

A G E N D A
FARRAGUT MUNICIPAL PLANNING COMMISSION

July 16, 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 agenda**
- 3. Approval of minutes – June 18, 2015**
- 4. Election of Officers**
- 5. Approval of FMPC By-Laws**
- 6. Discussion and public hearing on a request to amend the 2012 Comprehensive Land Use Plan for the property located to the west of Village Veterinary and to the east of the former Phillips 66 on Kingston Pike, 16.23 Acres, from Office/Light Industrial to Mixed Use Town Center (Craig Allen, Applicant)**
- 7. Discussion and public hearing on amendments to the text of the Farragut Zoning Ordinance, Chapter 3., Section XXVII., Town Center District (TCD), Subsection F. 1., Parking Space Requirements, Number of Parking Spaces Required, to provide for new requirements**
- 8. Discussion and public hearing on amendments to the text of the Farragut Municipal Code, Title 14, Chapter 3., Town Center District Design Requirements, Section 14-304., Signs, to provide for new requirements (Craig Allen, Applicant)**
- 9. Discussion on a request to rezone a portion of Parcel 37.03, Tax Map 153, located off of Concord Road adjoining Clarity Pointe and First Utility District, 6.77 Acres, from R-1/OSR to C-1 and Telecommunications Tower Overlay (Branch Towers, Applicant)**
- 10. Discussion on amendments to the text of the Farragut Zoning Ordinance, to allow for food trucks within commercial zoning districts (Pat O'Brien, Applicant)**

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 on amendments to the text of the Farragut Zoning Ordinance, Chapter 4., Section XIII., Outdoor Site Lighting, as it relates to updating the text to account for new lighting technology**
- 12. Review session on Architectural Design Standards**
- 13. Public hearing on proposed locations for new utilities**

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**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

June 18, 2015

MEMBERS PRESENT

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

MEMBERS ABSENT

Rita Holladay, Chairman

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

Vice-Chairman St. Clair called the meeting to order at 7 p.m.
Vice-Chairman St. Clair and Commissioner Honken commented on the FMPC Public Input Etiquette.

CITIZEN FORUM

None.

APPROVAL OF AGENDA

Commissioner Honken moved to approve the June 18, 2015 agenda with item #10 being changed from a public hearing to a workshop discussion item. Commissioner Myers seconded the motion and the motion passed 8-0.

APPROVAL OF MINUTES

Commissioner Whiting moved to approve the May 21, 2015 minutes as submitted. Commissioner Povlin seconded the motion and the motion passed 6-0-2 with Vice-Chairman St. Clair and Commissioner Honken abstaining because they were absent.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A PRELIMINARY PLAT FOR MCKINLEY STATION SUBDIVISION, LOCATED AT 421 EVERETT ROAD, A PORTION OF PARCEL 104, TAX MAP 141, ZONED R-1/OSR, 30 LOTS, 15.385 ACRES (Saddlebrook Properties, LLC, Applicant)

Staff recommended approval subject to the following being addressed:

- a) Please finalize the concept plan and the rezoning;
- b) Please record the plat which establishes the tract from which this subdivision will be platted;
- c) Please provide written approval from First Utility District of Knox County on water and sewer plans;
- d) Please submit all utility plans. Staff understands that phone and cable are typically located with electric, but these should also be included in the project plans;

FMPC – Minutes

6/18/15

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- e) Please submit NOC;
- f) Please submit irrevocable letter of credit for erosion control for \$72,000;
- g) Drainage fee is \$750.

Commissioner Honken moved to approve a preliminary plat for McKinley Station Subdivision subject to staff's recommendation. Commissioner Dick seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR THE SHOPS AT TOWN CENTER, PARCEL 137.09, TAX MAP 142, ZONED C-1, 103 S. CAMPBELL STATION ROAD, 2.21 ACRES (Legends Holdings, LLC, Applicant)

Staff displayed a revised building elevation which addressed the 2-story comment from a prior staff review. The staff recommended approval of the revised site plan subject to the following items being addressed:

- a) Please provide location and size of fire line tap;
- b) On the building elevations please add a note which specifies that at least 75% of the building materials (excluding doors and windows) to be used on all building elevations is face brick;
- c) Please include a detail for the dumpster enclosure and doors even though the staff understands that the desire is to renovate the existing dumpster enclosure;
- d) Please include details of the proposed wall mounted lights and verify that the total height of the pole lights does not exceed 28 feet;
- e) Please wrap the sidewalk along S. Campbell Station Road along the joint permanent easement to connect into and along the south edge of the development – this is consistent with the following design standards from the Architectural Design Standards document:
 - a. Standard 1.6 – Design the street frontage to promote pedestrian activity;
 - b. Standard 1.8 – Provide pedestrian and bicycle connections into and between properties;
 - c. Standard 1.38 – Locate incremental improvements to anticipate future development;
- f) The interior parking lot island along the western portion of the property needs to be shown as being landscaped on Sheet C-6;
- g) Please provide irrevocable letter of credit for erosion control for \$12,000;
- h) Please provide copy of NOC.

Commissioner Whiting moved to approve the site plan for the Shops at Town Center subject to staff's recommendation. Commissioner Myers seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR BANK OF AMERICA, PARCEL 37.02, TAX MAP 131, ZONED C-1, 10735 KINGSTON PIKE, 1.07 ACRES (Stanley Hill, Applicant)

The staff noted that, depending on the commission's thoughts on the comments below, this item may not be ready for a formal vote. The remaining staff comments were as follows:

- a) Please provide letter of credit for erosion control for \$6,000;
- b) Please provide Drainage Fee of \$600;
- c) Please address how this site and building will be compatible with the Architectural Design Standards. Some design standards that need to be discussed are as follow:
 - a. Standard 1.21 - Minimize the visual impact of surface parking (the site is significantly over parked for a bank – There are 14 required parking spaces and 31 provided);
 - b. Standard 2.6 – Use iconic design features to foster a unique sense of place;
 - c. Standard 2.8 – Create a sense of visual interest by using a variety of roof forms along the street;
 - d. Standard 2.9 – Consider provided a roof form that provides a “cap”;
 - e. Standard 2.20 – Use exterior material, paint and roof colors that are compatible with the surrounding context (e.g. using an earth tone brick color similar to the Walgreen’s building to the east);
- d) Please provide a detail on the lighting plans of the light proposed for the flag pole;
- e) Please verify on the site plan what is the required vs. provided landscaping between the building and parking lot;
- f) Please remove non-regulatory signage from the architectural sheets. They still show the proposed wall mounted sign;
- g) The isofootcandle sheet is faded and hard to determine compliance;
- h) Please correct the pole height for the pole lights. The total permitted height to the tallest portion of the pole light from the adjacent grade is 28 feet;
- i) Staff is concerned about the one-way exit and creating conflicts and confusion.

Commissioner Myers moved to approve a site plan for Bank of America subject to staff’s recommendation, the exit becoming an entrance and exit, removing the six parking spaces on the northwest portion of the parking lot, relocating the dumpster, and incorporating permeable pavers into the parking lot, especially since the parking that is provided greatly exceeds what is required. Commissioner Honken seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR FIRST BAPTIST CONCORD SPORTS FIELD IMPROVEMENTS, PARCEL 9.01, GROUP B, TAX MAP 142N, ZONED R-1-S-A, R-2 AND R-3, 11704 KINGSTON PIKE, 34.11 ACRES (First Baptist Concord, Applicant)

Staff recommended approval subject to the following:

- a. Please submit NOC;
- b. Please submit irrevocable letter of credit for \$2500;
- c. Consistent with Architectural Standard 2.16 f., synthetic stucco, similar in appearance to what is found on other buildings at First Baptist Concord, could be permitted to allow for flexibility in materials on the façade of a minor project. This building is also temporary which would further support the flexibility provided for in the Standards.

Commissioner Honken moved to approve a site plan for First Baptist Concord Sports Field Improvements subject to staff’s recommendation. Commissioner Brun seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR THE OVERLOOK AT CAMPBELL STATION, PARCELS 108 AND 109, TAX MAP 130, ZONED R-6/OSMFR, 820 N. CAMPBELL STATION ROAD, 31.91 ACRES (GBS Engineering, Applicant)

Staff recommended denial of the site plan as submitted.

After a long discussion, Commissioner Whiting made a motion to approve the new site plan for the Overlook at Campbell Station subject to the staff approval of all aspects of the new site plan to ensure compliance with all applicable requirements, including the Architectural Design Standards. Commissioner Myers seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE A PORTION OF PARCEL 69, TAX MAP 142, NORTH OF THE FARRAGUT CHURCH OF CHRIST, 19.66 ACRES, FROM R-2 TO R-6 (Continental 333 Fund, LLC, Applicant)

Staff recommended that action be taken on Resolution PC-15-05, which recommends approval of Ordinance 15-05.

After a long discussion, Vice-Chairman St. Clair called for a vote. Commissioner Myers moved to approve Resolution PC-15-05, which recommends approval of Ordinance 15-05. Mayor McGill seconded the motion. The motion failed with a vote of 4-4 with Mayor McGill, Commissioner Brun, Commissioner Myers and Commissioner Whiting voting aye and Vice-Chairman St. Clair, Commissioner Dick, Commissioner Honken, and Commissioner Povlin voting nay.

DISCUSSION ON A REQUEST TO AMEND THE TOWN CENTER DISTRICT (TCD) AND THE TOWN CENTER DISTRICT DESIGN REQUIREMENTS AS THEY RELATE TO PARKING AND SIGNAGE (Craig Allen, Applicant)

For discussion purposes only.

DISCUSSION ON A REQUEST TO REZONE A PORTION OF PARCEL 37.03, TAX MAP 153, LOCATED OFF OF CONCORD ROAD ADJOINING CLARITY POINTE AND FIRST UTILITY DISTRICT, 6.77 ACRES, FROM R-1/OSR TO C-1 AND TELECOMMUNICATIONS TOWER OVERLAY (Branch Towers, Applicant)

For discussion purposes only.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 11:17 p.m.

MEETING DATE: July 16, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ashley Miller, Assistant Community Development Director

SUBJECT: Approval of Planning Commission By-Laws

INTRODUCTION AND BACKGROUND: The Farragut Municipal Planning Commission By-Laws are to be reviewed and approved by the planning commission each year at their annual meeting. Based on the By-Laws, July has been designated the annual meeting.

DISCUSSION: Attached is a copy of the Farragut Municipal Planning Commission By-Laws as adopted on July 18, 2013, and the proposed By-Laws. Based on a review of the By-Laws, staff recommends one minor modification to Article III. Section 1. Regular Meetings, consisting of removing the word “be” after “shall.”

RECOMMENDATION: The staff recommends approval of the Farragut Municipal Planning Commission By-Laws with the noted modification.

CURRENT

FARRAGUT MUNICIPAL PLANNING COMMISSION BY-LAWS

ARTICLE I. The Commission

SECTION 1. Name of Commission.

The name of the commission shall be the Farragut Municipal Planning Commission as established and provided by 13-4-101 through 13-4-105 of the Tennessee Code Annotated.

SECTION 2. Office of Commission.

The office of the commission shall be at the Farragut Town Hall, or such other duly authorized place where the official records of the planning commission shall be maintained and where the commission shall meet.

SECTION 3. Membership.

The membership of this commission shall be composed of seven citizen members, the chief executive officer (mayor) of the municipality, and one member of the chief legislative body. The chief executive officer and the member of the chief legislative body shall be ex-officio members with voting rights. Five members shall constitute a quorum.

All citizen members shall be appointed by the chief executive officer who shall also have the authority to remove any appointive member at his/her pleasure as provided for in 13-4-101 of the Tennessee Code Annotated.

SECTION 4. Vacancies.

Any vacancy in an appointive membership shall be filled for the unexpired term by the chief executive officer of the municipality.

ARTICLE II. Officers

SECTION 1. Officers.

The officers of the commission shall be a chairman, a vice-chairman and a secretary.

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SECTION 2. Elections.

The chairman, vice-chairman and secretary shall be elected at the annual meeting of the commission from among the appointive members to serve for terms of one year with eligibility for re-election.

SECTION 3. Chairman.

The chairman shall preside at all meetings of the commission. Except as otherwise authorized by resolution of the commission, the chairman shall sign all contracts, reports and instruments made by the commission. At each meeting, the chairman shall submit such recommendations and information as he/she may consider proper concerning the business affairs and policies of the commission.

SECTION 4. Vice Chairman.

In the absence or incapacity of the chairman, the vice-chairman shall perform his/her duties.

SECTION 5. Secretary.

The secretary shall keep a full record of all proceedings of the commission, including a record of all votes, in a journal of the proceedings kept for the purpose and identified as the "Minutes of the Farragut Municipal Planning Commission," and shall perform such other duties in regard to records, including certification of record transcripts, as the commission may direct. In addition, the secretary shall serve as chairman of the commission in the absence of both the chairman and vice-chairman. In the secretary's absence, the chairman or vice-chairman shall appoint an acting secretary. The secretary shall certify subdivision plats as directed in TCA 13-4-302 and shall have the same authority as the chairman to sign instruments made by the commission.

SECTION 6. Vacancies.

Should the office of chairman, vice-chairman or secretary become vacant, the commission shall, at its next regular monthly meeting, elect a successor in the manner prescribed for the election of such officer and such election shall be for the unexpired term of said office.

ARTICLE III. Meeting

SECTION 1. Regular Meetings.

The commission shall hold a monthly meeting at the Farragut Town Hall or at such other place or time as designated by the Farragut Municipal Planning Commission.

SECTION 2. Annual Meetings.

The annual meeting of the commission shall be held in July at the place established for regular meetings unless otherwise designated by resolution of the commission.

SECTION 3. Special Meetings.

Special meetings of the planning commission may be called for any purpose at any time by the chairman or by a majority vote of the members of the commission.

SECTION 4. Work Sessions.

Work sessions of the planning commission may be held at the regular monthly meeting or at such time, date and place as the commission may from time-to-time designate. Such sessions shall be for the purpose of reviewing and discussing appropriate issues provided that no resolutions shall be acted upon at a work session.

SECTION 5. Quorum.

A majority of the membership, as defined in Article I. Section 3, shall constitute a quorum for the purpose of conducting the business of the commission. In the absence of a quorum, a lesser number may adjourn meetings from time to time. Concurring votes of a majority of the commission members present, when a quorum is present, shall be required to take final action on any matter before the commission unless otherwise specifically provided for in the applicable provisions of the governing regulations. A majority of the entire membership shall approve documents and studies that pertain to the physical development of the municipality as defined in TCA 13-4-202.

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SECTION 6. Manner of Voting.

The voting on all questions coming before the commission shall be by voice vote; and the ayes, nays and abstentions shall be entered upon the minutes of such meeting except when the vote is unanimous.

SECTION 7. Attendance.

If any planning commission citizen member fails to attend three consecutive regularly scheduled meetings and fails to present a reasonable excuse for such absence, his/her membership shall be terminated and a new member will be appointed by the mayor to replace the terminated member.

SECTION 8. Conflicts of Interest.

Should any member consider his/her personal interests involved in any matter before the commission or should the planning commission consider that the personal interests of any member(s) were involved in any matter before the commission, that person(s) at his/her declaration may abstain from voting.

SECTION 9. Agenda Items.

Any subdivision plat, site plan, request for rezoning, request for ordinance text amendment, request for a variance from the Subdivision Regulations, or any other application must be complete and submitted to the planning staff in order to qualify for a meeting agenda.

ARTICLE IV.

SECTION 1. Amendments.

The by-laws of this commission may be amended at a regular or special meeting but no amendment shall be adopted unless at least four days' written notice thereof has been previously given to all members of the commission.

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Adopted this 18th day of July, 2013.

Rita J. Holladay
Chairman

T. K. White
Secretary

PROPOSED

FARRAGUT MUNICIPAL PLANNING COMMISSION BY-LAWS

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SECTION 6. Manner of Voting.

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ARTICLE IV.

SECTION 1. Amendments.

The by-laws of this commission may be amended at a regular or special meeting but no amendment shall be adopted unless at least four days' written notice thereof has been previously given to all members of the commission.

Adopted this ____ day of _____, 2015.

Chairman

Secretary

MEETING DATE: July 16, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ashley Miller, Assistant Community Development Director

SUBJECT: Discussion and public hearing on a request to amend the 2012 Comprehensive Land Use Plan for the property located to the west of Village Veterinary and to the east of the former Phillips 66 on Kingston Pike, 16.23 Acres, from Office/Light Industrial to Mixed Use Town Center (Craig Allen, Applicant)

INTRODUCTION AND BACKGROUND: This item was discussed at the April, May and June planning commission meetings. At all of the meetings, commissioners seemed favorable in terms of amending the Comprehensive Land Use Plan (CLUP) to show the property in question as a preferred location for a Mixed Use Town Center (MUTC). The floodplain portion of the property would remain as open space since it would not be developed with the MUTC.

RECOMMENDATION: As mentioned at the previous planning commission meetings, the staff also viewed this request favorably. This could be the first significant step to help implement Strategy 1 in the CLUP - Bring About a Downtown. As you are aware, the applicant has proposed text amendments to the parking space requirements and the signage requirements within the Town Center District (TCD), which will also be considered this evening. Though the applicant is still waiting on the traffic impact study to move forward with the rezoning request, staff felt that the CLUP amendment was ready for formal consideration by the planning commission.

RECOMMENDATION: In an effort to implement Strategy 1 of the CLUP – Bring About a Downtown, the staff would support a request to amend the future land use map for the portion of this property that is designated as Office/Light Industrial to Mixed Use Town Center. As noted previously, the staff would not support any change to the property currently designated as Open Space.

Town of *Farragut*

Rezone
Parcel 131, Tax Map 142

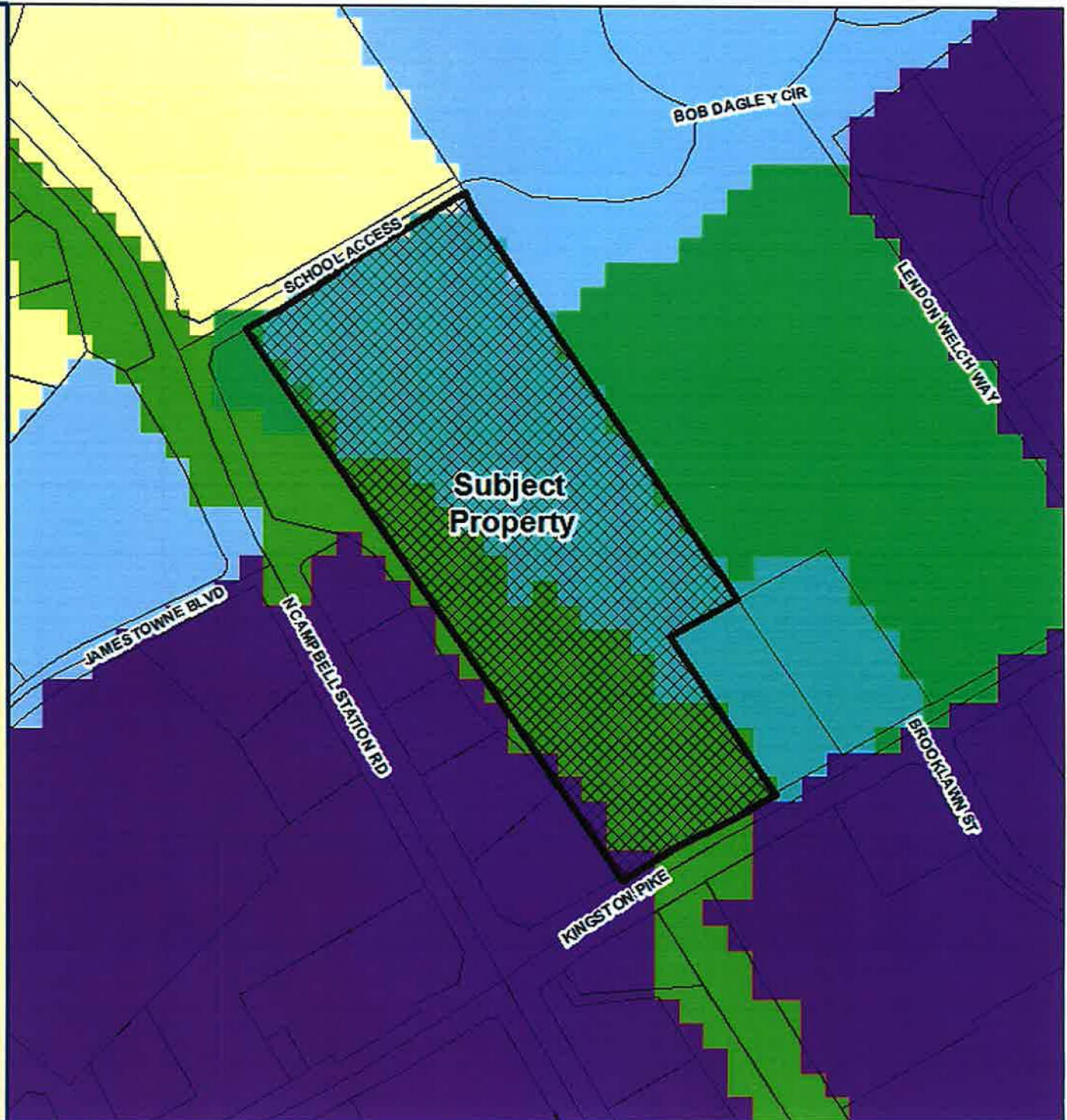
From
O-1 Office District
to
TCD Town Center District

Legend

- Streets
-  Subject Property
-  Parcels
-  Civic/Institutional
-  Office/Light industrial
-  LU 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)



1 in = 300 ft



MEETING DATE: July 16, 2015

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 XXVII., Town Center District (TCD), Subsection F. 1., Parking Space Requirements, Number of Parking Spaces Required, to provide for new requirements

INTRODUCTION AND BACKGROUND: This item has been discussed at the previous two planning commission meetings. Basically, the applicant has requested that the parking space requirements for the non-ground floors be re-visited as applied to the Town Center District (TCD). The current provisions are based on gross floor area and provide for one parking space per 500 square feet of gross floor area on the second floor and one parking space per 750 square feet of gross floor area on the third and fourth floors.

Since a vast majority of the non-ground floor space would likely be residential, the applicant has requested that a parking space ratio be provided for units designed and constructed for residential occupancy. The basic thought was that the existing parking space allocations would require more parking than would be necessary for residential use. Thus, the applicant's request would result in a net reduction in parking.

In addressing the applicant's request, the staff has proposed, as provided for in Ordinance 15-09, parking space allocations that would specifically address units that have been designed and constructed for residential occupancy. After additional thought on this matter, the staff has proposed a ratio slightly lower than the ratio associated with the R-6 Multi-Family Residential Zoning District. The R-6 ratio is 1.75 parking spaces per unit. The staff's proposed ratio for the TCD is 1.5 parking spaces per unit. The rationale behind this minor adjustment is that parking in the Town Center, unlike a traditional multi-family project, will also be provided for non-residential ground floor spaces and there will be more opportunity for sharing parking in this scenario. It is also likely that, in the Town Center, there would be more one bedroom and studio units where the parking space ratios would need to be lower.

As part of Ordinance 15-09, the staff has also added some language related to shared parking. Though it may not apply in this case, having more options for shared parking in the Town Center District could be helpful in the future and in other locations. This language is also consistent with shared parking language that was adopted a few months ago as part of amendments to the C-1 Zoning District for properties within the Mixed Use Town Center.

RECOMMENDATION: Included in your packet is a copy of the existing provisions and the proposed provisions for comparison purposes and Resolution PC-15-07 which recommends approval of Ordinance 15-09, which is also included in the packet. The staff recommends approval of Resolution PC-15-07.

Existing language related to TCD parking requirements:

Farragut Zoning Ordinance, Chapter 3, Section XXVII., Town Center District (TCD), Subsection F:

F. Parking space requirements.

1. Number of parking spaces required.

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 and fourth floors.

Off-street and on-street parking shall count toward meeting minimum parking requirements within the TCD development. Basement parking and parking garages are encouraged and such spaces shall also count toward meeting minimum parking requirements.

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.

Proposed TCD parking amendment:

Chapter 3, Section XVII. Town Center District (TCD), Subsection F.1., as follows:

F. Parking space requirements.

1. Minimum number of parking spaces required

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

One (1) parking space per five hundred (500) square feet of gross floor area for the second floor for space not designed and constructed for residential occupancy; and

One (1) parking space per seven hundred and fifty (750) square feet of gross floor area for the third and fourth floors for space not designed and constructed for residential occupancy;

One and a half (1.5) parking spaces per unit designed and constructed for residential occupancy;

Shared parking throughout the Town Center District shall be encouraged. Required parking spaces may be reduced when two or more establishments share the same parking area, whether on the same lot or on abutting lots, subject to the following conditions:

- a. That some portion of the shared off-street parking area lies within 500 feet of an entrance, regularly used by patrons, into the buildings served by the shared parking facilities.
- b. That access and parking 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.

Off-street and on-street parking shall count toward meeting minimum parking requirements within the TCD development. Basement parking and parking garages are encouraged and such spaces shall also count toward meeting minimum parking requirements.

RESOLUTION PC-15-07

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION 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., TOWN CENTER DISTRICT (TCD), SUBSECTION F. 1., PARKING SPACE REQUIREMENTS, NUMBER OF PARKING SPACES REQUIRED, TO CHANGE THE PARKING SPACE REQUIREMENTS FOR NON-GROUND FLOORS

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 July 16, 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 15-09.

ADOPTED this 16th day of July, 2015.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	15-09
PREPARED BY:	Shipley
REQUESTED BY:	Staff
CERTIFIED BY FMPC:	July 16, 2015
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., TOWN CENTER DISTRICT (TCD), SUBSECTION F. 1., PARKING SPACE REQUIREMENTS, NUMBER OF PARKING SPACES REQUIRED, TO CHANGE THE PARKING SPACE REQUIREMENTS FOR NON-GROUND FLOORS

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 3, Section XXVII., Town Center District (TCD), Subsection F. 1., Parking Space Requirements, Number of Parking Spaces Required, 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., Town Center District (TCD), Subsection F. 1., Parking Space Requirements, Number of Parking Spaces Required, is amended by deleting it in its entirety and substituting in lieu thereof the following:

SECTION 2.

F. Parking space requirements.

1. Minimum number of parking spaces required

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

One (1) parking space per five hundred (500) square feet of gross floor area for the second floor for space not designed and constructed for residential occupancy; and

One (1) parking space per seven hundred and fifty (750) square feet of gross floor area for the third and fourth floors for space not designed and constructed for residential occupancy;

One and a half (1.5) parking spaces per unit designed and constructed for residential occupancy;

Shared parking throughout the Town Center District shall be encouraged. Required parking spaces may be reduced when two or more establishments share the same parking area, whether on the same lot or on abutting lots, subject to the following conditions:

- a. That some portion of the shared off-street parking area lies within 500 feet of an entrance, regularly used by patrons, into the buildings served by the shared parking facilities.
- b. That access and parking 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.

Off-street and on-street parking shall count toward meeting minimum parking requirements within the TCD development. Basement parking and parking garages are encouraged and such spaces shall also count toward meeting minimum parking requirements.

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 _____, 2015,
with approval recommended.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

MEETING DATE: July 16, 2015

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 Municipal Code, Title 14, Chapter 3., Town Center District Design Requirements, Section 14-304., 1., Signs, to provide for new requirements (Craig Allen, Applicant)

INTRODUCTION AND BACKGROUND: Similar to the previous item, this item has been discussed at the two prior planning commission meetings. The applicant has requested some modifications that would basically provide for more sign area for entities occupying ground floor space in the Town Center District (TCD). The signage provisions associated with the TCD are addressed in the Town Center District Design Requirements in Title 14 of the Municipal Code. In addition to certain smaller signs, the requirements for the first story tenant spaces currently provide for either a twelve (12) square foot perpendicular wall sign or a twelve (12) square foot regular building mounted wall sign, but not both. The applicant has asked for the opportunity to have both and for the building mounted wall sign to be larger than the twelve (12) square feet currently permitted. The sign area that is generally applicable to most commercial buildings/spaces in Town is based on a 1:1 ratio of sign area to the width of the building or lease space on which the sign is to be mounted. A tenant space with 25 feet of width, for example, could have a wall sign of up to 25 square feet across their frontage.

As mentioned last month, the staff does support increasing the signage allocations in the TCD but would consider the 1:1 ratio as too high and inappropriate for a pedestrian oriented development like a town center. Moreover, with a greater building mounted wall sign allocation and the ability to have both a building mounted wall sign and a perpendicular wall sign, the staff also noted that, with regards to the perpendicular wall sign, the twelve (12) square feet currently permitted would be larger than necessary.

In Ordinance 15-10 the staff has made modifications to permit both the perpendicular and building mounted wall signs. The perpendicular wall sign area has been lowered from 12 to 9 square feet. The 12 square foot limitation on the building mounted wall sign has been removed and replaced with a sign area allocation based on a .75:1 ratio of sign area to lease space frontage on which the sign is to be mounted.

Also as part of Ordinance 15-10, the staff has added some language to require architectural design and illumination to be consistent with the Architectural Design Standards (ADS). Currently, the TCD does not permit signs to be illuminated. The ADS allow for illumination from an external light source only. As requested at the last planning commission meeting, the staff discussed illumination in the TCD with the Visual Resources Review Board (VRRB) and they felt strongly that only traditional external illumination should be permitted in this district. They did not consider halo lit lighting to be external illumination.

RECOMMENDATION: Included in your packet is a copy of the existing provisions and the proposed provisions for comparison purposes and Resolution PC-15-08 which recommends approval of Ordinance 15-10, which is also included in the packet. The staff recommends approval of Resolution PC-15-08.

Existing language related to TCD signage:

Sec. 14-304. - Signs.

Signs shall not be required to have a uniformity of appearance. The most important issue in sign design in the TCD district is how an individual sign relates to the building on which it is placed.

- (1) The following signs are permitted for each first (ground) story tenant space:
 - (a) General occupant sign. Any number of wall signs per entrance to the premises, not to exceed a cumulative total of six (6) square feet in size and eight (8) feet in height;
 - (b) One (1) address sign per building entrance, not to exceed two (2) square feet;
 - (c) Temporary window signs, not to exceed twenty-five (25) percent of total window area, or ten (10) square feet, whichever is less;
 - (d) Real estate sign. One (1) sign provided it is posted within the window and does not exceed six (6) square feet;
 - (e) Perpendicular wall sign. Allowed only if there is no wall sign or permanent window sign. One (1) sign which shall be hung perpendicular to the building, shall not exceed twelve (12) square feet, and shall have a minimum clearance of nine (9) feet to grade;
 - (f) Wall sign. Allowed only if no perpendicular wall sign or permanent window sign. One (1) sign not to exceed twelve (12) square feet, provided it is integrated with the building architecture; and
 - (g) Permanent window sign. Allowed only if no perpendicular wall sign or wall sign. One (1) sign which shall not to exceed twelve (12) square feet or twenty-five (25) percent of the total window area, whichever is less. Sign shall be permanently adhered to the window.

No sign shall be internally or externally illuminated.

Proposed TCD signage amendments:

Section 14-304. Signs., Subsection (1) as follows:

Signs shall not be required to have a uniformity of appearance. The most important issue in sign design in the TCD district is how an individual sign relates to the building on which it is placed.

- (1) The following signs are permitted for each first (ground) story tenant space:
 - (a) General occupant sign. Any number of wall signs per entrance to the premises, not to exceed a cumulative total of six (6) square feet in size and eight (8) feet in height;
 - (b) One (1) address sign per building entrance, not to exceed two (2) square feet;
 - (c) Temporary window signs, not to exceed twenty-five (25) percent of total window area, or ten (10) square feet, whichever is less;
 - (d) Real estate sign. One (1) sign provided it is posted within the window and does not exceed six (6) square feet;

- (e) Perpendicular wall sign. One (1) sign which shall be hung perpendicular to the building, shall not exceed nine (9) square feet, and shall maintain a clearance of nine (9) feet to grade;
- (f) Wall sign. One (1) sign not to exceed a ratio of 0.75 square feet per linear feet of exterior tenant space on which the sign is to be mounted, provided it is integrated with the building architecture;
- (g) Permanent window sign. Allowed only if no wall sign is used. One (1) sign which shall not to exceed twelve (12) square feet or twenty-five (25) percent of the total window area, whichever is less. Sign shall be permanently adhered to the window;
- (h) Architectural design and illumination. Architectural design and illumination shall be in compliance with the Town's adopted Architectural Design Standards for Signs in the Town Center.

RESOLUTION PC-15-08

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO AMEND THE TEXT OF THE FARRAGUT MUNICIPAL CODE, TITLE 14, LAND USE CONTROLS, CHAPTER 3, TOWN CENTER DISTRICT REQUIREMENTS, BY AMENDING SECTION 14-304. SIGNS. TO PROVIDE FOR NEW REQUIREMENTS

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

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

WHEREAS, a public hearing was held on this request on July 16, 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 the text of the Farragut Municipal Code, Title 14, Land Use Controls, Chapter 3, Town Center District Requirements, Section 14-304., Signs., by adding Ordinance 15-10.

ADOPTED this 16th day of July, 2015.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	15-10
PREPARED BY:	Shipley
REQUESTED BY:	Staff
CERTIFIED BY FMPC:	July 18, 2015
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT MUNICIPAL CODE, TITLE 14, LAND USE CONTROLS, CHAPTER 3, TOWN CENTER DISTRICT REQUIREMENTS, BY AMENDING SECTION 14-304. SIGNS. TO PROVIDE FOR NEW REQUIREMENTS

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Title 14, Chapter 3, Town Center District Requirements, of the Farragut Municipal Code,

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

SECTION 1.

The Farragut Municipal Code, Title 14, Land Use Controls, Chapter 3, Town Center District Requirements, Section 14-304. Signs., is amended by deleting it in its entirety and substituting in lieu thereof the following:

SECTION 2.

Section 14-304. Signs.

Signs shall not be required to have a uniformity of appearance. The most important issue in sign design in the TCD district is how an individual sign relates to the building on which it is placed.

- (1) The following signs are permitted for each first (ground) story tenant space:
 - (a) General occupant sign. Any number of wall signs per entrance to the premises, not to exceed a cumulative total of six (6) square feet in size and eight (8) feet in height;
 - (b) One (1) address sign per building entrance, not to exceed two (2) square feet;
 - (c) Temporary window signs, not to exceed twenty-five (25) percent of total window area, or ten (10) square feet, whichever is less;

- (d) Real estate sign. One (1) sign provided it is posted within the window and does not exceed six (6) square feet;
- (e) Perpendicular wall sign. One (1) sign which shall be hung perpendicular to the building, shall not exceed nine (9) square feet, and shall maintain a clearance of nine (9) feet to grade;
- (f) Wall sign. One (1) sign not to exceed a ratio of 0.75 square feet per linear feet of exterior tenant space on which the sign is to be mounted, provided it is integrated with the building architecture;
- (g) Permanent window sign. Allowed only if no wall sign is used. One (1) sign which shall not to exceed twelve (12) square feet or twenty-five (25) percent of the total window area, whichever is less. Sign shall be permanently adhered to the window;
- (h) Architectural design and illumination. Architectural design and illumination shall be in compliance with the Town's adopted Architectural Design Standards for Signs in the Town Center.

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

MEETING DATE: July 16, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a request to rezone a portion of Parcel 37.03, Tax Map 153, located off of Concord Road adjoining Clarity Pointe and First Utility District, 6.77 Acres, from R-1/OSR to C-1 and Telecommunications Tower Overlay (Branch Towers, Applicant)

INTRODUCTION AND BACKGROUND: This item was discussed last month as a workshop item and is on the agenda this month also as a workshop item. As the staff noted last month, this request involves two questions. First, is a telecommunications tower necessary and appropriate for the proposed location? And, second, if the answer to the first question is yes, what would be the most appropriate base zoning district for this property?

As explained last month, the Tower Overlay Zoning District is not an option for property zoned residential. The property in question is currently zoned R-1/OSR. The property to the immediate north is zoned Commercial (C-1) with the eastern portion containing the Clarity Point dementia care facility.

DISCUSSION: During last month's discussion, some planning commissioners and the staff were concerned about a very tall telecommunications tower being situated near a gateway area into the Town of Farragut. As you may recall, the Town gateway on Concord Road was part of the Lakefront Subarea in the Comprehensive Land Use Plan (CLUP). The specific property in question was specified on the future land use map as Civic/Institutional. The FUD sanitary sewer treatment facility is situated to the immediate south of this property and is also shown as Civic/Institutional.

In an effort to address the concern regarding the visual impact of a tower in this location, the applicant was asked to come back to the planning commission with visual simulations from different viewpoints. The applicant was also asked about exploring different styles of tower that would be more discrete. Included in the packet is a balloon test which shows how the tower would appear as proposed.

If the commission is agreeable to a rezoning for the Tower Overlay, the question of the most appropriate base zoning district will need to be discussed. In terms of compliance with the CLUP, the Community Service (S-1) Zoning District would be most compatible with the Civic/Institutional land use designation and would not require an amendment to the CLUP. Given the fact that the property abuts the sanitary sewer treatment facility and is over 500 feet from Concord Road, a commercial or office designation for the property would be questionable. The zoning designations for the two existing telecommunication towers in the Town are S-1 and Open Space/Park (OS-P). As a base zone for a telecommunications tower, the staff would recommend the S-1 zoning designation for this property.



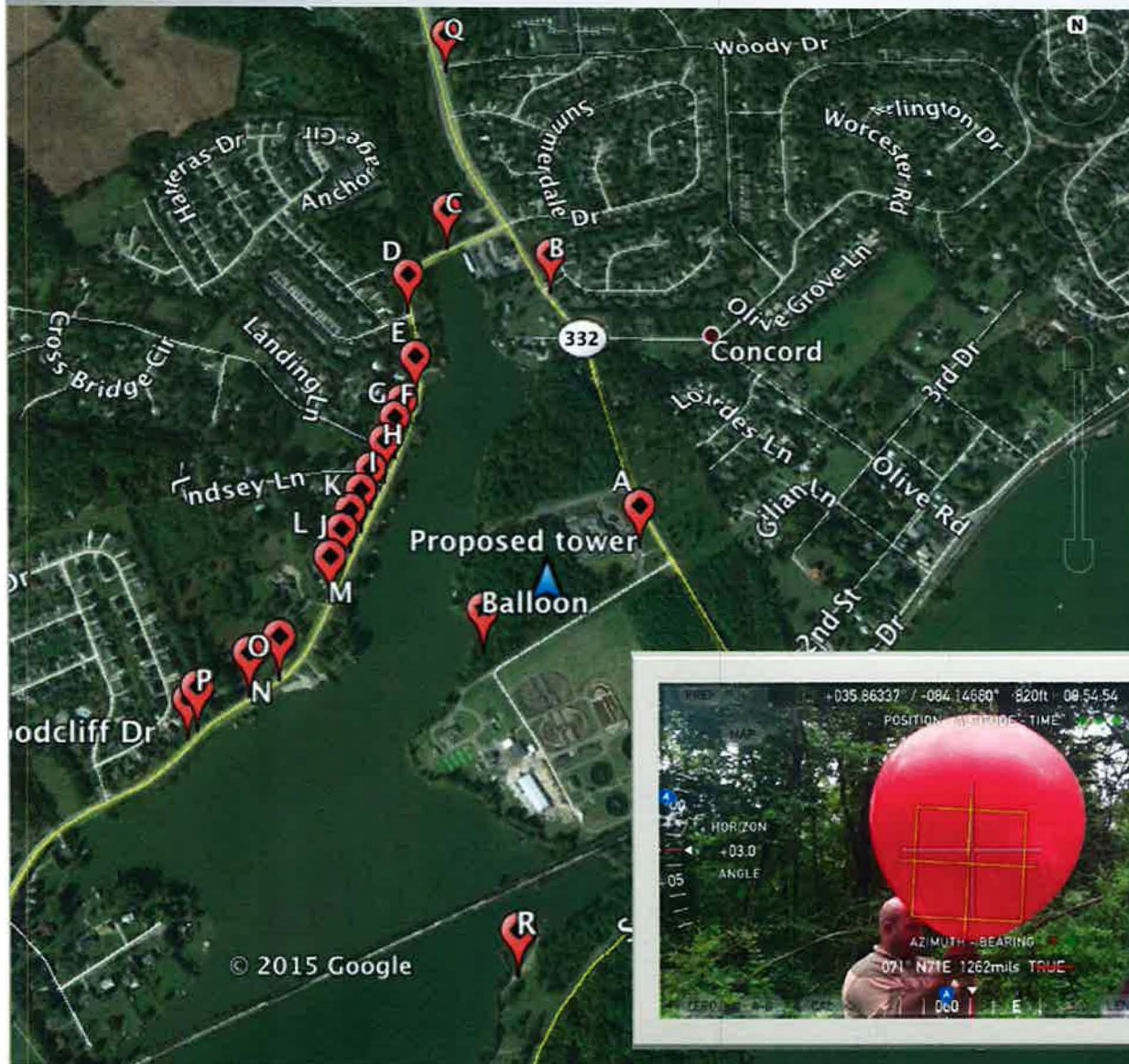
BRANCH

COMMUNICATIONS, LLC

TOWN OF FARRAGUT

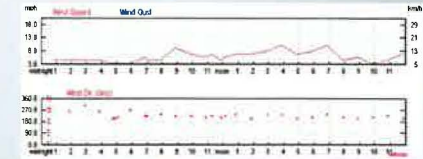
JUL 07 2013

Concord Rd, Farragut TN



Test Conditions

- Test was performed on 7/6/15 between 10:00 am & 1:00 pm under fair weather conditions.



- There was an approximate 430' horizontal difference in location from the proposed site to the balloon test location with an approximate 7' vertical difference.

Proposed location coordinates: 35.863906
-84.14559
elevation: 827'
Balloon test coordinates: 35.86337
-84.14680
elevation: 820'

- The proposed tower is a 170' monopole.
- The balloon was raised to an approximate 190' height to allow for wind and elevation differences.



BALLOON
CLARITY POINTE PARKING LOT



MONOPOLE
CLARITY POINTE PARKING LOT



PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE, AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.



Photo position A

TN-0012
Mailen

BALLOON
FAIRGROUND DR & CONCORD RD



MONOPOLE
FAIRGROUND DR & CONCORD RD



PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE, AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.



Photo position B

TN-0012
Mailen

BALLOON
BRIDGE BY CONCORD RD & TURKEY CREEK



MONOPOLE
BRIDGE BY CONCORD RD & TURKEY CREEK



PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE, AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.

BALLOON
TURKEY CREEK & HARBOR WAY



MONOPOLE
TURKEY CREEK & HARBOR WAY



PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE, AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.



Photo position D

TN-0012
Mailen

BALLOON

111309 TURKEY CREEK



MONOPOLE
11309 TURKEY CREEK



PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE, AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.

BALLOON
748 REDMILL



BRANCH

Photo position F

TN-0012
Mailen

MONOPOLE
748 REDMILL



PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE, AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.



Photo position F

TN-0012
Mailen

BALLOON
TURKEY CREEK & REDMILL



Photo position G

TN-0012
Mailen

MONOPOLE
TURKEY CREEK & REDMILL



PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE, AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.



Photo position G

TN-0012
Mailen

BALLOON

11409 TURKEY CREEK



Photo position H

TN-0012
Mailen

BRANCH

MONOPOLE

11409 TURKEY CREEK



PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE, AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.



Photo position H

TN-0012
Mailen

BALLOON

11411 TURKEY CREEK

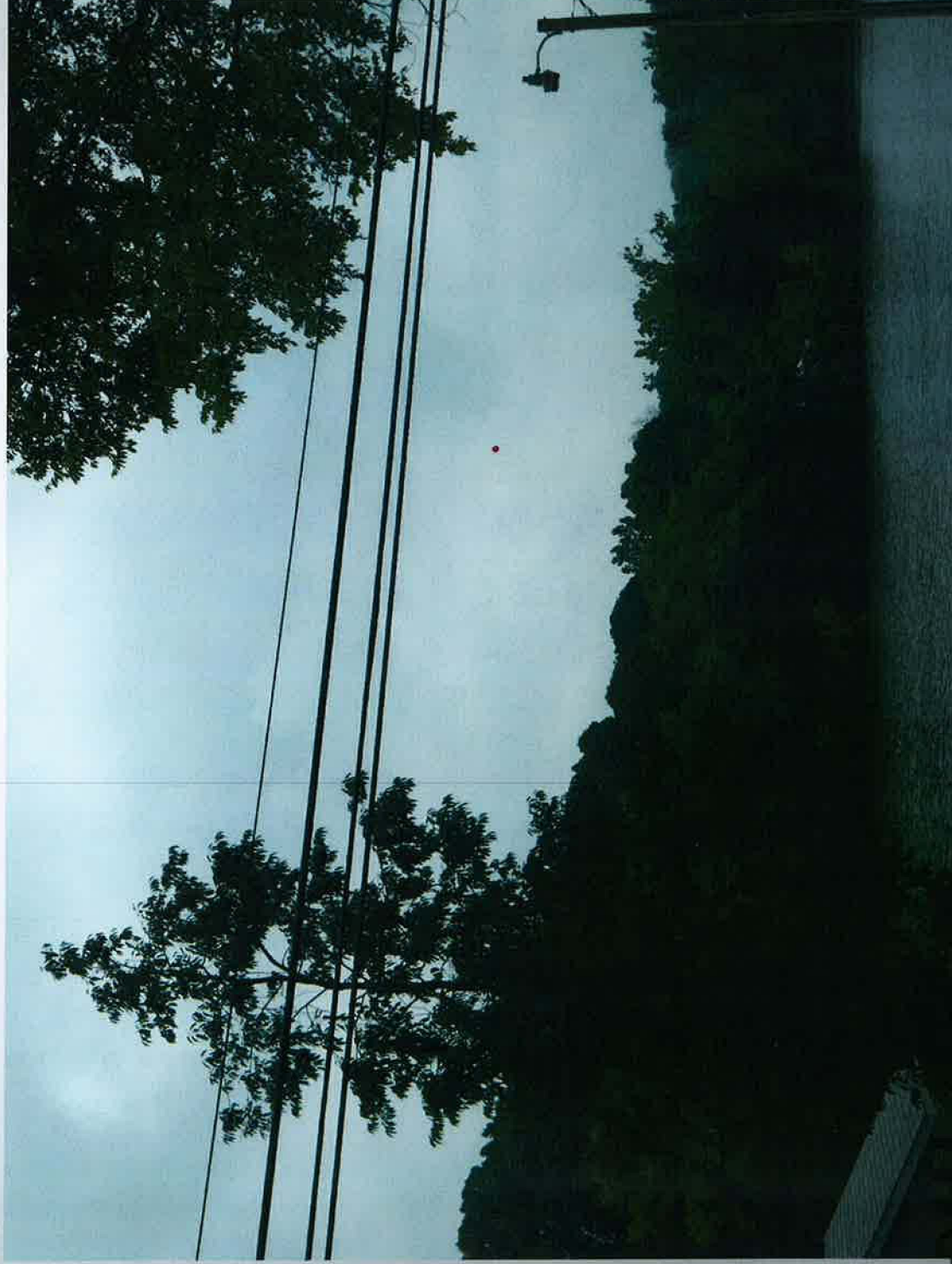


Photo position I

TN-0012
Mailen

BRANCH

MONOPOLE
11411 TURKEY CREEK



PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE, AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.



Photo position 1

TN-0012
Mailen

BALLOON
11415 TURKEY CREEK



BRANCH

Photo position J

TN-0012
Mailen

MONOPOLE
11415 TURKEY CREEK



PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE, AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.



Photo position J

TN-0012
Mailen

BALLOON
11421 TURKEY CREEK



Photo position K

TN-0012
Mailen



MONOPOLE

11421 TURKEY CREEK



PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE, AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.



Photo position K

TN-0012
Mailen

BALLOON
11433 TURKEY CREEK



Photo position L

TN-0012
Mailen

BRANCH

MONOPOLE
11433 TURKEY CREEK



PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE, AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.

Photo position L

TN-0012
Mailen

BALLOON

11437 TURKEY CREEK



BRANCH

Photo position M

TN-0012
Mailen

MONOPOLE
11437 TURKEY CREEK



PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE, AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.



Photo position M

TN-0012
Mailen

BALLOON
11511 TURKEY CREEK



Photo position N

TN-0012
Mailen

BRANCH

MONOPOLE
11511 TURKEY CREEK



PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE, AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.



Photo position N

TN-0012
Mailen

BALLOON

11513 TURKEY CREEK



Photo position O

TN-0012
Mailen

BRANCH

MONOPOLE
11513 TURKEY CREEK



PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE, AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.



Photo position O

TN-0012
Mailen

BALLOON

11524 WOODCLIFF (BACK YARD)



BRANCH

Photo position P

TN-0012
Mailen

MONOPOLE

11524 WOODCLIFF (BACK YARD)



PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE, AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.



Photo position P

TN-0012
Mailen

BALLOON
FISHING DOCK OFF NORTHSORE



MONOPOLE
FISHING DOCK OFF NORTHSORE



PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE, AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.



Photo position R

TN-0012
Mailen

COMPARISON OF PLATFORM MOUNT & FLUSHMOUNT



PHOTO SIMULATION NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE, AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE.

MEETING DATE: July 16, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on amendments to the text of the Farragut Zoning Ordinance, to allow for food trucks within commercial zoning districts (Pat O'Brien, Applicant)

INTRODUCTION: The applicant has requested a text amendment to the Farragut Zoning Ordinance to allow for food trucks within the Town. Currently, with the exception of those approved as part of a community event authorized through a special events permit, the Town does not have provisions to allow for food trucks within the corporate limits.

DISCUSSION: Food trucks/mobile food vending has become popular nationwide over the last several years with vendors setting up either on private property or within public rights-of way. Related to the mobile food vending use the staff has a number of questions that need further discussion. For example,

1. Should mobile food vending/food trucks be allowed at various dates/times within the Town or should the use continue to be limited to special events? Staff is concerned about allowing food trucks due to the competition with established brick and mortar restaurant businesses within the Town that are leasing a tenant space with sales tax being paid to the Town. By only being allowed as part of a special event, each established business within the Town could utilize this type use four times per calendar year with each approved special event, thereby restricting the frequency. Staff does have a concern related to the frequency in which food trucks/mobile food vendors would setup within the Town.
2. Related to the previous question, if not part of a special event, should food trucks/mobile food vending only be allowed when sponsored by an established brick and mortar business within the Town? Basically, this type of restriction would prevent food trucks/mobile food vendors from setting up randomly in the Town and would require them to partner with a local business. Or is it more appropriate to encourage local established businesses to partner with vendors and provide catering within the parameters of their business?
3. Another consideration regarding mobile food vending/food trucks is that some of these can be very obtrusive (signage, lighting, etc.) and can consume valuable parking spaces near the front of a building. Some pictures of one vendor in a nearby community show an accessway being used for parking a food vendor vehicle that is covered in signage. The staff would specify that if food vending/food trucks are permitted more broadly, they park in a designated area in the rear of the established brick and mortar business and function as a support service for the brick and mortar establishment;
4. Staff questions how revenue, i.e., sales tax, would be collected from the food truck/mobile food vending business owners. Should this be accomplished by an annual or one-time vendor permit fee?

5. Similar to other cities, if allowed, should the Town look at establishing zones in which food trucks/mobile food vending would be permitted? This could also help address an earlier concern about not affecting parking and/or impeding vehicular or pedestrian ways. Given the Town's suburban character, staff does not feel comfortable allowing this type of use within a public right-of-way.
6. Also related to an earlier comment, since aesthetics have always been very important in the Town, does the planning commission feel that signage and lighting for the food truck/mobile food vending vehicles should be restricted? Related to signage, perhaps only a menu board affixed to the vending vehicle?

These are just some of the questions that the staff felt should be discussed. Additionally, given the potential impact to established businesses, staff would recommended this matter be taken to the Economic Development Committee (EDC) and the Farragut Business Alliance (FBA) to obtain their feedback.





MEETING DATE: July 16, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on amendments to the text of the Farragut Zoning Ordinance, Chapter 4., Section XIII., Outdoor Site Lighting, as it relates to updating the text to account for new lighting technology

INTRODUCTION AND DISCUSSION: This workshop discussion involves proposed updates to the Town's Outdoor Site Lighting provisions. With the understanding that lighting technology is constantly changing, the staff consulted with a local lighting expert to obtain feedback on suggested ordinance modifications.

The modifications suggested by the consultant are in green and primarily include more clarity on performance objectives, how light is measured in terms of the newest technologies, and information that would be required with plan submittal. The modifications in no way lessen the Town's site lighting provisions.

Since this is a workshop discussion, a couple of additional questions related to lighting are as follows:

- 1) Should any additional provisions be added for development in the Mixed Use Town Center area? The Town Center District (TCD) has special provisions for Street Lighting and those are included in the packet. Some minor modifications to this section will be needed to make it consistent with the proposed modifications to Outdoor Site Lighting; and
- 2) Should provisions be added that would permit architectural accent lighting? This has been requested by a couple of hotels and was discussed with the Visual Resources Review Board (VRRB). The background information and draft wording discussed with the VRRB are included in your packet. As you will note the initial discussion with the VRRB involved neon border lighting which is currently addressed in the sign ordinance. Should this be expanded to provide for architectural accent lighting then such provisions would be more appropriate in the Outdoor Site Lighting aspect of the Town's regulations. Also included in the packet are some images of architectural accent lighting.

XIII. - Outdoor site lighting.

It is the intent of this section to establish outdoor lighting requirements that reduce the negative effects of lighting, but at the same time address the need for adequate lighting for safety and visibility concerns. The following requirements shall apply to all developments and/or facilities, excluding single-family and two-family dwellings and street lighting. In no case, however, shall any light shine or glare so as to create a traffic safety hazard on any adjacent properties, rights-of-way, access easements, or driveways.

A. *Performance standards and criteria.*

1. No lights shall shine or glare directly onto adjacent properties, right-of-ways, access easements, or driveways. For the purposes of this ordinance, glare shall be defined as any brightness within the field of vision of such a character as to cause annoyance, discomfort, interference with vision, or loss in visual performance and visibility.
2. The maximum number of footcandles at a property line that is adjacent to non-commercial or non-office zoned land shall be 0.5 footcandles. The maximum number of footcandles at a street right-of-way or a property line that is adjacent to commercial or office zoned land shall be 3.0 footcandles.
3. Light poles, including any supporting base, shall not exceed twenty-eight (28) feet in height. The height shall be measured from the ground to the top of the pole.

If an existing development is expanding, existing light poles are taller than twenty-eight (28) feet, and new light poles are to be added as part of the expansion to the project, the planning commission may approve a light pole taller than twenty-eight (28) feet so as to match the existing light poles if it can be shown that the taller light pole will not create any negative effects on any adjacent properties, right-of-ways, access easements, or driveways. In no case shall new light poles exceed the height of the existing light poles or forty (40) feet in height, whichever is less.

4. All pole lights shall be directed toward the ground. No portion of the bulb or **material surrounding the bulb which allows light through** shall protrude from the light box/housing. A shoebox style fixture shall be used unless it can be shown that a different style would be equivalent or better than these requirements. If the pole lights are located adjacent to property zoned residential or agricultural and such land is below the pole base elevation, exterior **or interior** glare shields shall be added to the pole lights.
5. Unless specified elsewhere in this ordinance, all wall lights **shall direct light only at the ground. Light distributed out the front or sides of the fixture is specifically prohibited.** No portion of the bulb or **material surrounding the bulb which allows light through** shall protrude from the light box/housing. A wedge style fixture shall be used unless it can be shown that a different style would be equivalent to or better than these requirements. The maximum mounting height on the wall for all wall lights shall be fifteen (15) feet.

Decorative wall mounted lights may be used in lieu of a wedge style or comparable fixture provided they are located at public entrance ways into the building. **Any non-horizontal material that allows light through must be frosted or refractive with regard to light distribution. Clear non-horizontal lenses are specifically prohibited. The light source shall not protrude from the fixture enclosure and the total delivered lumens from the fixture shall not exceed 950 lumens.**

6. All ground-mounted lights, whether used to illuminate a building or a sign, shall be designed to minimize light that does not illuminate the target area. Blinders, or some other type of protectors, may be required to be placed on the lights so as to direct the beam away from adjacent properties, rights-of-way, access easements, or driveways.
7. Lights located under gasoline service station canopies, canopies for bank automatic teller machines, and other such similar canopies shall be recessed into the **ceiling structure or**

shall use light shields so as to prevent glare. No portion of the bulb or material surrounding the bulb which allows light through shall protrude from the structure ceiling unless it can be shown that a different style would be equivalent to or better than these requirements.

8. All electrical lines servicing all lights shall be underground.

B. *Plan submittal and post installation requirements.*

1. All site plans, as required in Chapter 4 of the zoning ordinance, shall include a lighting plan. The lighting plan shall include a scaled lighting layout of the site showing the locations of lights, the height and type of proposed fixtures, and a photometric plot extending to and including all property lines, adjacent driveways, rights-of-way, easements, etc. Such plan shall be prepared and certified by a licensed electrical engineer. Specification sheets for the fixtures and poles shall be included with the lighting layout.

Upon completion of the installation of the lights, a certification by a licensed electrical engineer shall be submitted to the Town of Farragut which shall verify that the lights have been installed per the approved lighting plan.

2. Existing facilities that are adding new lights or changing existing lights shall submit a lighting plan to the town staff for review and approval. All new lighting shall meet the criteria established in this ordinance.

The lighting plan shall include a scaled lighting layout of the site showing the locations of lights, the height and type of proposed fixtures, and a photometric plot extending to and including all property lines, adjacent driveways, rights-of-way, easements, etc. Such plan shall be prepared and certified by a licensed electrical engineer. Specification sheets for the new fixtures and new poles shall be included with the lighting layout. If old poles are to be reused with new fixtures, the engineer shall certify that the old poles will meet the EPA ratings required to support the new fixtures.

Upon completion of the installation of the lights, a certification by a licensed electrical engineer shall be submitted to the Town of Farragut which shall verify that the lights have been installed per the approved lighting plan.

(Ord. No. 86-16, adopted Apr. 1986; amended Feb. 2006; Ord. No. 06-24, §§ 1, 2, 9-14-2006; Ord. No. 08-03, §§ 1, 2, 3-27-2008; Ord. No. 09-11, § 1, 6-25-2009; Ord. No. 12-20, §§ 1, 2, 1-24-2013; Ord. No. 13-15, § 1, 5-23-2013)

Recently adopted Outdoor Site Lighting Language for the MUTC:

XII. - General commercial district (C-1).

F. Mixed Use Town Center.

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.

designed so that the interior parkways run perpendicular to the rear of buildings, a five (5) foot wide sidewalk must be added to each interior parkway. If the interior parkways run parallel to the rear of buildings, a five (5) wide sidewalk must be added to interior landscape islands or at some other points within a parking row. These sidewalks must be a continuous connection from the farthest parking space areas to the buildings.

H. Parking Garages

Parking garages may not access streets classified as primary within the TCD development.

I. Service Areas

In addition to complying with Chapter 4, Section I. of the Zoning Ordinance, garbage dumpster and recycling containers shall be located in the rear of buildings, centrally located, and shared by tenants. Off street loading areas and other service areas shall also be located in the rear of buildings and shall be designed to accommodate the anticipated service vehicles. All ground HVAC units shall comply with Chapter 4, Section I. of the Zoning Ordinance and all rooftop HVAC shall be placed in penthouses.

J. Landscaping

As regulated in Chapter 4, Section XII. of the Zoning Ordinance, requirements shall apply to the total TCD development.

(*)

K. Lighting

1. Outdoor Site Lighting

As regulated in Chapter 4, Section XIII. of the Zoning Ordinance, requirements shall apply to the total TCD development.

2. Street Lighting

Street light fixtures shall comply with the following requirements:

- a. Have a maximum pole height of 16';
- b. Be dark sky compliant;
- c. Designed so that light does not shine into upper stories;
- d. Use milky/frosted/white acrylic globes;
- e. Have a maximum of 78 watts per fixture. If the bulb is recessed into the fixture/housing/box and the globe is flush with the fixture/housing/box,

the wattage may be increased to 156 watts per fixture; and

- f. Use a white light (vs. yellow/high pressure sodium).

Streets shall not be over-illuminated to the point that building interiors are negatively affected. Pedestrian walks should be provided with pools of lights at a higher level of illumination than the road surface. Bollard lighting that complies with the Outdoor Site Lighting requirements may supplement pedestrian walks. Lighting from storefront displays should be used as an adjunct to pedestrian-scale pole lighting to provide pedestrian illumination.

L. Signs

Signs shall be defined, maintained, removed, administered, enforced, and measured as regulated in Title 9, Chapter 4, of the Farragut Municipal Code. The approval and application process shall also comply with Title 9, Chapter 4, of the Farragut Municipal Code. Signs shall be permitted per Title 14, Chapter 3, of the Farragut Municipal Code.

M. Utilities

All utilities shall be underground. Utility locations shall not conflict with required tree plantings.

On site stormwater detention/retention facilities shall be shared and may be constructed above or below ground. An above ground stormwater detention/retention facility may be incorporated into the open space amenity, but the detention area cannot count toward meeting minimum open space reservation requirements. If green roofs are incorporated into the development, a credit for stormwater detention/retention will be given on a 1:1 ratio.

N. Area Regulations

1. Setback Requirements

a. Peripheral Property Lines

All structures, excluding signs and fences, shall be set back a minimum of forty (40) feet from all peripheral property lines. Any required buffer strips shall be included in the required peripheral structure setback.

b. Front Yard

All buildings shall be set back a minimum of zero (0) feet and a maximum of ten (10) feet from street rights-of-ways internal to the TCD development.

Current Definition:

Sec. 9-404. – Definitions.

Neon border. One (1) tube of neon lighting bordering the roof line of a building provided it is straight, it is of a single color, it does not touch a sign, and it does not give the perception of touching a sign. All other neon lighting shall be considered a sign that requires a permit.

--Only references to neon border Sec. 9-404 and Sec. 9-405(1)(k)

01/27/2015 VRRB Minutes:

The Board asked staff to explore an amendment to the neon border definition and update the language to provide for:

- 1) newer LED technology
- 2) continue to limit the light strip to a single color
- 3) does not flash, blink or provide for movement to attract attention
- 4) the light strip should be used as an accent feature to the building
- 5) the wording related to "bordering the roof line" should be modified to provide for vertical applications

Neon border. One (1) tube of neon lighting bordering the roof line of a building provided it is straight, it is of a single color, it does not touch a sign, and it does not give the perception of touching a sign. All other neon lighting shall be considered a sign that requires a permit.

VRRB 3-24-2015

Discussion of border lighting for buildings in relation to the definition of neon border in Section 9-404(2) of the Farragut Sign Ordinance.

At the January meeting, a discussion was initiated in relation to the neon border definition in the *Farragut Sign Ordinance* and its applicability to a proposal at Fairfield Inn & Suites. At the January meeting, staff was asked to explore an amendment to the neon border definition and update the language to provide for 1) newly developed LED technology; 2) continuing to limit a light strip to a single color; 3) continue to prohibit the flashing, blinking or movement to attract attention; 4) providing for language that the light strip be used as an accent feature to the building; and 5) the wording related to "bordering the roof line" be modified to provide for vertical applications.

Since the meeting, staff has been researching language and applications that could allow for this type of building accent lighting. This has been a difficult topic to research since the latest trend seems to eliminate this type of architectural accent lighting, however staff has been able to find some information, which has raised additional questions that the staff feels needs to be discussed with the Board. These are a few questions for discussion related to the proposed amendment:

- 1) How do you feel about changing the name of the neon border to "architectural accent lighting"? **Yes.**
- 2) Should architectural accent lighting be permitted? If so, should it be limited to a certain height on a building or a certain arrangement? **No, should not be limited to height of for wall mounted lights.**

- 3) Should the definition of neon border be removed from the *Farragut Sign Ordinance* and be incorporated into the Outdoor Site Lighting regulations of the *Farragut Zoning Ordinance*? The thought being that this type of architectural accent lighting would be reviewed collectively with the site lighting plan. **Yes.**
- 4) How do you feel about prohibiting this type of lighting on building elevations that are adjacent to properties that are zoned agricultural or residential? **Yes, along properties zoned agricultural or residential.**
- 5) Should there be a requirement that the architectural accent lighting be recessed into the building a specified number of inches so the lighting source is not visible? **Yes.**
- 6) Should there be a requirement that the light source cannot be visible? **Yes. And should be limited to lumens/wattage.**

DRAFT TEXT:

Architectural Accent Lighting. A single, linear accent light source that borders the roof line or cornice of a principal building or highlights distinctive architectural details of the principal building shall be subject to the following provisions:

- 1) Consists of a single color;
- 2) The total delivered lumens from the architectural accent lighting fixture shall not exceed 450 lumens (= 40 watts incandescent);
- 3) Does not touch a sign or give the perception of touching a sign;
- 4) Architectural accent lighting shall not include text, logos, messages, or images of any kind;
- 5) Blinking, flashing, moving, revolving, scintillating, flickering, changing intensity and changing color of the light shall be prohibited, except for temporary holiday displays, lighting for public safety or traffic control, or lighting required by the FAA for air traffic control and warning purposes;
- 6) The fixture and light source shall be fully shielded and directed towards the building façade;
- 7) Architectural accent lighting shall be prohibited on building elevations that face adjacent properties zoned agricultural or residential;
- 8) Building façade accent lighting shall complement the principal structure and shall be consistent in terms of style, color, and illumination with the other lighting in the complex.

RENOVATION WITH A MANSARD - NIGHT VIEW

At night, the new Hampton Exterior Design engages our guests through new architectural uplighting of the Signature Cornice and bright lighting at the Porte Cochere. Highlights at the Signature Cornice, Porte Cochere and Entry act as a beacon and a landmark for our guests.

Modular Architectural Uplighting at
New Signature Cornice



Updated Porte
Cochere and Lighting

Underside of Porte Cochere
is warmly lit and welcoming



possible
lighting here

