that would likely be predominantly brick or stone or a mixture thereof with some allowance for other materials for accent purposes;
- c) Building heights for mixed use buildings that would not exceed those permitted for surrounding residential developments;
- d) Uses that collectively would help build a sense of neighborhood. For example, parks, cafes and small markets with outdoor seating, residential of various density levels, and/or a mixture of such uses all connected within a reasonable walking distance with ample pedestrian and bicycle facilities;
- e) Allowance for mixed use buildings to be placed closer to the road in order to capitalize on pedestrian activity that is encouraged in such a district;
- f) Flexibility in rear and/or side setbacks but maintaining adequate setbacks and potentially landscaped buffers where adjoining established residential developments;
- g) Relaxed off-street parking requirements for nonresidential uses since the intent is to encourage and promote a pedestrian oriented character. Parking would be located in the rear of the nonresidential or mixed use building or screened so as not to be visible from the public right of way or adjoining residential developments;
- h) Nonresidential or mixed use buildings that would include a high degree of transparency on the ground floor so as to encourage and foster pedestrian interest;
- i) Outdoor lighting that is residential in character, including bell shaped lights for parking lot applications;
- j) Signage that is in keeping with a pedestrian scale application; and
- k) Landscaping that is in keeping and integrated with the surrounding residential communities, parks, and/or other public spaces.

Some images of mixed use neighborhoods will be presented at the meeting for discussion purposes.

LAKEFRONT/CONCORD ROAD SUBAREA

Farragut's Comprehensive Plan describes a "Lakefront" subarea on the northeast side of town near the shore of Fort Loudoun Lake. Although most of this area will remain as very low-density residential, the area near the intersection of Concord Road and Lake Ridge Drive is envisioned as a small activity hub that will provide a gateway to Farragut from the south. The guidelines below apply primarily to the area designated as Commercial on the Future Land Use Map near the intersection of Concord Road and Lake Ridge Drive.

New development and redevelopment in the Lakefront/Concord Road subarea should help create a welcoming gateway to Farragut while maintaining compatibility with the natural and very low-scale residential surroundings. New design should also incorporate features that reference the nearby historic Concord Village area, which is outside of the town boundary to the north of the Lakefront/Concord Road subarea. Note that the case study on page 11 and page 33 illustrates a redevelopment concept that is consistent with this vision.

3.23 Ensure that new development in the Lakefront/Concord Road subarea is compatible with the existing, predominantly very low-scale residential character.

- Locate low-scale residential buildings near the perimeter of a new development to provide a density transition to adjacent development.
- Provide a forested buffer area around the perimeter of a new development.

3.24 Maintain the existing naturalistic feel along the Concord Road frontage in the Lakefront/Concord subarea.

- Maintain dense vegetation along the Concord Road frontage, except where such vegetation would block the visibility of new neighborhood-serving commercial development.
- Maintain clusters of native trees and landscaping between buildings and the street.

3.25 Incorporate design elements that provide a welcoming community gateway near Concord Road and Lake Ridge Drive in the Concord/Lakefront subarea.

Appropriate "gateway" design elements for properties near the entry to Farragut include:

- Plazas and outdoor patio areas that signal a sense of activity and arrival to motorists, bicyclists and pedestrians entering Farragut
- Enhanced landscaping, such as native flowering trees, large native ornamental plants and stone landscape walls, that is highly visible to motorists entering Farragut
- Landscaped space for municipal welcome signage
- Building placement that preserves existing natural vistas

Lakefront/Concord Road



Future Land Use Designations¹

- Civic/Institutional
- Office/Light Industrial
- Commercial
- Open Space
- Medium Density Residential
- Mixed Use Neighborhood

¹The Lakefront/Concord Road subarea design guidelines apply primarily to the area designated as Commercial. Note that the area east of Concord Road is not within the Town of Farragut.



Sites near the intersection of Concord Road and Lake Ridge Drive provide an opportunity for a small mixed-use or commercial center.

Concord Road Widening Project

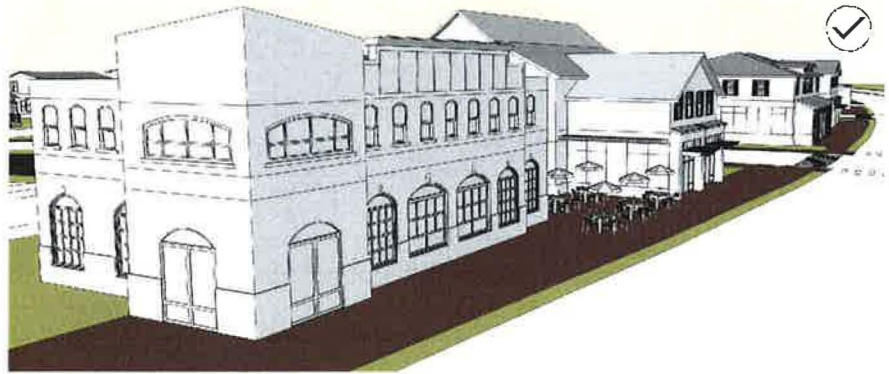
Future plans call for widening Concord Road between Turkey Creek Road and Northshore Drive. The newly widened road is planned to include:

- » Four general-purpose traffic lanes
- » A center turn lane or median
- » Bike lanes on both sides
- » Sidewalks on both sides

3.26 Incorporate design elements that reference the adjacent historic Concord Village in the Concord/Lakefront subarea.

Design elements that could be used to reference the historic Concord Village area include:

- a. Varied landscape setbacks
- b. Stone landscape walls
- c. "Village scale" design that breaks commercial and mixed use buildings into small modules
- d. A variety of roof forms, including flat, pitched and front-facing gables



Incorporate design elements that reference the adjacent historic Concord Village in the Concord/Lakefront subarea.

MCFEE PARK ROUNDABOUT SUBAREA

Farragut's Comprehensive Plan describes the southwestern part of town as the "McFee/Boyd Station" subarea. Although most of this area will remain as residential and recreational, the area around the new McFee Park roundabout provides an opportunity for a small mixed-use neighborhood center.

New development and redevelopment in the McFee Park Roundabout subarea should help create a pedestrian-oriented center while maintaining compatibility with the residential surroundings.

3.27 Incorporate design elements that promote development of a pedestrian-oriented mixed-use neighborhood center in the McFee Park Roundabout subarea.

- Provide connections to existing pedestrian networks in neighborhoods adjacent to the McFee Park Roundabout.
- Incorporate pedestrian-oriented amenities, such as pocket parks, courtyards and wide sidewalks.
- Incorporate "village scale" design that breaks commercial and mixed use buildings into small modules.
- Use residential roof forms on commercial or mixed-use buildings.

3.28 Incorporate design elements that relate to existing recreational amenities in the McFee Park Roundabout subarea.

- Provide comfortable bike and pedestrian connections to surrounding neighborhoods, such as Pryse Farm.
- Provide comfortable bike and pedestrian connections to surrounding recreational opportunities, such as McFee Park.
- Incorporate amenities, such as a small dog park, to encourage pedestrian access from surrounding neighborhoods, whenever possible.

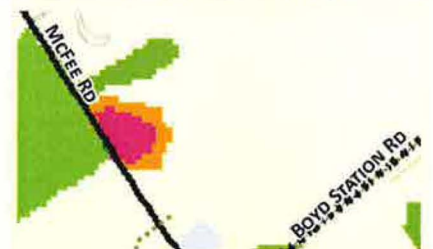


Provide connections to existing pedestrian networks in neighborhoods adjacent to the McFee Park Roundabout.



The area around the new McFee Park roundabout provides an opportunity for a small mixed-use neighborhood center.

McFee Park Roundabout



Future Land Use Designations¹

- Open Space
- Parks & Recreation
- Medium Density Residential
- Mixed Use Neighborhood

¹The McFee Park Roundabout subarea design guidelines apply only to the areas designated as Medium Density Residential and Mixed Use Neighborhood.

Land Use Descriptions

2 Mixed use neighborhood

Intent

- Encourage the redevelopment of outdated commercial locations.
- Add a residential/office component to commercial areas that provides a built-in clientele and reduces the need to compete with big-box centers.
- Provide opportunities for small, neighborhood-serving retail at appropriate locations.
- Create an alternative residential option for Farragut, with convenient access to goods and services.

Uses

- Small, “niche” retail stores.
- Small-footprint versions of chain stores
- Convenience stores oriented to the local community such as small groceries, coffee shops, or bakeries.
- Personal service offices.
- Modest residential (both detached, attached, and “above the store” residences)

Residential Density

- 6-10 units per acre.

Location

- Along major roadways, co-located with higher density residential.
- At major intersections.

Character

- Compact, 2-3 stories, may range from single buildings to 2 blocks (both sides of a street).
- Comfortable bike and pedestrian connections to surrounding neighborhoods.
- Internal pedestrian-oriented amenities, such as pocket parks, plazas, bike storage, wide sidewalks and access to cafés.
- Pedestrian scale signage.
- Gridded or semi-gridded street network.



Figure 28: Mixed use neighborhood center character.