

A G E N D A
FARRAGUT MUNICIPAL PLANNING COMMISSION

December 17, 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 – November 19, 2015**
- 4. Discussion and public hearing on a final plat for Chantilly Acres at McFee Subdivision, located at 932 and 1006 McFee Road, Parcels 18 and 18.01, Map 162, Zoned R-1, 5 Lots, 5.46 Acres (Southern Beach Holdings, LLC, Applicant)**
- 5. Discussion and public hearing on a site plan for Summit View Medical, Parcel 45.01, Map 151, Zoned C-1, located at 12823 Kingston Pike, 7.954 Acres (Edward Keith Julian, Applicant)**
- 6. Discussion and public hearing on a site plan for a canopy addition for Seasons Innovative Bar & Grille, Parcel 191.04, Map 130, Zoned C-2, located at 11605 Parkside Drive (Deron Little, Applicant)**
- 7. Discussion and public hearing on a site plan for a pavilion for Split Rail Farms Subdivision, Parcel 32, Group D, Map 141E, Zoned R-1/OSR, located at 735 Split Rail Lane, 0.54 Acres (Justin Morgan, Applicant)**
- 8. Discussion on amendments to the Comprehensive Land Use Plan**
- 9. Discussion on a request to amend the 2012 Comprehensive Land Use Plan (CLUP) for a portion of the property located at 12639 Kingston Pike, 30.13 Acres, from Civic Institutional to Commercial (Paul R. Swan, Applicant)**
- 10. Discussion on a request to rezone Parcel 58, Tax Map 151, 12639 Kingston Pike, 30.13 Acres, from R-2 and Floodplain to C-1 and Floodplain (Paul R. Swan, Applicant)**
- 11. Discussion on amendments to provide for a Civic/Institutional Zoning District**
- 12. Public hearing on proposed locations for new utilities**

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.



MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION
November 19, 2015

MEMBERS PRESENT

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

MEMBERS ABSENT

Ralph McGill, Mayor
Annette Brun

Staff Representative: Mark Shipley, Community Development Director

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

CITIZEN FORUM

None

APPROVAL OF AGENDA

Commissioner Honken moved to approve the November 19, 2015 agenda. Commissioner Myers seconded the motion and the motion passed 7-0.

APPROVAL OF MINUTES

Commissioner St. Clair moved to approve the October 15, 2015 minutes. Commissioner Whiting seconded the motion and the motion passed 6-0 with Commissioner Myers abstaining because he was absent.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR PHASE II OF THE BRIARSTONE SUBDIVISION (FORMERLY THE VILLAS AT ANCHOR PARK SUBDIVISION PROPERTY) LOCATED ON THE NORTH SIDE OF TURKEY CREEK ROAD ACROSS FROM ANCHOR PARK, A PORTION OF PARCEL 59 AND PARCEL 59.04, TAX MAP 152, 20.83 ACRES (Saddlebrook Properties, LLC, Applicant)

The staff noted that since the November 17 site inspection, binder, curbing, and utility installation, with the exception of gas, has been completed and the plat could be considered for approval subject to the understanding that the Town staff and secretary of the planning

commission would not sign off on the plat until all required field work, including stabilization, has been completed to the Town's standards, as acknowledged in writing by the Town staff. In addition, the staff noted that the following items must also be satisfactorily addressed as verified in writing by Town staff:

- a) That the plat must reflect the as-constructed condition of utilities and roadways;
- b) That a digital copy of the plat in a TIF or JPEG format is provided that reflects the as-constructed conditions;
- c) That four (4) replacement trees be provided in consultation with the Town staff for the Hackberry tree that was removed;
- d) That the zoning lines on the plat need to be clarified. The Scarborough property (Lot 81) should be zoned R-2. There appears to be a zoning line that bisects the area that would become a public right of way on Lot 81. Property lines must follow zoning lines and this sliver was rezoned prior to this being incorporated into the Briarstone development. Please consult with staff on how to address this;
- e) Please include the R-2 zoning district information in Note #5;
- f) The area that would become the right of way on Lot 81 needs to be identified in a manner similar to what was shown in the area where Dunlin will tie into Finch;
- g) Please coordinate the street name and regulatory signage with Bud McKelvey, the Public Works Director;
- h) The covenants will need to be amended to include the additional lots;
- i) Please complete all remaining construction items, including paving, curbs, utilities and stabilization. As the site nears completion, staff will prepare a punchlist of remaining items. At this time, preparation of a true punchlist is premature;
- j) If necessary, a completion letter of credit may be allowed in lieu of completion of surface course and sidewalks. Staff will determine this amount at the developer's request;
- k) Please provide a letter from the surveyor/engineer verifying the detention basin, including location, maximum slopes and performance of basin;
- l) Please provide a maintenance letter of credit for roadways, sidewalks, drainage structures and detention basin for \$32,000; and
- m) The existing letter of credit for erosion control can be substantially lowered as stabilization is complete.

After a short discussion a motion was made Commissioner Honken to approve the final plat subject to items a-m being satisfactorily addressed as verified in writing by Town staff. Motion was seconded by Commissioner St. Clair and motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR PHASE II OF THE COTTAGES AT PRYSE FARM SUBDIVISION, PARCEL 047, GROUP C, TAX MAP 162B AND PARCEL 8.01, TAX MAP 162, 23.94 ACRES, 34 LOTS, ZONED R-1/OSMR (Robert G. Campbell & Associates, Applicant)

The staff visited the site on November 17 and noted that field work had proceeded to the point that the staff could recommend that action be taken on the plat. The staff noted that there was still some stabilization and other field items that needed further attention but the site was generally to the standard expected for final plat consideration. Consequently, the staff recommended approval subject to the following items being satisfactorily addressed as verified in writing by Town staff:

- a) A landscape plan for the rain gardens must be presented to and approved by the Visual Resources Review Board;
- b) If landscaping (tree and shrub installation) is to be completed later in the fall a completion letter of credit will be required prior to the Town signing off on the final plat. Once landscaping is satisfactorily completed per the approved landscape plan, a 2-year landscape maintenance letter of credit will be required (the completion letter of credit could be re-worded to transition into this letter of credit);
- c) Please note that it needs to be clear (especially since building envelopes are not being platted) that the detached dwelling units must be at least 20 feet apart and that front entry garages must meet a 30 foot front yard setback;
- d) Please clearly label the 50 foot building setback from the sinkhole lip elevation;
- e) Please complete all remaining items on staff's punchlist, including greenway extensions, utilities and stabilization;
- f) Please provide a letter from the surveyor/engineer verifying the detention basin, including location, maximum slopes and performance of basin;
- g) Please provide a two-year Maintenance letter of credit for roadways, sidewalks, drainage structures and detention basin for \$27,000; and
- h) The existing letter of credit for erosion control, which covers both Phases II and III, can be lowered to \$75,000 at the present time, and can be lowered further as stabilization becomes complete.

A motion was made by Commissioner Honken to approve the final plat subject to items a-h being satisfactorily addressed as verified in writing by Town staff. Motion was seconded by Commissioner St. Clair and motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR PHASE III OF THE COTTAGES AT PRYSE FARM SUBDIVISION, PARCEL 047, GROUP C, TAX MAP 162B AND PARCEL 8.01, TAX MAP 162, 16.76 ACRES, 22 LOTS, ZONED R-1/OSMR (Robert G. Campbell & Associates, Applicant)

The staff visited the site on November 17 and noted that field work had proceeded to the point that the staff could recommend that action be taken on the plat. The staff noted that there was still some stabilization and other field items that needed further attention but the site was generally to the standard expected for final plat consideration. Consequently, the staff recommended approval subject to the following items being satisfactorily addressed as verified in writing by Town staff:

- a) A landscape plan for the rain gardens must be presented to and approved by the Visual Resources Review Board;
- b) If landscaping (tree and shrub installation) is to be completed later in the fall a completion letter of credit will be required prior to the Town signing off on the final plat. Once landscaping is satisfactorily completed per the approved landscape plan, a 2-year landscape maintenance letter of credit will be required (the completion letter of credit could be re-worded to transition into this letter of credit);
- c) Please note that it needs to be clear (especially since building envelopes are not being platted) that the detached dwelling units must be at least 20 feet apart and that front entry garages must meet a 30 foot front yard setback;
- d) Please clearly label the 50 foot building setback from the sinkhole lip elevation;
- e) Please complete all remaining items on staff's punchlist, including greenway extensions, utilities and stabilization;
- f) Please provide a letter from the surveyor/engineer verifying the detention basin, including location, maximum slopes and performance of basin;
- g) Please provide a two-year Maintenance letter of credit for roadways, sidewalks, drainage structures and detention basin for \$33,000.

A motion was made by Commissioner Honken to approve the final plat subject to items a-g being satisfactorily addressed as verified in writing by Town staff. Motion was seconded by Commissioner St. Clair and motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR MCKINLEY STATION SUBDIVISION, LOCATED AT 421 EVERETT ROAD, A PORTION OF PARCEL 104, TAX MAP 141, ZONED R-1/OSR, 32 LOTS, 15.385 ACRES (Saddlebrook Properties, LLC, Applicant)

The staff visited the site on November 17. The staff recommended postponement due to the incomplete nature of the field items. The staff noted that should the commission wish to vote on the plat it must be clear that the Town staff and secretary of the planning commission would not sign off on the plat until all required field work, including stabilization, has been completed to the Town's standards, as acknowledged in writing by the Town staff. In addition, the staff noted that the following items must also be satisfactorily addressed as verified in writing by Town staff:

- a) The plat must reflect the as-constructed condition of utilities and roadways;
- b) A landscape plan must be prepared and then approved by the Visual Resources Review Board for the detention basins;
- c) The landscaping shown on the approved landscape plan must be installed and a 2-year landscape maintenance letter of credit provided prior to the Town signing off on the final plat;

- d) The covenants must be submitted to the staff so that they can be forwarded to the Town Attorney for review. The covenants must be recorded prior to the issuance of a building permit;
- e) Please include in a numbered plat note that payment toward Everett Road improvements will be made in accordance with the Everett Road Corridor Improvement Fee Ordinance. Note #13 should be re-worded accordingly;
- f) Please provide a TIF or JPEG digital version of the final plat once all corrections have been made and approved;
- g) The ownership and dedication certification block references Briarstone Phase 2. Please correct so that they reference the correct subdivision;
- h) Please correct the spelling of "aquatic;"
- i) Please coordinate the street name and regulatory signage with Bud McKelvey, the Public Works Director;
- j) Please complete all remaining construction items, including paving, walking trails, curbs, utilities and stabilization. As the site nears completion, staff will prepare a punchlist of remaining items. At this time, preparation of a true punchlist is premature;
- k) If necessary, a completion letter of credit may be allowed in lieu of completion of surface course and sidewalks. Staff will determine this amount at the developer's request;
- l) Please provide a letter from the surveyor/engineer verifying the detention basin, including location, maximum slopes and performance of basin;
- m) Please provide a two-year maintenance letter of credit for roadways, pedestrian facilities, drainage structures and detention basin for \$32,500;
- n) The existing letter of credit for erosion control can be substantially lowered as stabilization is completed; and
- o) Please show the front yard setback along Everett Road as 40 rather than 30 feet.

Russ Rackley spoke on behalf of the applicant and noted that in the next few days binder and curbing would be added. It was also noted that all utilities had been installed with the exception of gas and that stabilization was substantial. After a short discussion, a motion was made by Commissioner Honken to approve the final plat subject to items a-o being satisfactorily addressed as verified in writing by Town staff. Motion was seconded by Commissioner St. Clair and motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT OF LOTS 42, 43 AND 62 AT THE BATTERY AT BERKLEY PARK, LOCATED AT THE INTERSECTION OF PRINCE GEORGE PARISH DRIVE AND COTTON BLOSSOM LANE, PARCELS 42, 43 AND 62, TAX MAP 142A, GROUP D, ZONED R-1/OSR, 2.213 ACRES (Benchmark Associates, Inc., Applicant)

The staff recommends approval subject to the following items being satisfactorily addressed as verified in writing by Town staff:

- a) Prior to the recording of the final plat the walking trail section that must be relocated needs to be satisfactorily completed in consultation with the Town staff. The old section of trail must be removed and stabilized;
- b) A 2-year maintenance letter of credit for the new section of walking trail may be required. Please consult with the Town engineer; and
- c) Please verify whether any modifications will be needed to the covenants associated with the Battery at Berkeley Park as a result of this plat.

A motion was made by Commissioner Honken to approve the final plat subject to item “a” being modified to state that “Prior to the issuance of a Certificate of Occupancy for Lot 42 the walking trail section that must be relocated shall be completed in consultation with the Town staff” and to items a (as modified)-c being satisfactorily addressed as verified in writing by Town staff. Motion was seconded by Commissioner Myers and motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR THE DANUT V. & CORNELIA LEUCIUC PROPERTY, PARCEL 33.02, TAX MAP 142, 12401 UNION ROAD, ZONED R-1, 1.44 ACRES, AND A VARIANCE REQUEST FROM THE SUBDIVISION REGULATIONS REQUIREMENT TO CONSTRUCT SIDEWALKS AND OTHER PEDESTRIAN FACILITIES ON SMITH ROAD AND UNION ROAD AND PROVIDE FOR 10% OPEN SPACE (Benchmark Associates, Inc., Applicant)

The staff noted that separate action would be needed on the variances and the plat. The staff recommended approval of the variance request to not construct pedestrian facilities at this time due to the minor nature of the subdivision.

A motion was made by Commissioner Honken to approve the variance to not construct pedestrian facilities at this time because it was premature until a master plan was in place for Union Road improvements. Motion was seconded by Commissioner Povlin and motion passed 6-1 with Commissioner Whiting voting in opposition.

The staff recommended approval of the variance to not provide the 10% open space at this time due to the minor nature of the subdivision.

A motion was made by Commissioner Honken to approve the variance request to not provide the 10% open space due to the minor nature of the subdivision. Motion was seconded by Commissioner Myers and motion passed unanimously.

In terms of the technical aspects of the plat, the staff noted that the approval of this plat would create a condition whereby when a building permit is requested for Lot 2 the applicant will have to request a variance from the driveway separation requirement of 200 feet for collector streets as stipulated in the Driveways and Other Accessways Ordinance.

If the commission would be okay with this, the staff recommended approval subject to the following:

- a) The side property line for Lot 2 must be shifted slightly so that it is at least 15 feet from the existing house on Lot 1.

A motion was made by Commissioner Honken to approve the plat subject to item "a" being satisfactorily addressed as verified in writing by Town staff. Motion was seconded by Commissioner St. Clair and motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR THE VASILE DEAC PROPERTY, PARCEL 2, TAX MAP 153, 624 RED MILL LANE, ZONED R-1, 2.91 ACRES, AND A VARIANCE REQUEST FROM THE SUBDIVISION REGULATIONS REQUIREMENT TO CONSTRUCT SIDEWALKS AND OTHER PEDESTRIAN FACILITIES ON RED MILL LANE AND PROVIDE FOR 10% OPEN SPACE (Stan Hinds, Applicant)

The staff noted that separate action would be needed on the variances and the plat. The staff recommended approval of the variance request to not construct pedestrian facilities at this time due to the minor nature of the subdivision.

A motion was made by Commissioner Honken to approve the variance to not construct pedestrian facilities at this time due to the minor nature of the subdivision. Motion was seconded by Commissioner St. Clair and motion passed 6-1 with Whiting voting in opposition.

The staff recommended approval of the variance to not provide the 10% open space at this time due to the minor nature of the subdivision.

A motion was made by Commissioner Honken to approve the variance request to not provide the 10% open space due to the minor nature of the subdivision. Motion was seconded by Commissioner Povlin and motion passed unanimously.

In terms of the technical aspects of the plat, the staff recommended approval.

A motion was made by Commissioner Honken to approve the plat. Motion was seconded by Commissioner Povlin and motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR THE BEN BORING PROPERTY, PARCEL 78.1, TAX MAP 142, 200 BORING ROAD, ZONED R-1, 9.4 ACRES, AND A VARIANCE REQUEST FROM THE SUBDIVISION REGULATIONS REQUIREMENT TO CONSTRUCT

**SIDEWALKS AND OTHER PEDESTRIAN FACILITIES ON BORING ROAD
AND PROVIDE FOR 10% OPEN SPACE (Ryan Lynch, Applicant)**

The staff noted that separate action would be needed on the variances and the plat. The staff recommended approval of the variance request to not construct pedestrian facilities at this time due to the minor nature of the subdivision.

A motion was made by Commissioner Honken to approve the variance to not construct pedestrian facilities at this time, due to the minor nature of the subdivision. Motion was seconded by Commissioner Povlin and motion passed unanimously.

The staff recommended approval of the variance to not provide the 10% open space at this time due to the minor nature of the subdivision.

A motion was made by Commissioner Honken to approve the variance request to not provide the 10% open space due to the minor nature of the subdivision. Motion was seconded by Commissioner Povlin and motion passed unanimously.

In terms of the technical aspects of the plat, the staff recommended approval subject to the following items being satisfactorily addressed as verified in writing by Town staff:

- a) Plat approval will be conditioned on the rezoning approval and vice versa;
- b) Please include the correct address of the owner(s). The city and zip code are incorrect and there appears that multiple owners are listed – please clarify;
- c) Please include the correct setbacks in a numbered note. Lot 1 should include the setbacks for R-1 (including agricultural structures) and Lot 2 should include the setbacks for R-2;
- d) “A variance to not construct pedestrian facilities along the Boring Road frontage of Lot 1 was granted by the Farragut Municipal Planning Commission on November 19, 2015 due to this plat being a minor 2-lot subdivision. Upon further subdivision of Lot 2, a walking trail shall be constructed along the Boring Road frontage of Lot 1. The access easement associated with this plat, which crosses Lot 1, and is in favor of Lot 2, may also be platted in the future as a joint walking trail easement upon the further subdivision of Lot 2. This could/may provide for the walking trail required along Boring Road to be connected to the extension of Dixie View Road once Lot 2 is further subdivided.”;
- e) The plat must reference the instrument number of the covenant that will need to be prepared and recorded to address Item “d” above so that this will run with the land and bind any future property owners to this plat note;
- f) Please include in a numbered note that a variance to the subdivision regulations was granted on November 19, 2015 from the 10% open space dedication requirement due to this being a minor 2-lot subdivision;
- g) Should Lot 2 be further subdivided legal public street frontage to Dixie View Road shall be retained for all lots. An access easement is not permitted as street frontage;

- h) The portion of the barn/shed that must be removed in order to meet required setbacks must be completed prior to the Town signing off on the plat and the final version of the plat must reflect the barn's post demolition condition and that it meets required setbacks; and
- i) Are these lots on sanitary sewer? If not, please ensure that each lot can obtain Health Department approval for private subsurface sewage disposal and include this certificate on the plat.

A motion was made by Commissioner Honken to approve the plat subject to items a-i being satisfactorily addressed as verified in writing by Town staff. Motion was seconded by Commissioner St. Clair and motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR TELECOMMUNICATIONS TOWER, A PORTION OF PARCEL 37.03, TAX MAP 153, LOCATED OFF OF CONCORD ROAD ADJOINING CLARITY POINTE AND FIRST UTILITY DISTRICT, ZONED C-1 AND TELECOMMUNICATIONS TOWER OVERLAY, 5.24 ACRES (Branch Towers, Applicant)

Staff recommended approval subject to the following items being satisfactorily addressed as acknowledged in writing by the Town staff:

- a) Is 901 Concord Road accurate as the site address? The correct address, as provided by Knoxville/Knox Co. MPC addressing, must be referenced on the site plan;
- b) Landscaping shown on the approved landscape plan will be required to be completed prior to the issuance of the Certificate of Completion (CC) for the tower. Shrubs that are at least 4.5 feet in height will need to be included around the fence to help screen the compound. Staff would recommend Eastern Red Cedar (10-12 feet on center) in lieu of shrubs. A 2-year landscape maintenance letter of credit will also be required prior to the issuance of the CC (this amount will be provided by staff based on the approved plan);
- c) A certified survey will be required to verify compliance with height and setbacks. This will be required prior to the issuance of the CC;
- d) Prior to the issuance of a building permit please provide a covenant for the Town attorney's review and subsequent recording that will address the rezoning conditions associated with the Telecommunications Tower Overlay approval. Those relate to the one (1) tower limitation and the provision and maintenance of the mono-pine stealth application;
- e) The note on Page 15 in the upper left corner is confusing. It seems to imply that what is shown on this sheet may not be what is installed. This is not acceptable language. The site plan sheets must show exactly what is being installed (and be consistent with any building permit materials) so that they can be assessed as part of the approval process. The mono-pine application must be dimensioned on the

- f) plan so that its physical form is known at this time. Please include these dimensions on the site plan;
- g) Please verify if any site lighting is proposed around or within the lease space area. If so, it must be shown to comply with the Town's outdoor site lighting requirements; and
- h) Please provide irrevocable letter of credit for erosion control for \$2500.

A motion was made by Commissioner Honken to approve the site plan subject to items a-g being satisfactorily addressed as verified in writing by Town staff. Motion was seconded by Commissioner Myers and motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON THE ADOPTION OF A VESTED PROPERTY RIGHTS ORDINANCE AND AMENDMENTS TO THE TEXT OF THE FARRAGUT SUBDIVISION REGULATIONS TO ADDRESS NEW LEGISLATION REGARDING VESTED PROPERTY RIGHTS AS ESTABLISHED IN §T.C.A. 13-4-310.

Staff recommended approval of Resolution PC-15-16.

A motion was made by Commissioner Honken to approve Resolution PC-15-16. Motion was seconded by Commissioner Povlin and motion passed unanimously.

DISCUSSION ON A REQUEST TO AMEND THE 2012 COMPREHENSIVE LAND USE PLAN (CLUP) FOR THE PROPERTY LOCATED AT 12639 KINGSTON PIKE, 30.13 ACRES, FROM CIVIC INSTITUTIONAL TO COMMERCIAL (Paul R. Swan, Applicant)

For discussion purposes only.

DISCUSSION ON A REQUEST TO REZONE PARCEL 58, TAX MAP 151, 12639 KINGSTON PIKE, 30.13 ACRES, FROM R-2 AND FLOODPLAIN TO C-1 AND FLOODPLAIN (Paul R. Swan, Applicant)

For discussion purposes only.

DISCUSSION ON A REQUEST FOR AN ASSISTED LIVING FACILITY ON PARCEL 117, TAX MAP 142, LOCATED AT THE SOUTH INTERSECTION OF N. CAMPBELL STATION ROAD AND HERRON ROAD, APPROXIMATELY 4.5 ACRES (Peter Falk for Autumn Care II, LLC, Applicant)

For discussion purposes only.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 10:07 p.m.

Edwin K. Whiting, Secretary

MEETING DATE: December 17, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a final plat for Chantilly Acres at McFee Subdivision, located at 932 and 1006 McFee Road, Parcels 18 and 18.01, Map 162, Zoned R-1, 5 Lots, 5.46 Acres (Southern Beach Holdings, LLC, Applicant)

RECOMMENDATION: This item is not ready for planning commission consideration at this time and the staff and applicant request postponement.

MEETING DATE: December 17, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for Summit View Medical, Parcel 45.01, Map 151, Zoned C-1, located at 12823 Kingston Pike, 7.954 Acres (Edward Keith Julian, Applicant)

INTRODUCTION AND BACKGROUND: This item is a minor site plan for a new sun room and drive-thru canopy for the Summit View Nursing Home at the eastern intersection of Kingston Pike and N. Campbell Station Road.

RECOMMENDATION: This site plan involves two different sections of the existing building. The first is the renovation of the southwest corner of the building to create a 16 x 25 foot sunroom. This would involve an expansion of roughly 135 square feet. The existing space is underused and the expansion would address this current deficiency. The second is a renovation of the existing drive-thru canopy on the south side of the building facing Kingston Pike. The request is to re-construct and extend the canopy approximately fifteen (15) feet so as to provide a more functional covered area.

Though certain aspects of the existing building do not comply with the adopted architectural design standards (ADS), the improvements encompassed in this site plan submittal would bring the building into greater compliance with the ADS. Namely, the modifications would provide for more variation in building heights and greater vertical and horizontal articulation. Some of the building lighting will also be updated as part of this site plan.

Included in your packet is a copy of the revised site plan along with the staffs' comments on the initial site plan that was submitted. The staff will review the revised site plan and make a recommendation at the meeting.

From: Mark Shipley
Sent: Wednesday, November 25, 2015 9:41 AM
To: Keith Julian; Marty Layman
Cc: Ashley Miller; Darryl Smith; John Householder; Gary Palmer
Subject: summit view site plan comments

Guys,

Below are the staff comments related to the site plan submitted for Summit View. Please let me know if you have any questions. Have a great Thanksgiving.

November 25, 2015

Mr. Edward Keith Julian
299 N. Weisgarber Road
Knoxville, TN 37919

**SUBJECT: STAFF COMMENTS ON A SITE PLAN FOR FAÇADE MODIFICATIONS AT
SUMMIT VIEW OF FARARGUT, 12823 KINGSTON PIKE**

Dear Mr. Julian:

The Town staff has reviewed the above referenced site plan for compliance with the Town's regulations. Please address the comments below and submit four (4) full size sheets and one (1) 11x17 sheet to the Town Hall by no later than **Monday, December 7**. As part of this re-submittal please include a comment response letter that specifically addresses each staff comment and where the information can be found on the plan.

This site plan will be considered for a vote at the December 17 meeting of the Farragut Municipal Planning Commission.

Codes Division: (Contact John Householder at jhouseholder@townoffarragut.org)

1. Please include (on the plans) the size of the building, the construction type, and the occupancy type;

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

2. An as-built survey will be required to verify compliance with required setbacks. The front yard setback is 80 feet and the requested canopy addition is shown as 80 feet from the front property line;
3. Please clarify that number of light fixtures proposed and which Fixture A is proposed. It would appear that you are proposing nine (9) Fixture A's, two (2) Fixture B's, and two (2) Fixture C's;
4. Please verify that the light source for Fixtures A and B will be hidden. The light source in Fixture A must be contained in the canopy with the bottom flush with the lower edge of the canopy so that nothing protrudes below the bottom of the canopy. The light source for Fixture B must be contained in the top (black cap) portion of the fixture;
5. Fixture C will likely not be permitted as proposed. The fixtures would need to be at the base of the pole and shielded and the lumens lowered;
6. Please include the map and parcel in the title block;
7. Please provide a graphic scale on all sheets;
8. Please sequentially number ALL sheets included in the site plan submittal as 1 of ..., 2 of ..., 3 of ...;
9. Please include updated lot coverage calculations for the site; and
10. Please provide the location of all existing and proposed utilities.

If you have any questions please let me know. Thank you for your assistance.

Sincerely,

Mark Shipley, AICP
Community Development Director

mark shipley, AICP

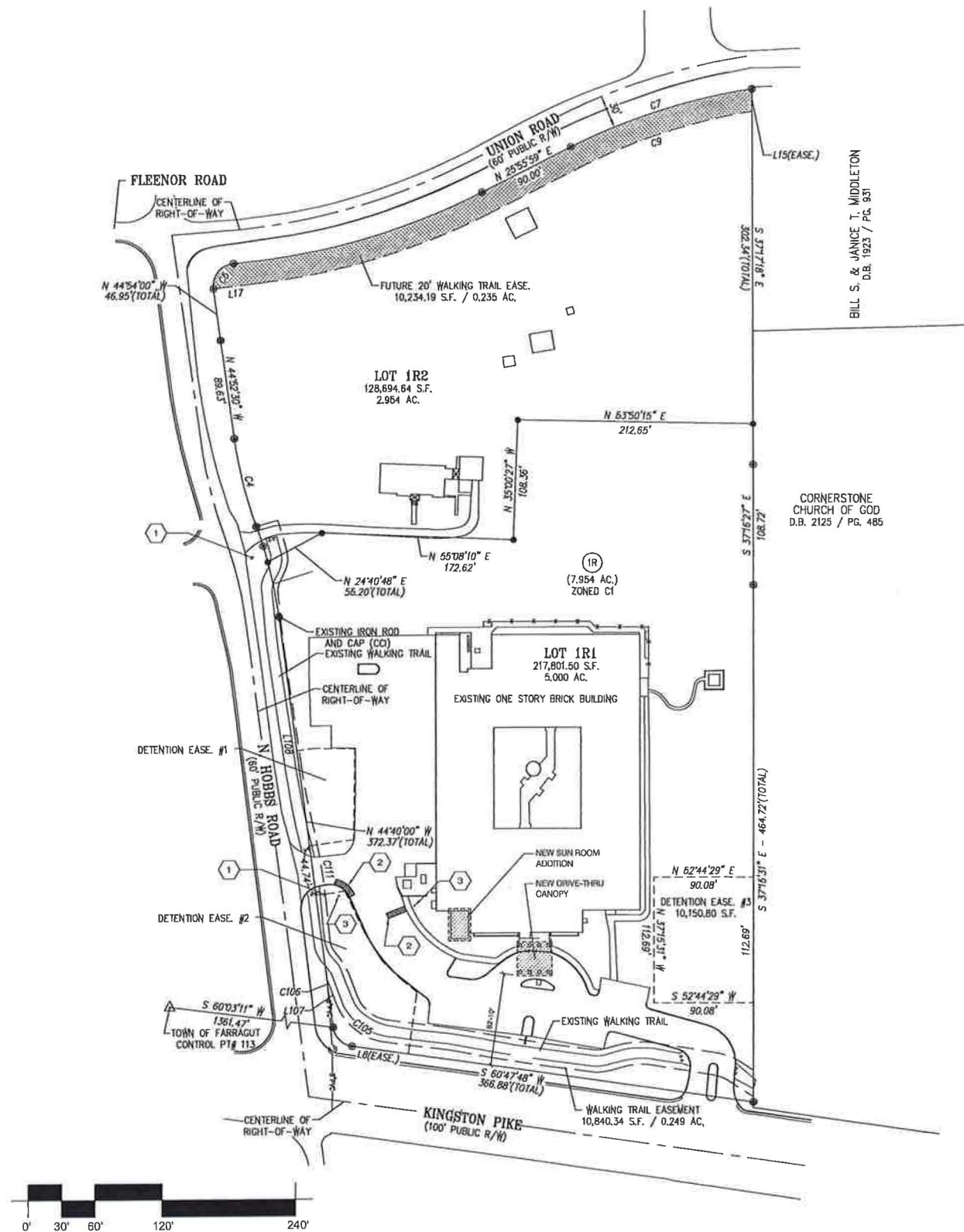
COMMUNITY DEVELOPMENT DIRECTOR

EMAIL • MSHIPLEY@TOWNOFFARRAGUT.ORG

PHONE • 865.966.7057

ADDRESS • 11408 MUNICIPAL CENTER DRIVE
FARRAGUT, TN 37934





SITE PLAN

SCALE: 1" = 60'

SITE INFORMATION

PROPERTY OWNER: FARRAGUT HEALTH CARE CENTER LP
12823 KINGSTON PIKE
FARRAGUT, TN 37934
PHONE - 855.675.6444

PREPARER: MICHAEL BRADY INC.
299 N. WEISSGARDNER RD
KNOXVILLE, TN 37919
PHONE - 855.584.0999

SITE PLAN KEYNOTES

1. EXISTING FIRE HYDRANT.
2. FIRE LANE - 4' WIDE WHITE STRIPING @ 18" O.C.
3. SIGN - TO READ "FIRE LANE, NO PARKING"

MBI

michael brady inc.

landscape architecture

299 N. WEISSGARDNER RD.
KNOXVILLE, TENNESSEE 37919
PHONE: 855.584.0999
FAX: 855.584.2112
WWW: MICHAELBRADYINC.COM

THE DESIGN PROFESSIONAL HEREBY
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SUMMIT VIEW OF FARRAGUT

12823 KINGSTON PIKE
FARRAGUT, TN 37934
LOT MAP #51
PARCEL 45.01

A NEW DEVELOPMENT FOR:

THIS DRAWING HAS BEEN ISSUED:

- ☐ FOR PERMIT ONLY
- ☐ FOR PERMIT ONLY
- ☐ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION DOCUMENTS

Drawing Title:

Date: 11/20/2015

Designed By:

Drawn By:

Reviewed By:

Comm. No. 150313

Revisions:

Sheet

1 of 4

Sheet

No. C1.1

RECEIVED

DEC 4 2015

TOWN OF FARRAGUT

PROJECT INFORMATION

SITE LOCATION: 12823 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934

ZONING: O-1

CLT MAP: 151

PARCEL: 45.01

JURISDICTION: TOWN OF FARRAGUT
11408 MUNICIPAL CENTER DRIVE
FARRAGUT, TENNESSEE 37934

FIRE DISTRICT: NO

PROJECT CONTACT: KETH JULIAN

APPLICABLE CODES/EDITIONS:

BUILDING CODE:	2012 IBC
PLUMBING CODE:	2012 IPC
MECHANICAL CODE:	2012 IMC
ELECTRICAL CODE:	2011 NEC
FUEL AND GAS CODE:	2012 IFGC
FIRE CODE:	2012 IFC
LIFE SAFETY CODE:	2012 NFPA 101
ACCESSIBILITY CODE:	ICC / ANSI A117.1 2009

TYPE OF CONSTRUCTION:
IBC: IIB-SPRINKLERED

OCCUPANCY:
IBC: I-2

NUMBER OF STORIES: 1

HEIGHT OF BUILDING (A.F.F.):
ALLOWABLE: 55' - 0"
ACTUAL: 25' - 0"

BUILDING AREA:
ALLOWABLE: 52,250SF PER INCREASES ALLOWED BY CHAPTER 5 OF THE 2012 IBC
ACTUAL: 40,117SF - DOES NOT INCLUDE NEW CARPORT, ONLY ENCLOSED SPACE

MBI
michael brady inc.
ARCHITECTURE • ENGINEERING • INTERIORS

207 N. VANDERBILT BL.
NASHVILLE, TENNESSEE 37219
PHONE: 615-544-1000
FAX: 615-544-1013
WWW.MBIARCHITECTS.COM

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SUMMIT VIEW OF FARRAGUT
12823 KINGSTON PIKE
FARRAGUT, TN 37934
CLT MAP 151
PARCEL 45.01

ADDITIONS TO:

THIS DRAWING HAS BEEN ISSUED:

☐	FOR REVIEW ONLY
☐	FOR PERMITTING ONLY
☐	SCHEMATIC DESIGN
☐	DESIGN DEVELOPMENT
☒	CONSTRUCTION DOCUMENTS

Drawing Title:
PRESENTATION

Date: 11/30/2015

Designed By: Designer
Drawn By: Author
Reviewed By: Checker

Comm. No. 150313

Revisions:

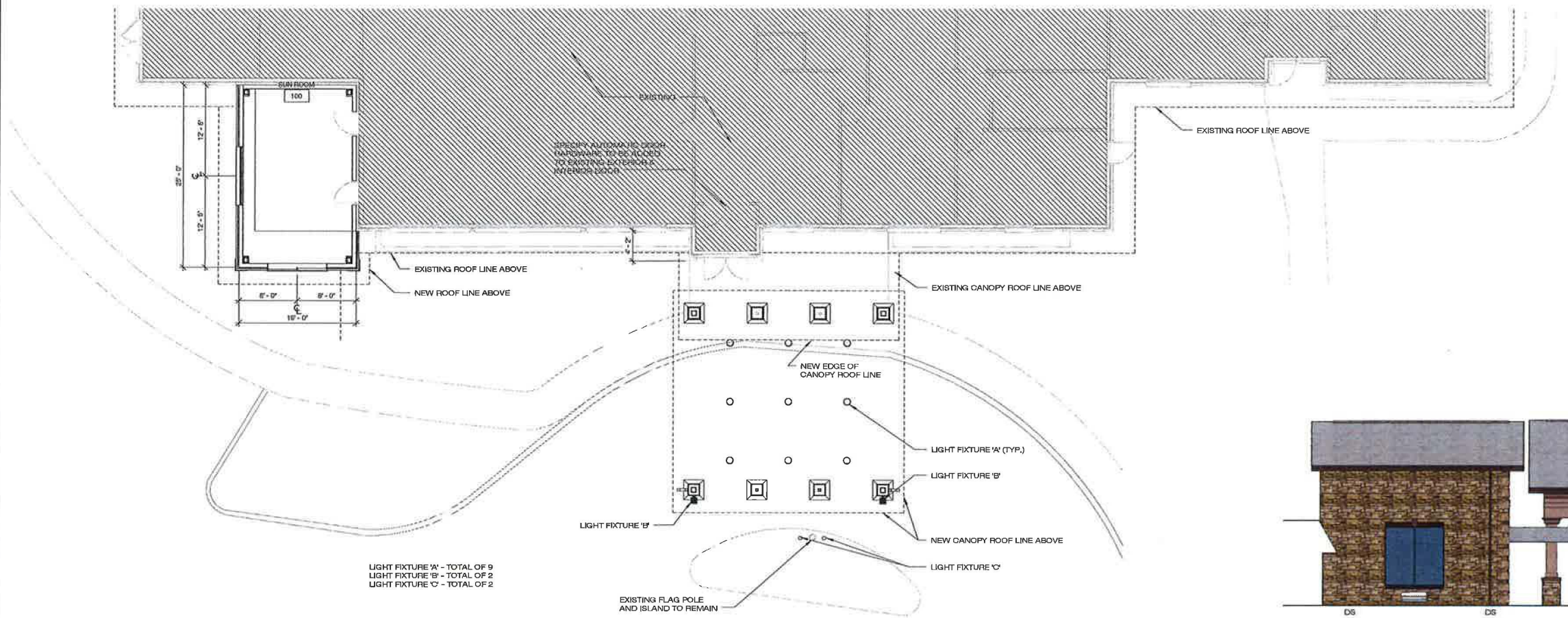
Sheet:
3 of 4

Sheet
No.
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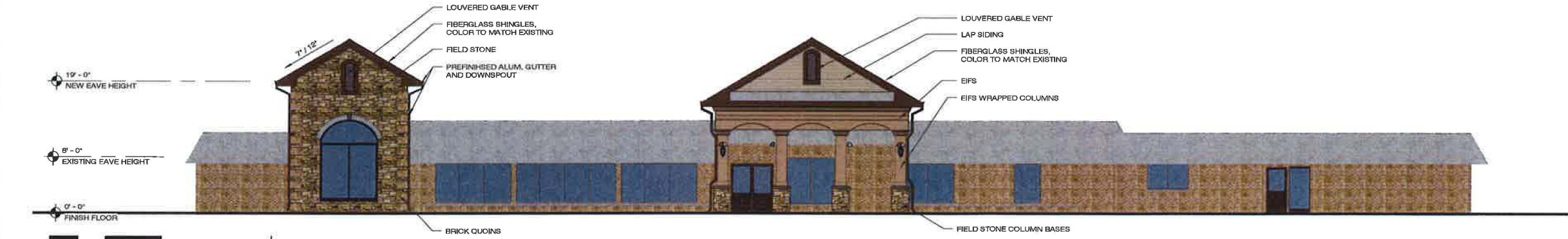
DEC 4 2015

TOWN OF FARRAGUT



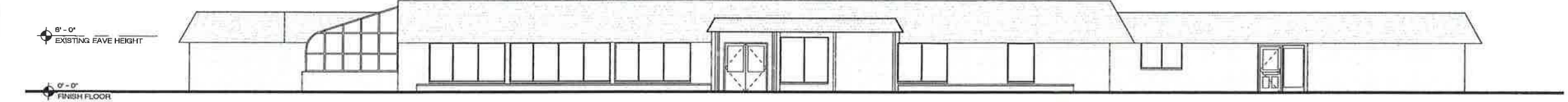
FIRST FLOOR PLAN - PROPOSED

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



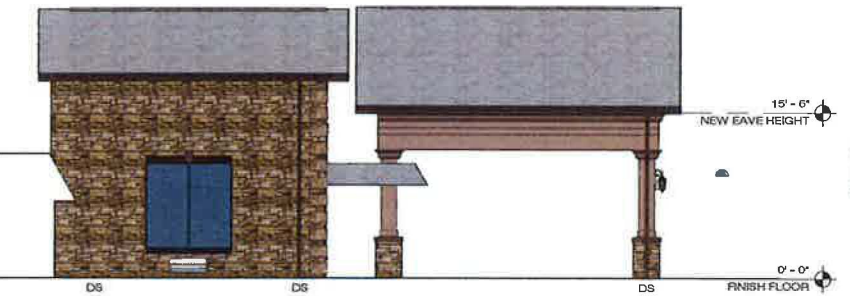
SOUTH ELEVATION - PROPOSED

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



SOUTH ELEVATION - EXISTING

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



SIDE ELEVATION - PROPOSED

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

MEETING DATE: December 17, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for a canopy addition for Seasons Innovative Bar & Grille, Parcel 191.04, Map 130, Zoned C-2, located at 11605 Parkside Drive (Deron Little, Applicant)

INTRODUCTION AND BACKGROUND: This item is a minor site plan that involves a request to cover the existing outdoor seating area at the Season's Restaurant off Parkside Drive. Season's occupies the eastern end of one of the Parkside Station shopping centers on the western portion of Parkside Drive. In this center the La Parilla Mexican Restaurant is on the west end and has a covered and enclosed outdoor seating area. Over the past few years two other businesses along Parkside Drive, Bad Daddy's and Buffalo Wild Wings, have also added covered outdoor seating. Included in the packet are photographs of each of these outdoor seating areas and the existing uncovered seating area at the Season's Restaurant.

RECOMMENDATION: Unlike the other businesses with covered outdoor seating, the site plan associated with the Season's Restaurant is subject to compliance with the Architectural Design Standards that were adopted last March. Though providing for outdoor open space is encouraged in the ADS and supported by the staff, the materials, colors, and other aspects of the covered area must be in compliance with the ADS. Originally, the applicant had requested a black metal roof for the covered area. Though this may be fine given its size and scale, the staff expressed a concern about complying with Standard 2.16.d. which states "do not use fabricated metal panels or vinyl siding." A question in this regard is that, if a metal roof is permitted for this covered area, would a request to use a metal roof for a new building be more difficult to deny. Perhaps where the area involved is very small and reflects a minor addition to an existing building some flexibility may be considered in the use of a metal roof, provided it is painted in an earth tone or black to match the building.

The applicant has revised the site plan and that is included in your packet to show a black fabric roof similar to the fabric awnings along the building. Though the fabric may be material that is compatible with the surrounding context, a question to consider is whether this would be recognized as a high quality, durable material. The question of whether to use metal, fabric, or some other material for the roof on this small addition is the main discussion point that needs to be resolved with this site plan review.

Beyond whatever material is accepted for the roof, the staff would recommend exploring the possibility of adding short brick columns on the corners similar to what was constructed for the Bad Daddy's covered seating area. This would help tie the covered area to the remainder of the building. Included in the packet is a copy of the revised site plan along with the staffs' comments on the initial site plan that was submitted. The staff will review the revised site plan and make a recommendation at the meeting.

From: Mark Shipley
Sent: Wednesday, November 25, 2015 9:50 AM
To: Seth Schweitzer; deron@seasons-cafe.com
Cc: Ashley Miller; John Householder; Darryl Smith; Gary Palmer
Subject: seasons covered patio comments

Guys,

Below are the staff comments on the Seasons covered patio. Please let me know if you have any questions. Have a great Thanksgiving.

November 25, 2015

Mr. Deron Little
Seasons
11605 Parkside Drive
Farragut, TN 37934

SUBJECT: STAFF COMMENTS ON A SITE PLAN FOR A CANOPY ADDITION AT THE SEASONS RESTAURANT AT 11605 PARKSIDE DRIVE

Dear Deron:

The Town staff has reviewed the above referenced site plan for compliance with the Town's regulations. Please address the comments below and submit four (4) full size sheets and one (1) 11x17 sheet to the Town Hall by no later than **Monday, December 7**. As part of this re-submittal please include a comment response letter that specifically addresses each staff comment and where the information can be found on the plan.

This site plan will be considered for a vote at the December 17 meeting of the Farragut Municipal Planning Commission.

Codes Division: (Contact John Householder at jhouseholder@townoffarragut.org)

1. No information was provided on the plans to support Type III construction;

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

1. Please label the property lines and verify that the covered area will meet the front yard setback of 80 feet from the Parkside Drive right of way;
2. Please provide a color rendering or photo simulation of what is proposed and how it would appear as the entire building is viewed from Parkside Drive;
3. Please provide the acreage of the parcel and the dimensions and calls of all property lines;
4. If there is to be additional lighting proposed, please provide a lighting plan and fixture details;
5. Please show all existing and proposed utilities in the proposed improvement area; and
6. The proposed metal roof that is pitched so it is visible from Parkside Drive appears to be in conflict with Standard 2.16 d. of the adopted Architectural Design Standards. This standard states "Do not use fabricated metal panels or vinyl siding;" This is something that the color rendering or photo simulation may better address for the planning commission's consideration of this comment.

If you have any questions please let me know. Thank you for your assistance.

Sincerely,

Mark Shipley, AICP
Community Development Director

mark shipley, AICP

COMMUNITY DEVELOPMENT DIRECTOR

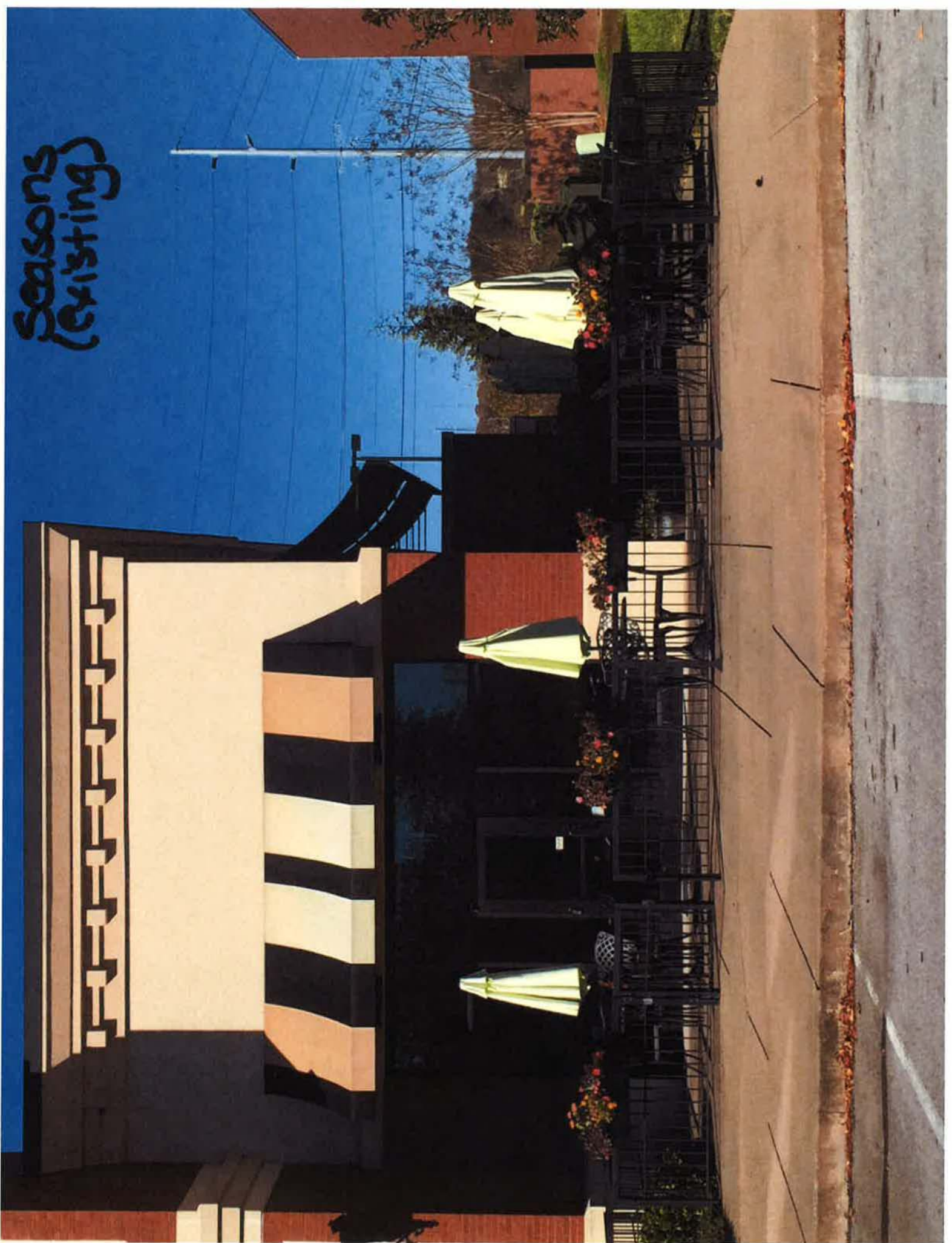
EMAIL • MSHIPLEY@TOWNOFFARRAGUT.ORG

PHONE • 865.966.7057

ADDRESS • 11408 MUNICIPAL CENTER DRIVE
FARRAGUT, TN 37934



Seasons
(existing)



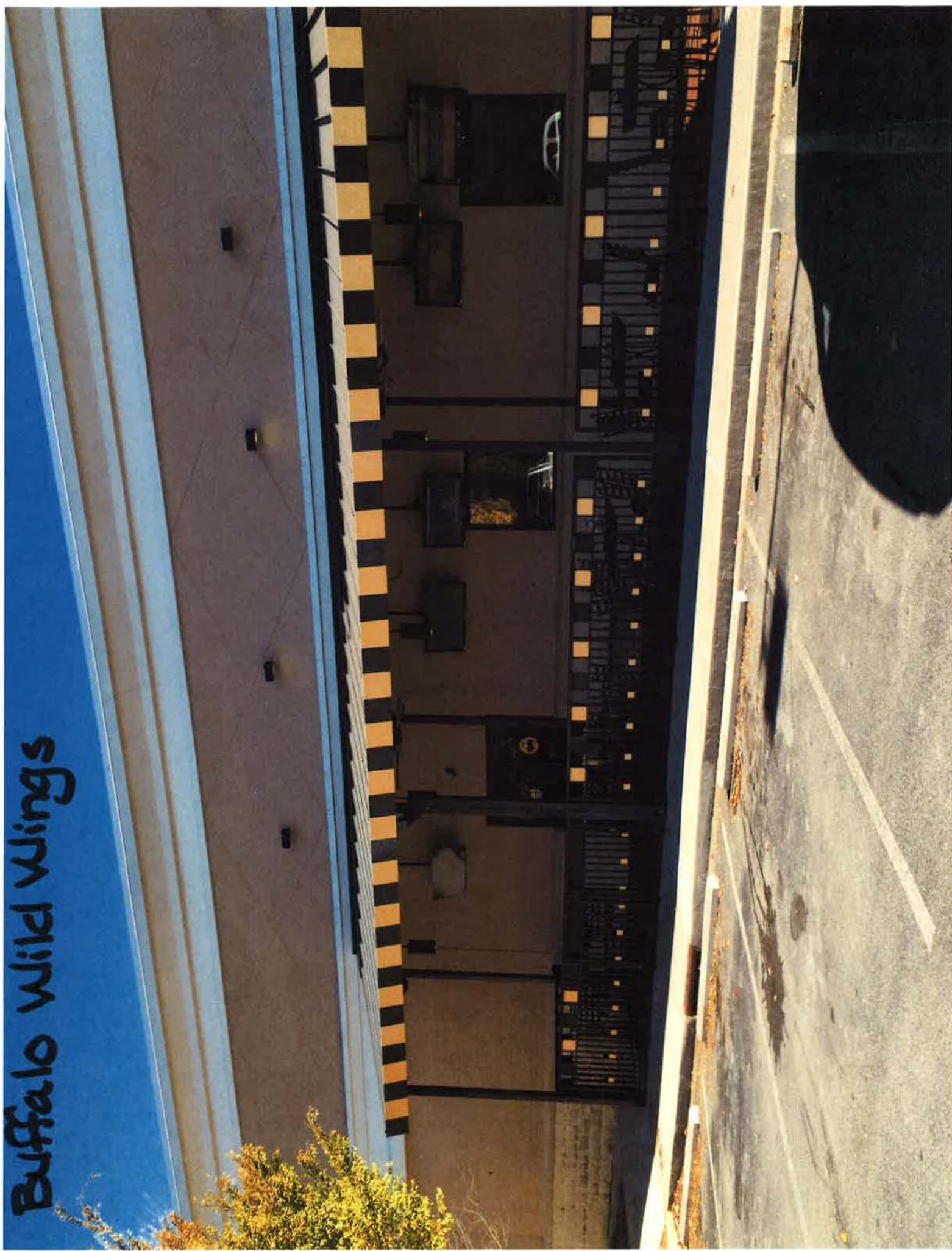
La Familia



Bad Daddy's



Buffalo Wild Wings



SEASONS CANOPY ADDITION

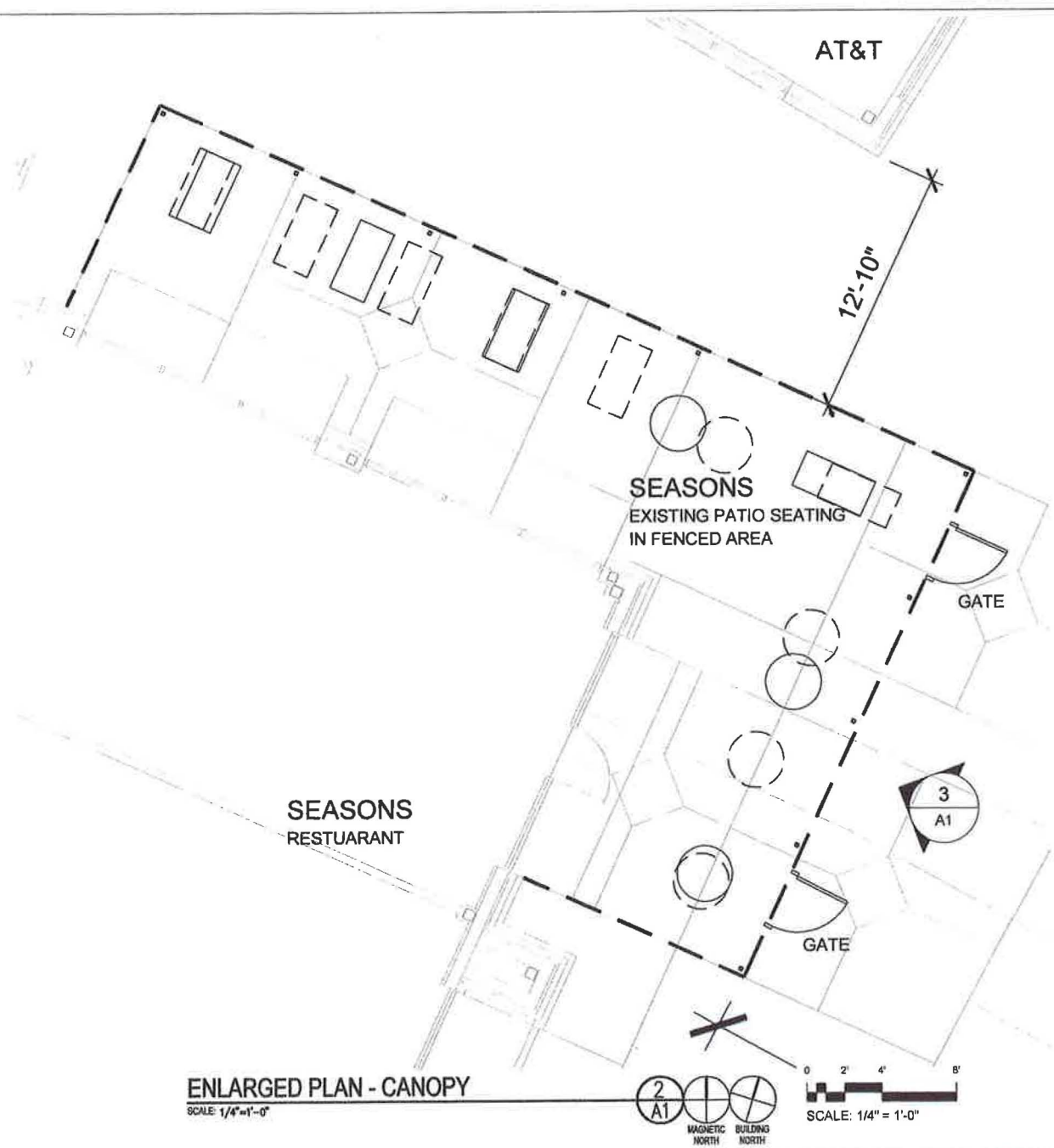
KNOXVILLE, TENNESSEE

Seth D. Schweitzer, Architect

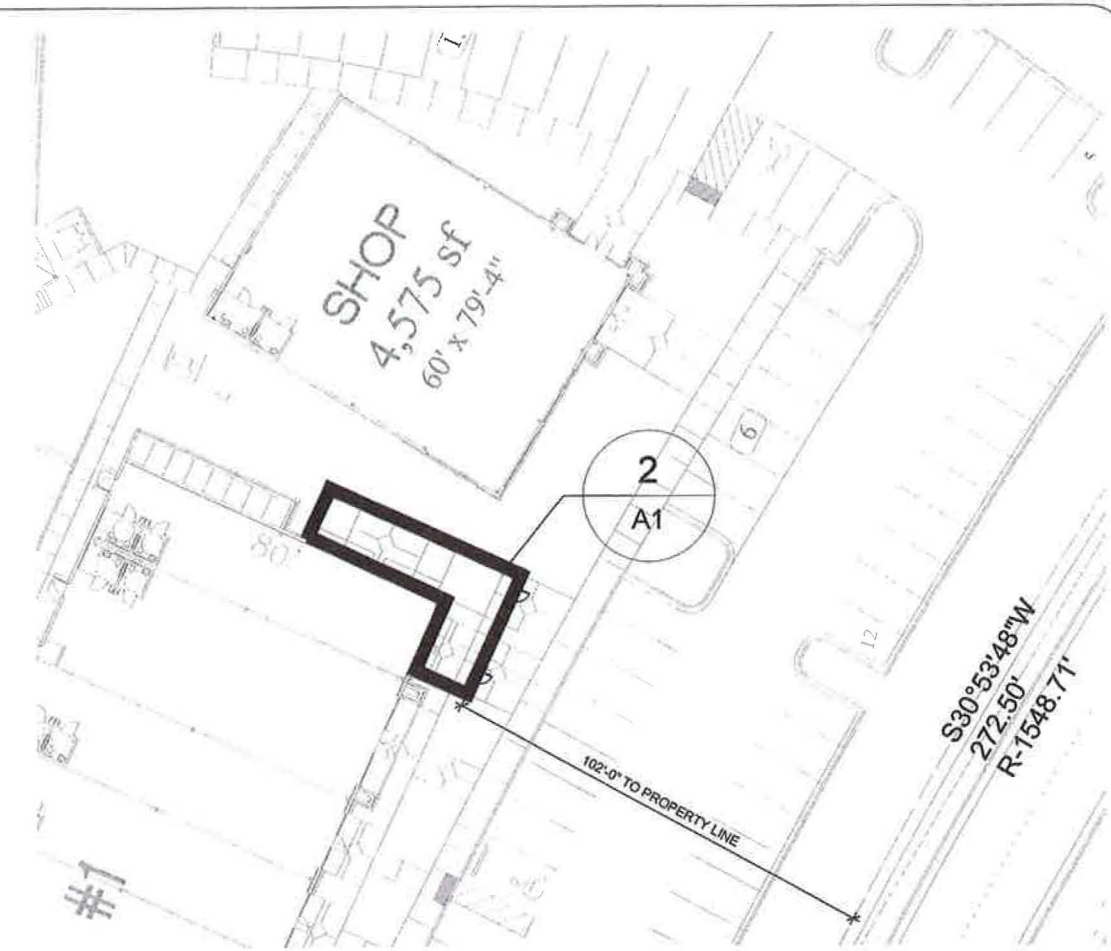
1729 Culbreth Road
Knoxville, Tennessee 37922
(865) 539-2319 Fax
Seth@sdas-architect.com



REVISIONS:
DRAWN BY:
DATE: 11/11/15
PROJECT NUMBER: 15043
DRAWING TITLE: PARTIAL SITE PLAN ENLARGED SITE PLAN RENDERING
DRAWING NUMBER: A1



ENLARGED PLAN - CANOPY
SCALE: 1/4" = 1'-0"



PARTIAL SITE PLAN
SCALE: 1" = 20'

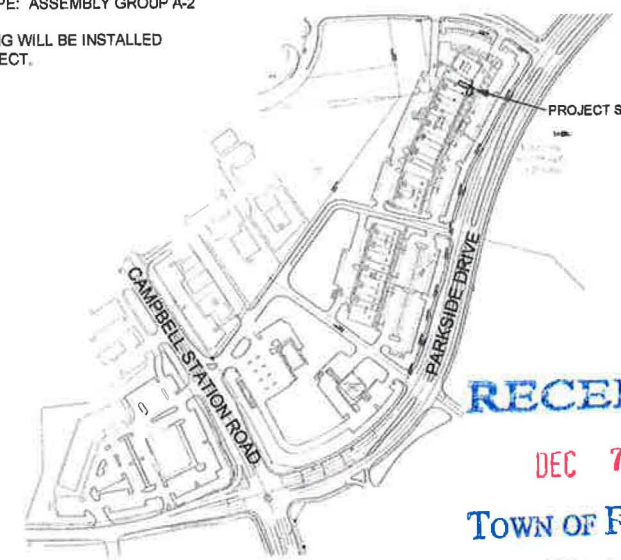
NAME: SEASONS CANOPY ADDITION
ADDRESS: 11605 PARKSIDE DRIVE, KNOXVILLE, TN 37934
BUILDING ADDRESSES: 11601 THRU 11657 PARKSIDE DRIVE, KNOXVILLE, TN 37934
PARCEL ID: 130 19104
PROPERTY OWNER: PARKSIDE LAND PARTNERS LLC
P.O. BOX10226, KNOXVILLE, TN 37939
ZONING: C-2
AREA: 820 S.F. EXISTING PATIO
STORY: 1 STORY
CONSTRUCTION TYPE: TYPE II-B, SPRINKLERED PER ORIGINAL BUILDING PERMIT
OCCUPANCY TYPE: ASSEMBLY GROUP A-2
NO NEW LIGHTING WILL BE INSTALLED WITH THIS PROJECT.

LEGEND

- MAXIMUM TABLE LAYOUT
- EXISTING TABLE LAYOUT
- EDGE OF PATIO AND CANOPY ABOVE
- NEW CANOPY COLUMNS



ELEVATION - CANOPY
SCALE: N.T.S.



LOCATION MAP
SCALE: N.T.S.

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MEETING DATE: December 17, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for a pavilion for Split Rail Farms Subdivision, Parcel 32, Group D, Map 141E, Zoned R-1/OSR, located at 735 Split Rail Lane, 0.54 Acres (Justin Morgan, Applicant)

INTRODUCTION AND BACKGROUND: When the Split Rail Subdivision was platted in November 2014, Lot 39 was platted as an open space lot that was buildable for subdivision amenities. The applicant is now proposing a 1,000 square foot covered pavilion and an uncovered concrete pavement sitting area as part of this site plan review.

RECOMMENDATION: The pavilion will be constructed to be consistent with material that is being used on the houses that are being built in the Split Rail Subdivision. The building will be painted brick with a dimensioned shingle roof. A landscape plan for this project was recently approved by the Visual Resources Review Board. There will be a significant amount of plant material associated with this project and a sidewalk will be constructed along the frontage and extend into the development.

Included in the packet is a copy of the revised site plan along with the staffs' comments on the initial site plan that was submitted. The staff will review the revised site plan and make a recommendation at the meeting.

From: Mark Shipley
Sent: Wednesday, November 25, 2015 9:24 AM
To: Mike Versen; Justin Morgan (jsmrealestate@me.com) (jsmrealestate@me.com)
Cc: Darryl Smith; Ashley Miller; Gary Palmer; John Householder
Subject: staff comments on pavilion at Split Rail

Guys,

Below are the staff comments on the pavilion for the Split Rail Subdivision. Please let me know if you have any questions. Have a good Thanksgiving.

November 25, 2015

Mr. Justin Morgan
215 Gates Park Drive, Suite 100
Knoxville, TN 37922

SUBJECT: STAFF COMMENTS ON A SITE PLAN FOR THE PAVILION AT THE SPLIT RAIL FARM SUBDIVISION AT 735 SPLIT RAIL LANE

Dear Justin:

The Town staff has reviewed the above referenced site plan for compliance with the Town's regulations. Please address the comments below and submit four (4) full size sheets and one (1) 11x17 sheet to the Town Hall by no later than **Monday, December 7**. As part of this re-submittal please include a comment response letter that specifically addresses each staff comment and where the information can be found on the plan.

This site plan will be considered for a vote at the December 17 meeting of the Farragut Municipal Planning Commission.

Codes Division: (Contact John Householder at jhouseholder@townoffarragut.org)

1. Please provide construction type;

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

2. Recreational facilities in the OSR are required to meet the development criteria of the base zone (R-1). This would mean that the pavilion will need to be set back 35 feet from the right of way. Please adjust the setbacks and pavilion placement accordingly. There appears to be plenty of room to make this modification;
3. Please include the complete map and parcel information on the cover sheet;
4. Please identify where the addressing will be posted on the pavilion;
5. Please identify the black line near the right of way. Is this a fence?
6. Please provide for a van accessible handicap parking space. You do not need a regular handicap space;
7. Since a dumpster location is not proposed on this site, how will refuse be handled?
8. On the lighting plan, please ensure the labeling associated with a specific light source on the electrical plan match the labeling on the lighting details;
9. Please express light measurement in lumens rather than wattage. Please verify that the lantern wall light will not exceed a total delivered lumens from the fixture of 950 lumens;
10. Please provide clarification as to which type of lenses will be used for the lantern style fixture. Any non-horizontal material that allows light through must be frosted or refractive with regard to light distribution. Clear non-horizontal lenses are prohibited;

11. Please provide clarification as to which type of lenses will be used for Pole P2 fixture. It needs to be clear that no portion of the bulb or material surrounding the bulb which allows light through protrudes from the light box/housing;
12. Please show the sidewalk along the road frontage and a proposed pedestrian connection to the sidewalk; and
13. Please submit a landscaping LOC based on the approved landscape plan that will be going to the VRRB on December 1.

If you have any questions please let me know. Thank you for your assistance.

Sincerely,

Mark Shipley, AICP
Community Development Director

mark shipley, AICP

COMMUNITY DEVELOPMENT DIRECTOR

EMAIL • MSHIPLEY@TOWNOFFARRAGUT.ORG

PHONE • 865.966.7057

ADDRESS • 11408 MUNICIPAL CENTER DRIVE
FARRAGUT, TN 37934



SITE NOTES

- 1. SURVEY**
SURVEY DATA PROVIDED BY ROBERT CAMPBELL ENGINEERS ALONG WITH FIELD MEASUREMENTS.
- 2. SITE FAMILIARITY**
REVIEW AND BECOME FAMILIAR WITH SITE BEFORE COMMENCING WORK. VERIFY LOCATIONS OF ALL UTILITIES, SUBSURFACE DRAINAGE AND CONDITIONS, WHICH MAY BE IN THE WAY OR AFFECT CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL TENNESSEE ONE CALL TO REQUEST EXACT FIELD LOCATION OF UTILITIES. PROTECT AND MAINTAIN EXISTING UTILITIES AND SITE FEATURES AS REQUIRED.
- 3. CODES, PERMITS AND STANDARDS**
CONTRACTOR SHALL OBTAIN AND SUBMIT ALL NECESSARY CONSTRUCTION PERMITS FOR WORK. CONTRACTOR SHALL CONFORM TO ALL STATE AND LOCAL CODES AND RECEIVE GOVERNMENTAL APPROVAL WHERE NECESSARY PRIOR TO CONSTRUCTION. SUBMIT COPIES OF PERMITS TO OWNER PRIOR TO CONSTRUCTION. INSTALL MATERIALS AND EQUIPMENT AS PER SPECIFICATIONS, INDUSTRY STANDARDS AND MANUFACTURER'S INSTRUCTIONS.
- 4. REFERENCE STANDARDS**
TENNESSEE DEPARTMENT OF TRANSPORTATION, BUREAU OF HIGHWAYS (TENN. DOT)
"STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" MARCH 1, 1981
AMERICAN CONCRETE INSTITUTE "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS EROSION AND SEDIMENT CONTROL HANDBOOK"
- 5. LAYOUT**
THE CONTRACTOR SHALL CONFINE ALL CONSTRUCTION ACCESS AND ACTIVITY TO AREAS DESIGNED BY THE LANDSCAPE ARCHITECT / OWNER WITHIN LIMITS OF CONSTRUCTION ZONE.

THE SITE LAYOUT IS BASED ON FARRAGUT GRID COORDINATES. MINOR LAYOUT ADJUSTMENTS MAY BE NECESSARY IN THE FIELD TO ACHIEVE THE DESIGNED ALIGNMENT. ENSURE ALL SETBACKS ARE RESPECTED SO THAT WHEN THE REQUIRED 'AS-BUILT' IS SUBMITTED TO THE TOWN ALL STRUCTURES ARE LOCATED AS PER THE APPROVED PLANS.

BUILDING LAYOUT (IF ANY) SHALL BE BASED ON ARCHITECTURAL DRAWINGS AND SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT.

THE CONTRACTOR SHALL VERIFY ALL GRADES AND FINAL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT IMMEDIATELY FOR DECISION.

WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE DRAWINGS. SHOULD ANY DISCREPANCIES OCCUR, REPORT TO LANDSCAPE ARCHITECT FOR CLARIFICATION.

ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE.

LAYOUT AND STAKE PROJECT PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS IN FIELD.
CONTACT LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS IN ADVANCE TO SCHEDULE SITE INSPECTION AND APPROVAL OF LAYOUT.

UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISH GRADE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT. INTERVALS.

LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST GRADES AND LAYOUT TO ACCOMMODATE LOCAL CONDITIONS. SUCH ADJUSTMENTS, IF MADE WILL BE DEEMED CLARIFICATIONS AND NOT CHANGE ORDERS.

ELEVATIONS AT INTERSECTIONS WITH EXISTING PAVEMENT ARE ASSUMED. ASSURE SMOOTH WELL-DRAINED TRANSITIONS BETWEEN PROPOSED AND EXISTING PAVEMENTS. PROVIDE EVEN GRADE TO DESIGNATED LOW POINTS. CONTRACTOR SHALL GET LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADING LAYOUT PRIOR TO PAVING INSTALLATION.
- 6. ASPHALT**
PAVING SEE DETAIL.
CUT CLEAN EDGES ON EXISTING PAVEMENT AND PROVIDE SMOOTH TRANSITION INTO PROPOSED PAVEMENT BOTH HORIZONTALLY AND VERTICALLY.

MINIMUM GRADE ON ALL NEW ASPHALT SHALL BE 1 PERCENT.
MINIMUM CROSS SECTION PITCH OF ROADS TO BE 2 PERCENT.
- 7. PARKING LAYOUT & STRIPING**
ALL PARKING SPACES ARE 10' X 20' WITH VEHICULAR DRIVES OF 25'.
PARKING STALLS SHALL RECEIVE A 4" WIDE WHITE PAINTED STRIPE.
PARKING SHALL RECEIVE LANE AND TRAFFIC CONTROL PAINT AS PER CITY CODE.
HANDICAPPED PARKING SHALL RECEIVE A PAINTED HANDICAPPED SYMBOL AND SIGN.
- 8. SIDEWALKS**
CONCRETE SHALL BE 4000 PSI, 4 INCHES THICK PLACED ON A MINIMUM OF 4 INCH STONE BASE. REINFORCEMENT SHALL BE #6 NO. 10/10 WWM OR FIBERMESH. SEE DETAIL.
FINISH IS TO BE MEDIUM BROOM.
REMOVE TOPSOIL LAYER AND COMPACT SUBGRADE BASE.
CROSS PITCH WALKS 2 PERCENT TOWARD ROADWAY OR AS INDICATED.
EXPANSION JOINTS SHALL BE PROVIDED FOR SIDEWALKS AT 20 FEET O.C. AND TOOLED CONTROL JOINTS EVERY 5 FEET O.C.
EXPANSION JOINTS SHALL BE PROVIDED AT ALL JUNCTIONS BETWEEN CONCRETE PAVEMENT, WALLS, STEPS, BUILDING OR OTHER SITE STRUCTURES.
- 9. CURBS**
CURBS SHALL BE 6" CONCRETE. SEE DETAIL.
PROVIDE HANDICAP RAMP AS SHOWN ON PLAN. SEE DETAIL.
- 10. GRASS SEEDING**
PERMANENT SEEDING SHALL BE "KENTUCKY 31" TALL PESCUE AT A RATE OF 7 LBS. PER 1000 SQ. FT. WITH FERTILIZER. SEEDING MIX MAY BE ADJUSTED WITH LANDSCAPE ARCHITECT'S APPROVAL DUE TO CLIMATE CONDITIONS. IF SEEDING IS PERFORMED DURING WINTER MONTHS, SEED MIXTURE SHALL BE SUPPLEMENTED WITH A WINTER RYE OR OTHER APPROPRIATE MIXTURE TO ASSURE STABILIZATION DURING THE WINTER SEASON. SEED AND OVERSEED ALL EXISTING AND PROPOSED LAWN AREAS WITHIN THE ENTIRE CONSTRUCTION AREA.
MULCH WITH STRAW TO A LOOSE DEPTH OF 1 1/2 IN. MINIMUM DEPTH. PROVIDE AN ESTABLISHED FULL LAWN. GRASSING AND MULCHING OF ALL DISTURBED AREAS NOT PAVED OR BUILT UPON SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR UNLESS NOTED OTHERWISE. HARDENED SOIL SHALL BE LOOSENEED TO A DEPTH OF 6" AND TOPSOIL REGRADE AS NOTED BEFORE SEEDING.
- 11. FIRE PROTECTION**
FIRE HYDRANTS SHALL PROVIDE ADEQUATE FLOW AND PRESSURE TO PROVIDE A MINIMUM 1000 GPM AT 20 PSI. HYDRANT SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF FARRAGUT, FUD, AND OTHER NATIONALLY RECOGNIZED STANDARDS.
- 12. THERE WILL BE NO ANTENNAS ON THIS SITE.**
- 13. TREE PRESERVATION**
THERE ARE NO TREES EXISTING ON SITE.

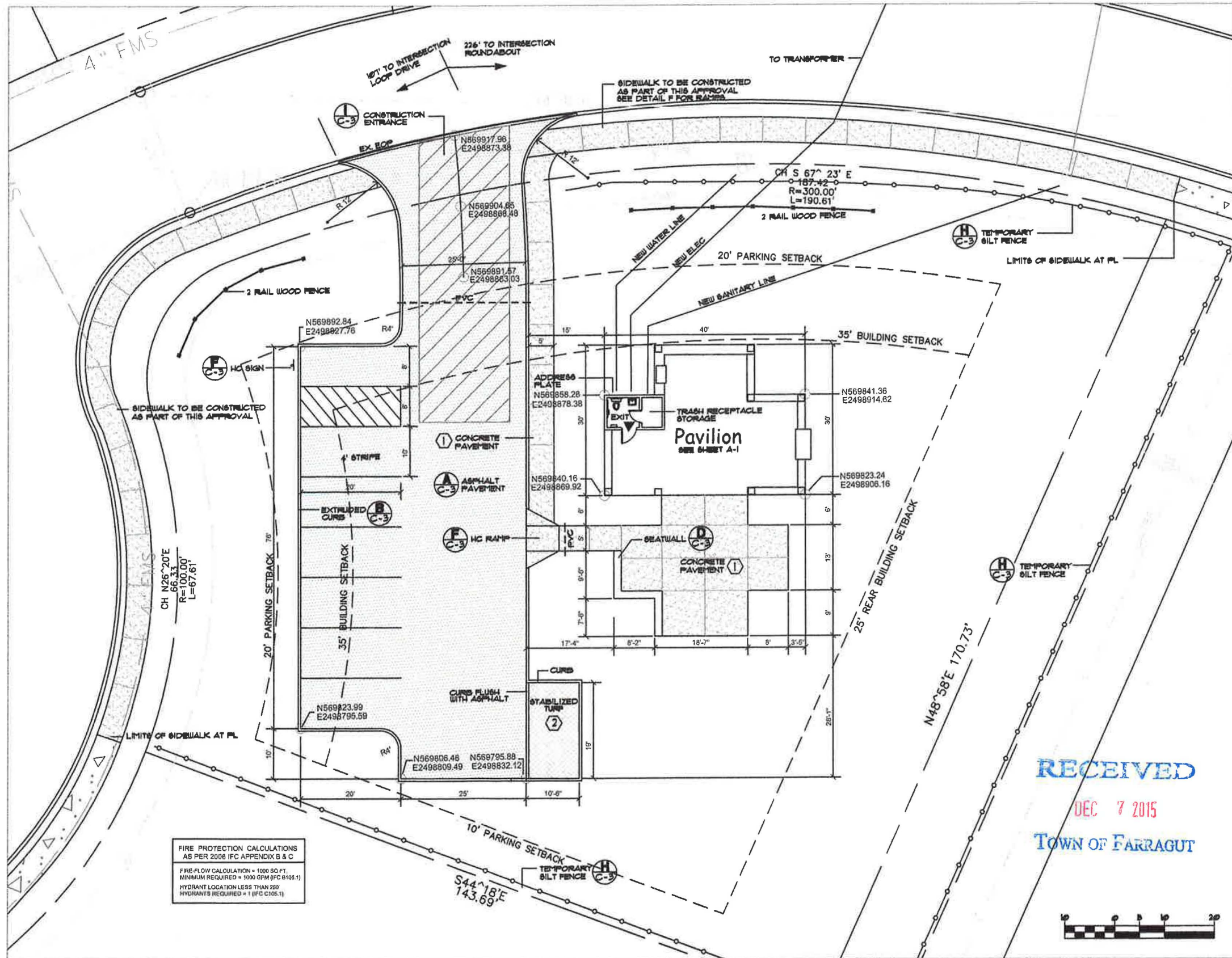


LEGEND

- NEW ASPHALT PAVING
- NEW CONCRETE PAVING WITH EXPANSION/CONTROL JOINTS
- 4" SCHEDULE 40 PVC PIPE ALIEN
- CURB CUT (SEE SITE DETAIL)
- DETAIL SHEET NUMBER
- KEY NOTE TAG
- NEW LIGHT POLE (SHEET E-1)
- N800782.21 E2119087.07
- NORTHING AND EASTING COORDINATE POINT

KEY NOTES

- 4 INCH THICK REINFORCED CONCRETE WITH LIGHT BROOM FINISH AND EXPANSION / SCORE JOINTS AS SHOWN.
- STABILIZED TURF: 80% MIXTURE OF STONE AGGREGATE (80% OF 1 INCH SIZE AND 20% OF NO. 4 AND NO. 200 SIZES) 20% MIXTURE OF TOPSOIL. NATURAL WORKABLE LOAMY SOIL FREE OF DEBRIS AND SUITABLE FOR LAMN. EXISTING: CUT AREA 3 INCHES BELOW EXISTING GRADE. FILL WITH 4 INCHES OF STABILIZED TURF MIXTURE. LIGHTLY COMPACT TO REDUCE GRADE APPROXIMATELY 1 INCH. 6000 AND FERTILIZE. MEDIUM - HEAVY COMPACTION (24-48 DAYS AFTER SEEDING) OR HEAVY RAIN. MAINTAIN AND RESEED AS NECESSARY TO PRODUCE FULL LAWN.



MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE, INC. LAND PLANNING
245 N. WEIGANDER RD., SUITE 201 KNOXVILLE, TN 37916
(865) 566-1531

SPLIT RAIL FARM
735 Split Rail Lane Farragut, Tennessee

Amenity Area - Layout & Dimension Plan

RECEIVED
DEC 7 2015
TOWN OF FARRAGUT

JOB NO. 215041
DRAWN: MAV/RLM
DATE: NOV. 9, 2015
REVISION: DEC. 1, 2015

SCALE 1" = 10'
C-1
SHEET 2 OF 10

BUILDING CONSTRUCTION NOTES

THE REQUIREMENTS LISTED BELOW ARE INTENDED TO SERVE AS AN OUTLINE OF GENERAL REQUIREMENTS. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE AND LOCAL CODES (MOST STRINGENT). WHEN NOT SPECIFIED, CONSTRUCTION SHALL FOLLOW INDUSTRY STANDARDS FOR CONSTRUCTION OF THIS TYPE (TYPE VI MORTAR).

BEAR ALL FOUNDATIONS BELOW FROST DEPTH (24" MINIMUM). BEAR ALL FOUNDATIONS ON FIRM, UNDISTURBED SOIL. IF FILL IS REQUIRED, THE FILL MUST BE ENGINEERED FILL HAVING A MINIMUM ALLOWABLE BEARING PRESSURE OF 2500 PSF.

ALL CONCRETE SHALL BE MINIMUM 2800 PSI STRENGTH AND SHALL CONFORM TO THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318) AND SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 309). CONCRETE REINFORCING SHALL BE GRADE 60, DEFORMED BARS, CONFORMING TO ASTM A63. BARS SPICES SHALL BE CLASS B TENSION LAP SPICES IN ACCORDANCE WITH ACI 318. REINFORCING BAR HOOKS SHALL BE ACI STANDARD 90 DEGREE HOOKS IN ACCORDANCE WITH ACI 318. EMBEDDED STRUCTURAL STEEL SHALL BE ASTM A36. ALL ANCHOR BOLTS AND NUTS SHALL BE GALVANIZED.

ALL WOOD FRAMING AND CONNECTIONS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE BUILDING CODES. ROOF TRUSSES SHALL BE DESIGNED AND ENGINEERED BY TRUSS FABRICATOR LICENSED IN THE STATE OF TENNESSEE FOR LOADS AS ESTABLISHED IN THE 2012 INTERNATIONAL CODE. FULLY FLASH ALL ROOFING TERMINATIONS, PENETRATIONS, ETC. AND AROUND ALL WINDOWS, DOORS, ETC. WOOD TRUSS APPROVED SHOP DRAWINGS MUST BE ON THE JOB SITE FOR USE BY THE FIELD INSPECTOR. ALL PLUMBING SYSTEMS SHALL BE INSTALLED BY A TENNESSEE LICENSED CONTRACTOR AND MEET ALL STATE AND LOCAL CODES.

ALL ELECTRICAL WORK SHALL BE INSTALLED BY A TENNESSEE LICENSED ELECTRICAL CONTRACTOR. ALL ELECTRICAL WORK SHALL MEET ALL LOCAL AND STATE CODES AND COMPLY WITH THE 2008 EDITION OF THE NATIONAL ELECTRICAL CODE.

REST ROOMS TO MEET HANDICAP ACCESSIBILITY CODES AS PER THE ICC/ANSI A117.1 - 2009 EDITION.

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE INTERPRETATION OF THESE PLANS TO AVOID ERRORS, OMISSIONS AND MISTAKES, THE CONTRACTOR / OR CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. THE DESIGNER WILL NOT BE HELD LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION BEGINS.

PLANS TO COMPLY WITH 2012 INTERNATIONAL CODES (ICC).

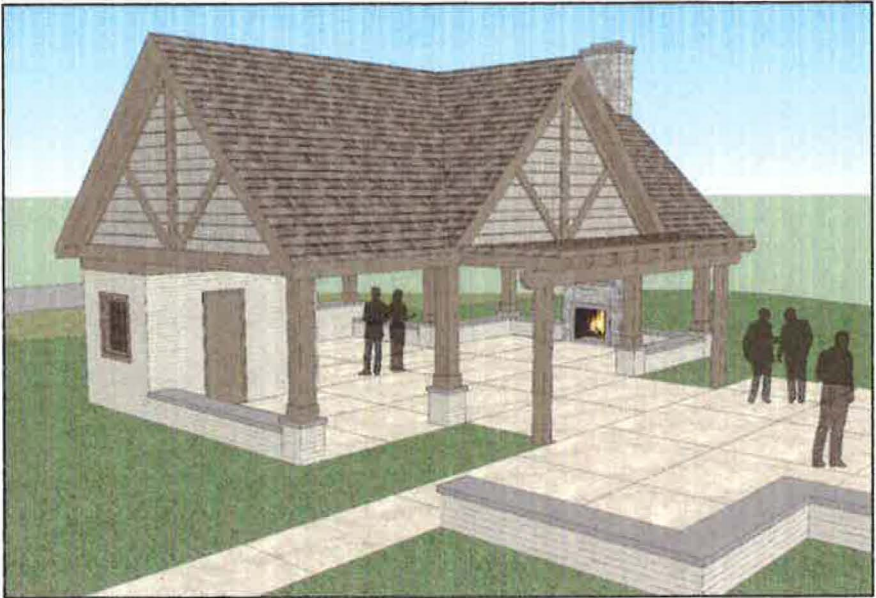
KEY NOTES

- 1 COUNTER - MASONRY/STEEL FRAME CONSTRUCTION WITH BRICK VENEER AND STONE TOPS
- 2 GRILL - PREHANG DROP IN CHARCOAL GRILL WITH SMOKER HOOD, 30 INCH.

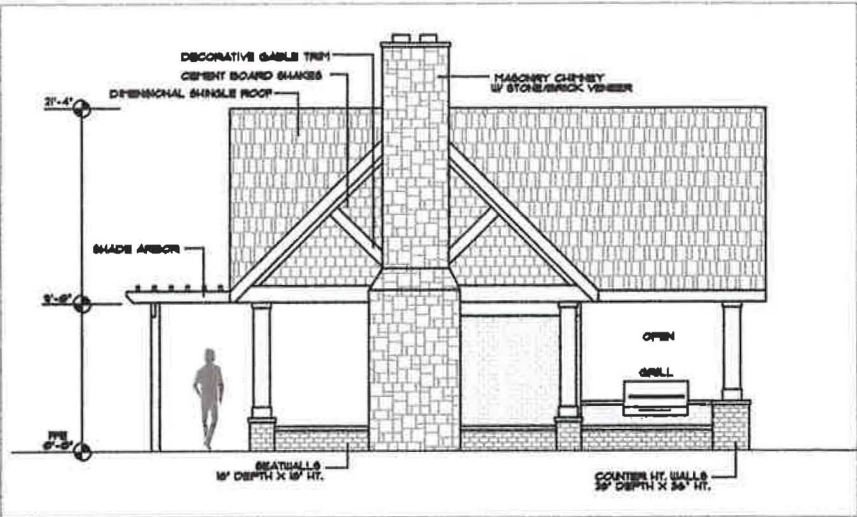
MATERIAL / FINISH SCHEDULE

- ROOF: SHINGLE ROOF (SELECTION BY OWNER)
- DOORS: JELD-WEN STEEL ENERGY SAVER SERIES W/ STEEL EDGE CONSTRUCTION HARDWARE; SCHLAGE BALL SERIES KNOBS
- BRICK: PAINTED FACE BRICK (SELECTION BY OTHER)
- SIDING: CEMENT BOARD (SELECTION BY OWNER)
- TRIM: WOOD AND/OR CEMENT BOARD
- GUTTERS: COMMERCIAL GRADE ALUMINUM GUTTERS
- FLOORS: CONCRETE
- RESTROOM: TILE FLOOR COVERING AND BASE BOARD CERAMIC TILE WAINSCOT OVER GYPSUM BOARD WALL PAINT GYPSUM BOARD WALL AND CEILING (OFF WHITE) PROVIDE SHELF AND MIRROR AT ABOVE SINK PROVIDE KNEE SPACE / PIPE PROTECTION BELOW SINK PROVIDE HEAT SOURCE FOR WATER PIPES.

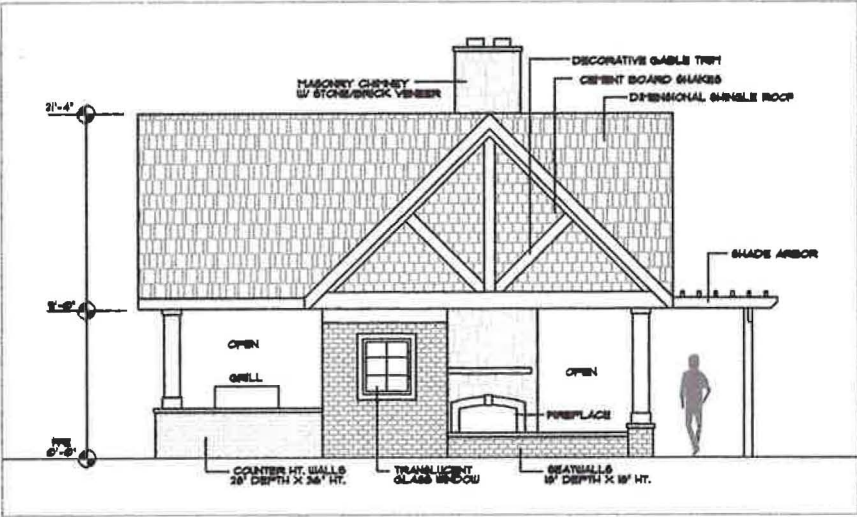
CONTRACTOR TO SUBMIT PAINTED MATERIAL SAMPLES TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.



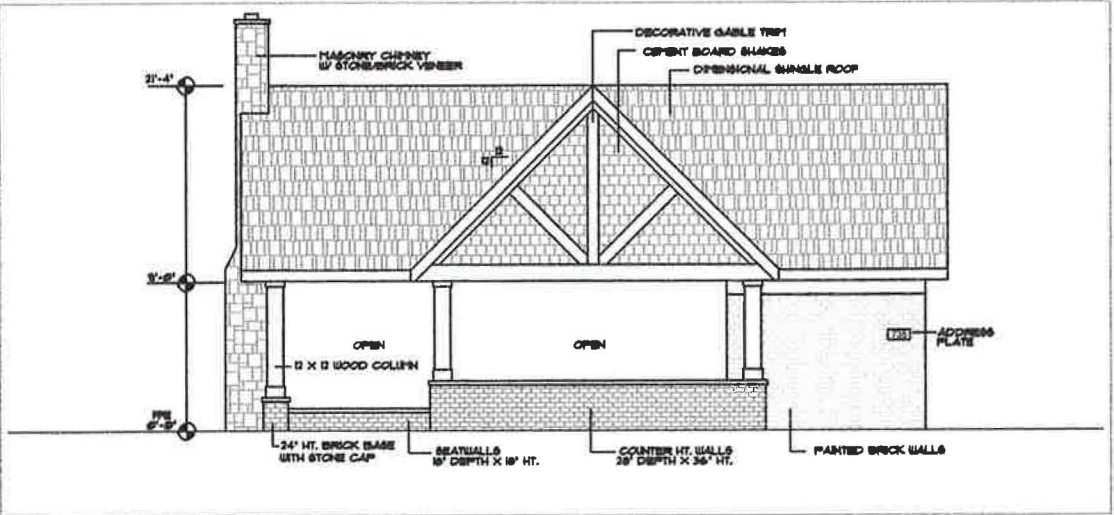
Perspective Sketch



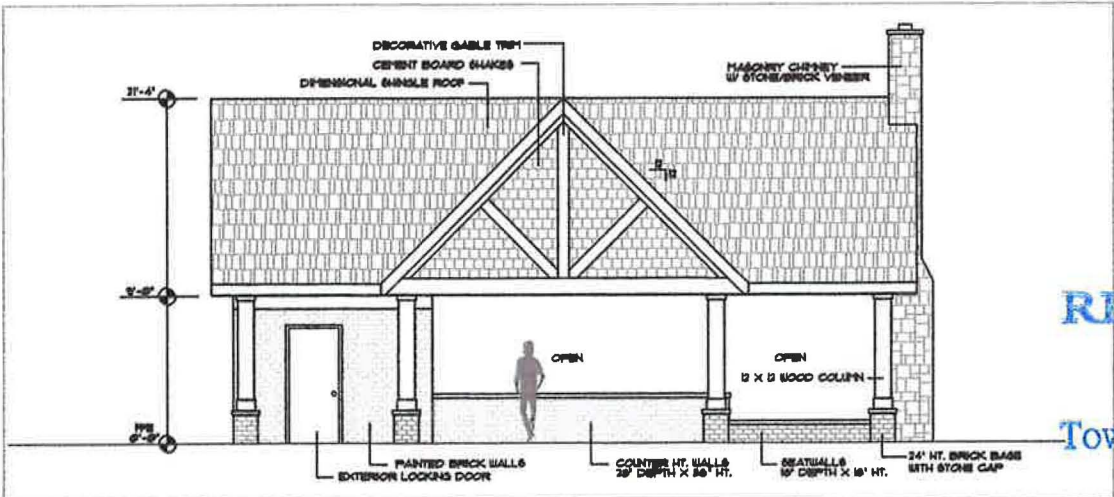
East Elevation
SCALE 3/16" = 1'-0"



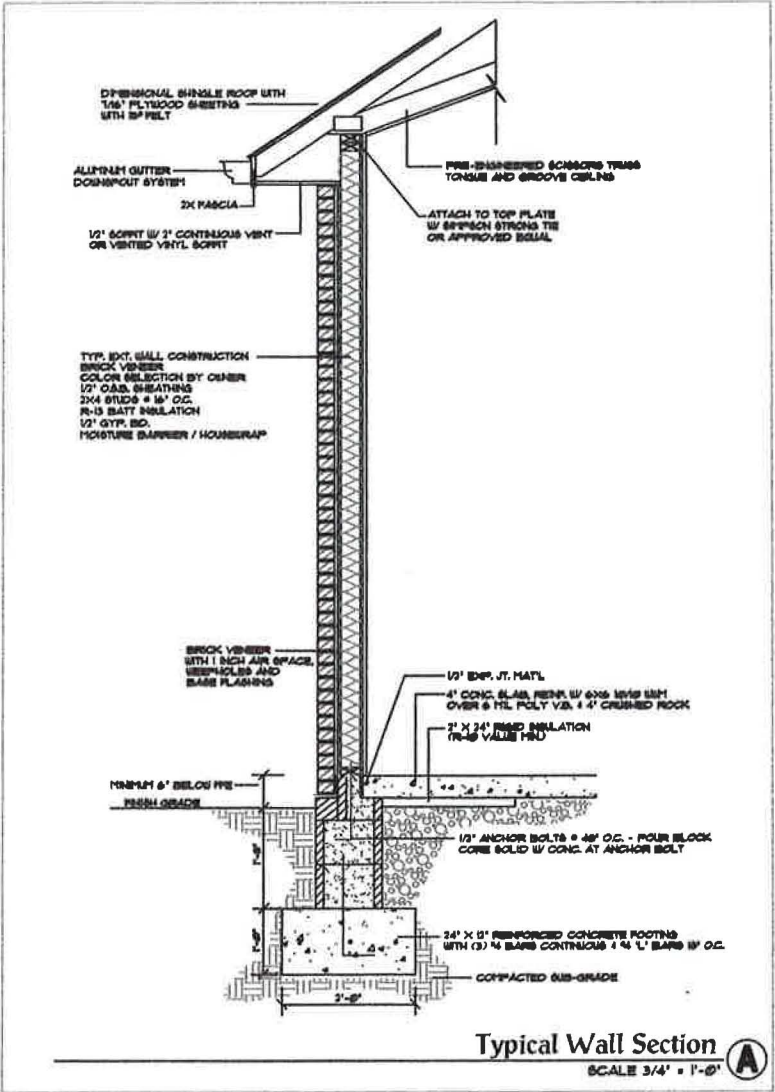
West Elevation
SCALE 3/16" = 1'-0"



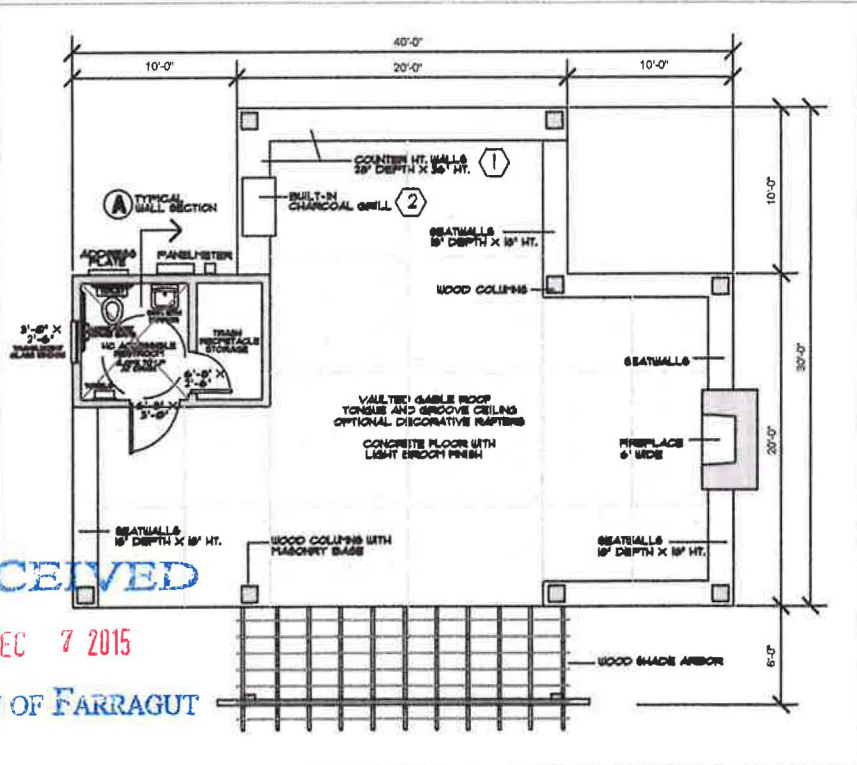
North Elevation
SCALE 3/16" = 1'-0"



South Elevation
SCALE 3/16" = 1'-0"



Typical Wall Section
SCALE 3/4" = 1'-0"



Building Floor Plan
SCALE 3/16" = 1'-0"

Amenity Area - Pavilion Architecture

SPLIT RAIL FARM
Farragut, Tennessee

JOB NO. 218-041
DRAWN: MAJ/RLM
DATE: NOV. 9, 2015
REVISIONS: DEC. 1, 2015

BUILDING NORTH
A-1
SHEET 5 OF 10

MEETING DATE: December 17, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on amendments to the Comprehensive Land Use Plan

INTRODUCTION AND BACKGROUND: As you may recall on November 16 a workshop was held to discuss possible updates, clarifications, etc., to the Comprehensive Land Use Plan (CLUP). The staff provided an overview and some basic assumptions related to the CLUP. One aspect of the plan that was discussed in some depth was the existing wording for Policy 1 on Page 5 of the CLUP.

Policy 1 is currently worded as follows: *"All Town decisions should be consistent with the CLUP. If a proposed action or project is inconsistent with the Comprehensive Plan, either the action/project should be modified, or the CLUP amended."*

At the workshop session, the staff was asked to re-visit the wording of Policy 1 to attempt to address some of the comments that were noted at the session. Assuming Policy 1 needs to be amended (which should probably be discussed in more depth), one approach could be to clarify the role of the "plan" in the decision making process and specifically address when a decision counter to the plan could result in the need to amend the plan.

In this regard, a proposed amendment to the Policy 1 language may be stated as follows:

Policy 1. Land use decisions in the Town should reference, for guidance purposes, the CLUP and other applicable Town adopted documents. In terms of the CLUP, the objective would be to make decisions, to the greatest extent possible, that are consistent with the vision outlined in the strategies identified in the CLUP.

Since it is a policy document, the plan would only need to be amended in the area outside the Mixed Use Town Center when a zoning map amendment request is inconsistent with a property's current designation on the future land use map. In this manner, the zoning map and the plan are consistent. In all cases, any actions that vary from the plan shall be specifically explained in the minutes that are applicable to the decision.

MEETING DATE: November 19, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a request to amend the 2012 Comprehensive Land Use Plan (CLUP) for the property located at 12639 Kingston Pike, 30.13 Acres, from Civic Institutional to Commercial (Paul R. Swan, Applicant)

INTRODUCTION AND BACKGROUND: This item was discussed as a workshop item last month and is on the agenda this month for discussion purposes only. As you may recall at both the March 2015 and April 2015 planning commission meetings a request from Horne Real Estate was reviewed to amend the CLUP in relation to the property on the west side of Little Turkey Creek on the north side of Kingston Pike across from and slightly east of Way Station Trail.

As noted at last month's meeting, at the April 16, 2015 meeting, the area that was previously classified as Medium Density Residential was changed to Commercial. The area that was previously classified as Low Density Residential was changed to Civic Institutional though the applicant had originally requested a Commercial designation.

RECOMMENDATION: At this time, the property owner is requesting to change the area that is classified as Civic Institutional to Commercial. For the reasons enumerated in the report from the April planning commission meeting and that was noted at last month's meeting, the staff would not support this request. Though General Commercial (C-1) zoning does extend to Union Road on a number of properties to the west, the staff does not recommend that this depth of commercial be applied to additional properties. The area north of Union Road is residential and a transitional land use and zoning district would be more consistent with the CLUP and good planning practice. The future land use map does not show any properties with a Commercial designation that extends to Union Road. An amendment to extend Commercial to Union Road would be very inconsistent with the future land use map for this general area and with the recent action taken by the planning commission in April 2015.

RECEIVED

OCT 08 2015

**APPLICATION TO AMEND THE TOWN OF FARRAGUT FUTURE LAND USE PLAN
FARRAGUT MUNICIPAL PLANNING COMMISSION
TOWN OF FARRAGUT, TN**

TOWN OF FARRAGUT

The undersigned hereby makes application to amend the Town's Future Land Use Plan.

PETITIONER INFORMATIONName: Paul R. SwanFull address: 1490 Yellowstone Ct. Concord, NC 28025

Contact information (phone and email):

704-796-000, paul.swan@sbdinc.com**OWNER INFORMATION (if not petitioner)**Name(s): sameFull address(es):

Contact information (phone and email):

PROPERTY/AREA INFORMATION:Physical Address(es) of **ALL** Property to be considered for amendment:12639 Kingston PikeCurrent Future Land Use Designation(s): Residential and Open SpaceProposed Future Land Use Designation(s): Commercial and Open SpaceZoning of Each Property to be Considered: R-2Existing Use of Property to be Considered: vacant

Proposed Future Use of Property (if known):

Commercial - Retail

Explain why the current future land use designation of this property/area should be changed:

This parcel is one of the last remaining large undeveloped parcels in Farragut with approximately 1600 linear feet of frontage on Kingston Pike. Of the 30 +/- acres on this parcel, only approximately 22 acres are usable due to the Little Turkey Creek floodplain. Even with this constraint, this parcel still has the most developable commercial property in west Farragut.

As the western half of Farragut has grown substantially (with most of the new residential plats and permits), the commercial corridor along Kingston Pike will continue to develop. Most of the undeveloped parcels along this corridor do not have the size and/or depth to support large centers that can accomodate large retail stores.

The property directly to the west is zoned C-1 (commercial) with the zoning depth extending to Union Road. The properties directly across Kingston Pike are zoned C-1 and BD-4 (commercial).

Describe the amendment's benefit to the Town:

This proposed land use enhances the Town in its endeavors to attract and support quality retail growth and its accompanying sales tax revenue. This proposed amendment also allows for a large retail store (i.e. "Big-Box") that cannot be accommodated on most other Kingston Pike parcels in West Farragut.

Describe the amendment's environmental impact on the surrounding properties:

This parcel is only near one residence, which will have a minimum of 500 feet of separation between their home and any commercial development. The only other two contiguous properties are institutional (church) or vacant. Approximately 6 acres, adjacent to and buffering the one homeowner, encompass the Little Turkey Creek floodplain area.

Describe the amendment's impact on the Town's infrastructure if developed (ie. traffic impact):

The vast majority of vehicles accessing this site will occur at new entrance(s) along Kingston Pike with direct access into the site. An access to Union Road is desirable as it allows nearby residents to access the retail amenities without having to travel "around the site" to Kingston Pike and back into the site. This meets the Town's connectivity policy as stated in the CLUP.

Required Attachments:

- Map or sketch plan clearly illustrating the property/area to be considered

Recommended Attachments:

- Statements of support from surrounding property owners

Petitioner Signature:

Paul R. Swan

Date:

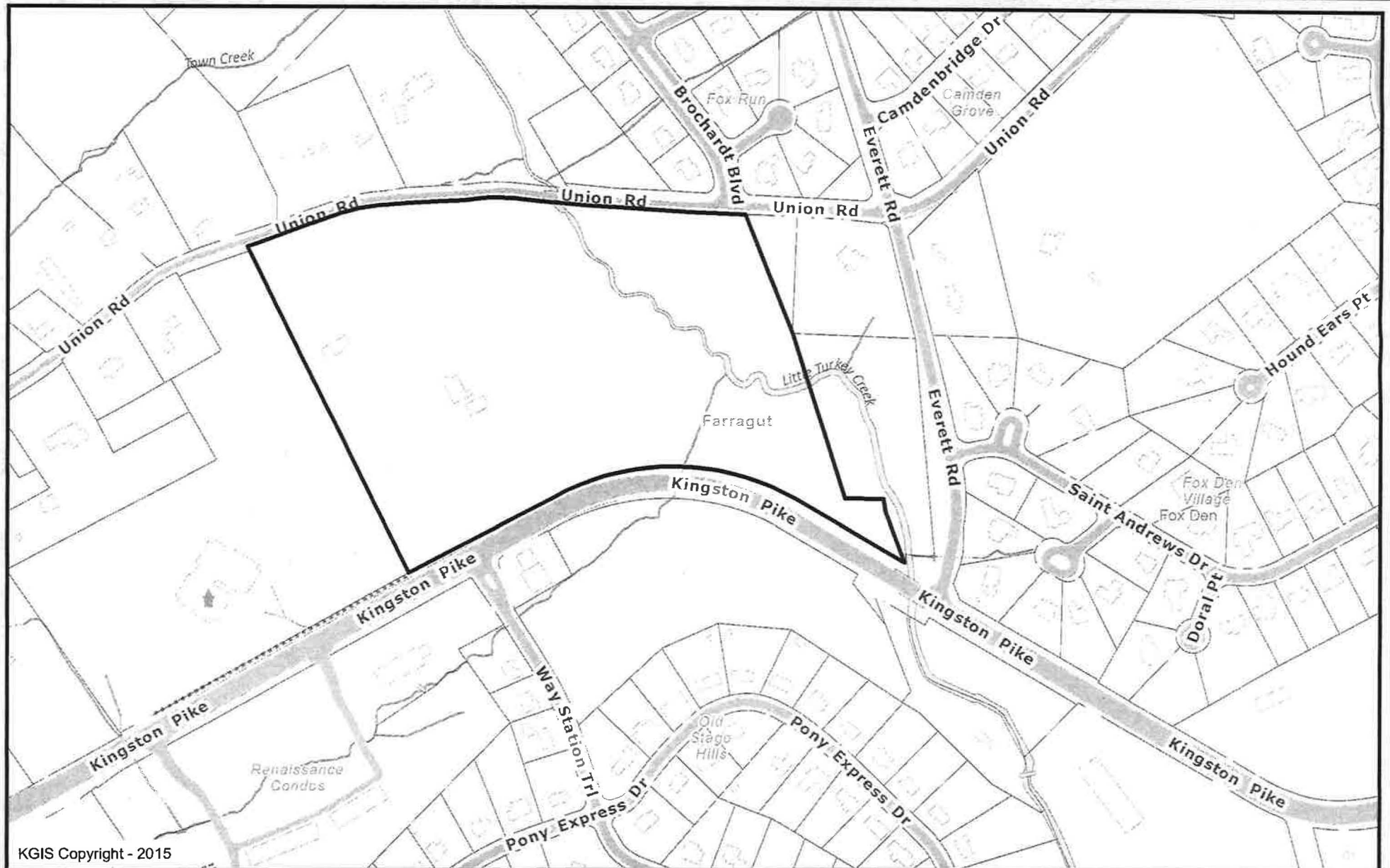
10-08-2015

Property Owner Signature:

Paul R. Swan

Date:

10-08-2015



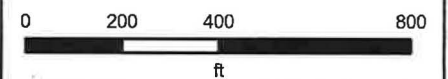
Letter Landscape

Knoxville - Knox County - KUB Geographic Information System

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



Printed: 10/7/2015 at 11:11:53 AM



MEETING DATE: April 16, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a request to amend the 2012 Comprehensive Land Use Plan for the property located at 12639 Kingston Pike, 30.13 Acres, from Medium Density Residential and Low Density Residential to Commercial (Horne Real Estate, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This request involves the property on the west side of Little Turkey Creek on the north side of Kingston Pike across from and slightly east of Way Station Trail. The applicant is requesting to amend the future land use map in the Comprehensive Land Use Plan (CLUP) from Medium Density Residential (6-12 Units/Acre) and Low Density Residential (3-6 Units/Acre) to Commercial and Civic/Institutional. As outlined below, the floodplain portion of the property would need to remain as an Open Space designation.

DISCUSSION: This request was reviewed last month as a workshop item. During that meeting there was considerable discussion related to the proposed designation on the future land use map of the northern portion of the property along Union Road. The applicant is apparently interested in the possibility of developing an assisted living facility within the portion of the property that is currently designated as Low Density Residential. Originally, the applicant requested a Commercial designation for the entire property.

However, at the workshop session, the staff and a number of commissioners expressed a concern with the entire tract being designated as Commercial. The staff indicated that they could support a change to the portion of the property currently designated as Medium Density Residential to a designation of Commercial. The portion of the property currently designated as Low Density Residential, however, would either need to stay unchanged or possibly be considered for a Civic/Institutional designation (which the applicant is now requesting) which would be consistent with some of the properties to the west.

If the intent is to construct an assisted living facility, the staff feels that such a facility and/or a nursing home would be in keeping with the intent of an institutional designation as described in the CLUP. However, if the intent is to develop the area in question as an elderly housing facility, a more appropriate designation for that use would be Medium Density Residential. If approved, a Civic/Institutional designation would limit the uses permitted in the event that the applicant requested that this portion of the property be rezoned to R-6.

It should be noted that there is a concern with the latest concept plan submitted as supplemental information for this and the rezoning request. Though the staff understands that this is a very preliminary concept, there are some proposed outparcels with a requested Commercial designation along the eastern edge of the property from Kingston Pike to Union Road. Given that sections of the eastern portion of the

subject property are located within the special flood hazard area (SFHA) of Little Turkey Creek and have been designated on the future land use map as Open Space, the staff would not support a change in this land use designation.

RECOMMENDATION: In an effort to be consistent with the recent plan of development in the immediate area (e.g. Renaissance Farragut and the 4-story office building on the south side of Kingston Pike) the staff would support a request to amend the future land use map for the portion of this property that is designated as Medium Density Residential to Commercial. If the applicant is interested in developing an assisted living vs. an elderly housing project, then the staff would recommend a Civic/Institutional designation for the portion of the property that is currently designated as Low Density Residential. As noted above, the staff would not support any change to the property currently designated as Open Space.

The applicant's concept plan shows a public street to be constructed from Kingston Pike to Union Road along the western portion of the property. Consistent with good planning and Strategy 4 of the CLUP – Increase Connectivity, the staff would support such a connection. However, it should be noted that until Union Road is improved, the staff would recommend that the right of way be platted and the access be completed to Union Road once Union Road is improved. This section of Union Road is seriously substandard and the staff would not support any action that would add more traffic to this roadway without it first being improved.

Included in your packet is the CLUP amendment request, a copy of the property in question, and a copy of the future land use map and comprehensive plan map from the CLUP. This shows the future land use designation and general locations for vehicular connections to adjoining properties and streets.

- 7) Completion of all items on staff's punchlist, including stabilization of all disturbed areas;
- 8) Providing verification of slope, volume and capacity of detention basin;
- 9) Staff's understanding is that the roadway surface course is to be installed shortly after recording of the Final Plat. We strongly recommend this installation as soon as possible, as the binder has been exposed for approximately seven years.

Staff recommended postponement due mainly to the incomplete status of the field items.

Matt Sturgill was present and asked that the plat be approved with the understanding that all of the remaining items would be satisfactorily addressed. Commissioner Myers moved to approve the final plat for the Hanover Court Subdivision subject to all of the outstanding items noted be staff being addressed. Commissioner Honken seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE PARCEL 36, TAX MAP 142, 12422 UNION ROAD, 25.75 ACRES, FROM R-2 TO R-1/OSR (Homestead Land Holdings, LLC, Applicant)

Item removed from the agenda at the request of the applicant.

DISCUSSION AND PUBLIC HEARING ON A CONCEPT PLAN FOR UNION GROVE SUBDIVISION, LOCATED ON UNION ROAD, PARCEL 36, TAX MAP 142, ZONED R-2, 50 LOTS, 25.75 ACRES (Homestead Land Holdings, LLC, Applicant)

Item removed from the agenda at the request of the applicant.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO AMEND THE 2012 COMPREHENSIVE LAND USE PLAN FOR THE PROPERTY LOCATED AT 12639 KINGSTON PIKE, 30.13 ACRES, FROM MEDIUM DENSITY RESIDENTIAL AND LOW DENSITY RESIDENTIAL TO COMMERCIAL (Horne Real Estate, LLC, Applicant)

The staff recommended approval of the request to amend the future land use map for the portion of this property that is designated as Medium Density Residential to Commercial. The staff recommended that the portion designated as Low Density Residential be Civic/Institutional and the Open Space designation remain unchanged.

Commissioner Honken moved to approve the request to amend the future land use map per staff's recommendation. Commissioner Brun seconded the motion and the motion passed 8-0.



LIVE COLOR • GO FURTHER
farragut

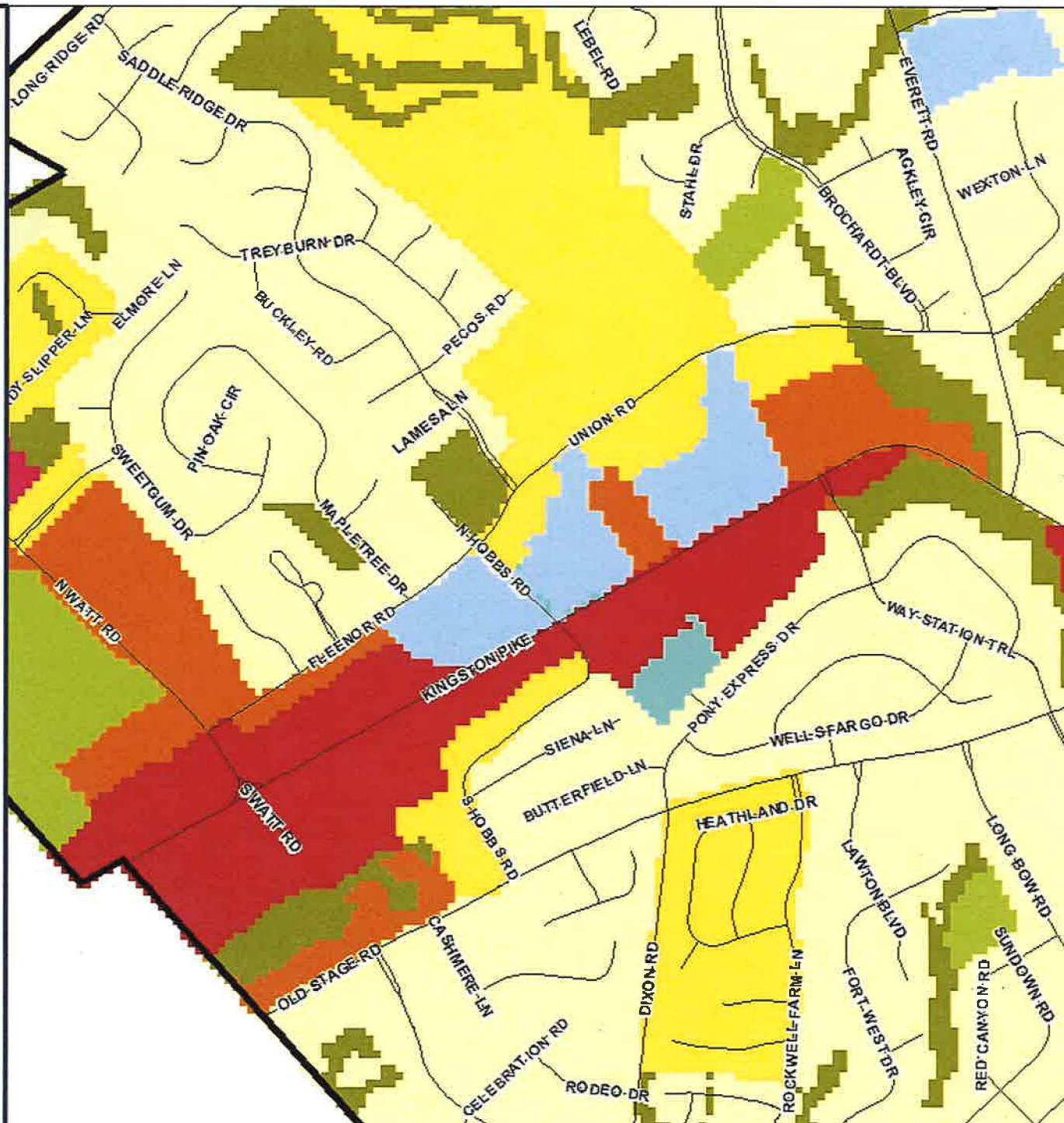
Future Land Use Plan

Legend

- Town Limit
- Streets
- 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 = 1,000 ft





LIVE CLOSER • GO FURTHER
farragut

Exhibit A

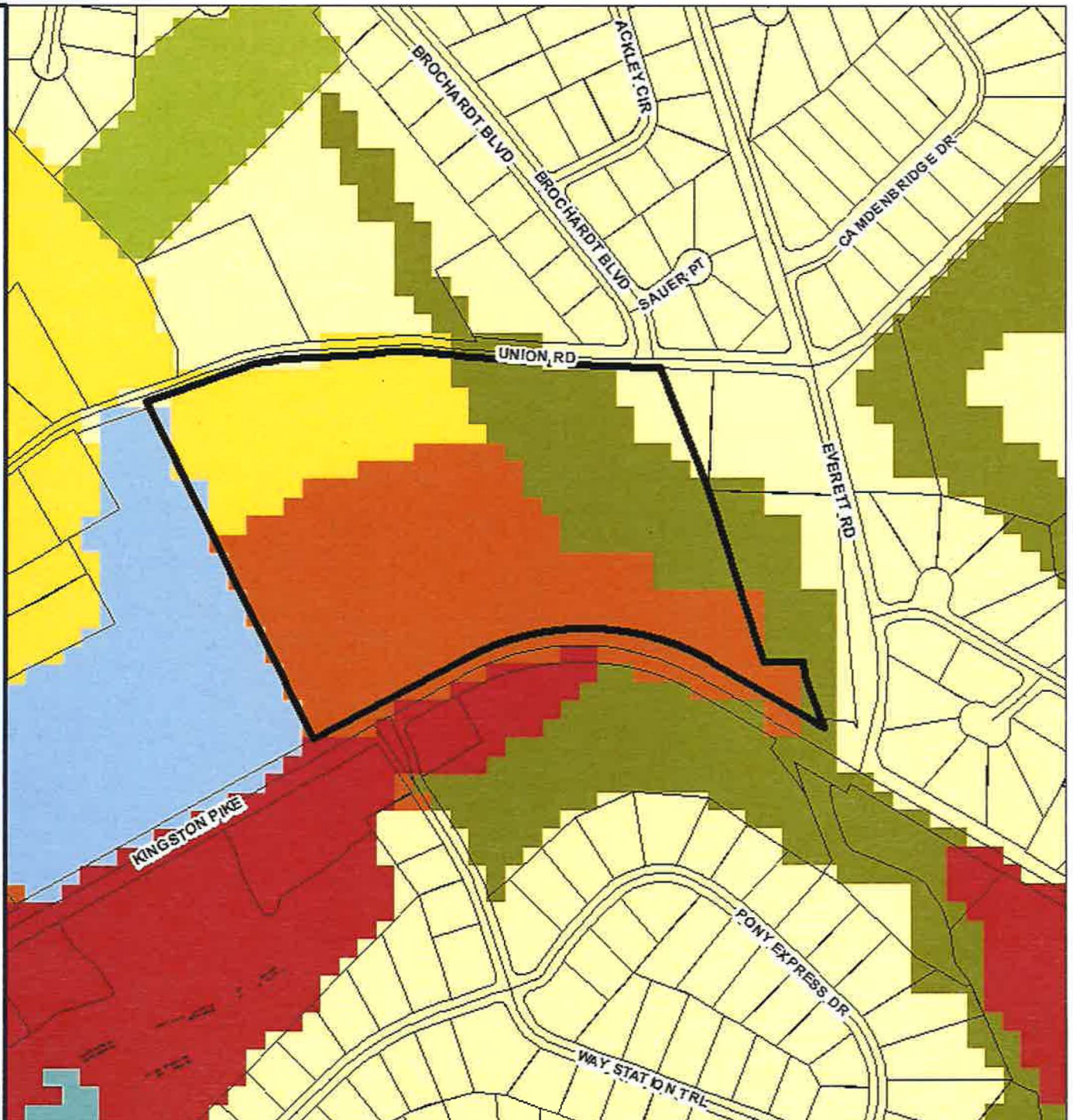
Future Land Use Map
Amendment
Parcel 58, Tax Map 151

Legend

- Streets
- ▬ Parcels
- ▬ Subject Property
- ▬ 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 = 400 ft



MEETING DATE: November 19, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a request to rezone Parcel 58, Tax Map 151, 12639 Kingston Pike, 30.13 Acres, from R-2 and Floodplain to C-1 and Floodplain (Paul R. Swan, Applicant)

INTRODUCTION AND BACKGROUND: Please refer to the previous item.

RECOMMENDATION: Consistent with the staffs' position on the CLUP amendment request, the staff would support rezoning the portion of the property that is designated as Commercial on the future land use map as C-1, General Commercial. The staff would not support extending this zoning designation to the portion of the property that is currently classified on the future land use map as Civic Institutional. The staff would support rezoning the floodplain and aquatic buffer from R-2 to OS-P, Open Space/Park.

MEETING DATE: December 17, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on amendments to provide for a Civic/Institutional Zoning District

INTRODUCTION AND BACKGROUND: Please refer to the information and commentary provided in the packet in relation to this agenda item. This is for discussion purposes only.

FMPC Workshop Discussion – December 17, 2015

Note: This is a VERY preliminary draft for discussion purposes only. No formatting has been added at this point.

Chapter 3, Section..... CIVIC/INSTITUTIONAL (C/I)

Comment: An option that was discussed in relation to providing for quasi-institutional uses, such as assisted living and nursing homes, was to replace the S-1 (Community Service) District with a new and more comprehensive Civic/Institutional District. In this manner, no new districts would be created and the language in the zoning ordinance would be more consistent with the Comprehensive Land Use Plan (CLUP). One item to be discussed is how this could affect properties that are currently zoned S-1. They, of course, could continue in their current capacity but how could this affect additions or other new improvements.

A. General description

Consistent with adopted plans and policies of the Town, this district is intended primarily to provide for the development of community and public types uses. This district is also intended as a transitional district to lower density residential by providing for low impact quasi institutional/residential uses that have minimal traffic demands. Key to this district is continuity in general building and site development form.

Comment: In an effort to create a more expansive and functional zoning district some quasi-institutional uses are included that should be relatively consistent in form and general site appearance to traditional civic type developments. These uses will also aid in efforts to provide for low impact transition to abutting residential areas.

B. Permitted principal and accessory uses and structures

Assisted living facilities (single principal building)
Cemeteries and historical monuments
Churches and other places of worship
Community facilities
Cultural activities
Elderly care community (multiple principal buildings), as regulated in Chapter 4
Extended care, intermediate care, and long term care facilities (aka nursing homes) (single principal building)
Parks
Schools, public and private
Utility uses

Comment: One question here is whether uses with single buildings involving assisted living and nursing homes should be subject to additional requirements beyond this base zone. Currently, Chapter 4 of the zoning ordinance has separate specific provisions for elderly housing (in this context assisted living facilities) and nursing homes. These may need to be deleted if adequately covered in this district or with other applicable requirements.

Where a larger development includes multiple buildings the staff is proposing the creation of a section in Chapter 4 for "elderly care communities" since their form will likely be somewhat different from single building developments.

The staff is proposing to define assisted living facilities (basically modifying elderly housing), extended care facilities and their variations, and elderly care community.

C. Minimum development requirements

The property must directly access a street that is classified on the Major Road Plan as a collector or arterial.

A site plan and landscape plan for the development shall be submitted as regulated in Chapter 4.

The approved plan shall be in compliance with the Farragut Comprehensive Land Use Plan, the Pedestrian and Bicycle Plan, the Architectural Design Standards, and all other adopted plans and ordinances of the Town of Farragut.

Prior to site plan submittal, the applicant shall conduct a survey of the natural features on the property so as to determine those areas that should be preserved and those that may be most appropriate for development. This survey should be discussed with the Town staff prior to finalizing plans for review. In this context, natural features shall include but are not necessarily limited to wetlands, floodplains, rock formations, tree covered areas and their designations per the Tree Protection Ordinance, sink holes, streams and wet weather conveyances, steep slopes (>15%), and endangered species habitats.

From the site inventory, a sketch plan is required in consultation with the Town staff with the first step in the preparation of such plan being the establishment of potential building locations that would minimize site grading and preserve to the greatest extent possible the natural topography, especially where tree covered areas exist. The road and trail systems would then be connected through the development and to abutting properties. The maximum slope created as a result of a proposed development shall not be greater than 2.5:1 (run/rise).

Comment: This section uses much of the same language that is provided for in other zoning districts. One measure that is specifically noted here is to work with the staff early in the plan development stage.

D. Area regulations

Front yard. All structures, including parking lots, shall be set back a minimum of twenty (20) feet from the nearest point of any right of way. This excludes signage (which would

be subject to the provisions in the sign ordinance), detention basin structures (if associated with a low impact development measure), and/or non-roofed structures that provide for pedestrian engagement with the public street (such as outdoor patios, pedestrian facilities, sitting areas, public art). With the exception of linear pedestrian facilities that connect to similar facilities in the right of way, no structures shall encroach into the public right of way and/or platted utility easements.

Service areas and their associated structures (e.g. dumpsters, loading areas, utility buildings) shall be located to the side or rear of a building so as to minimize visual impacts from the street and foster a more pedestrian friendly streetscape.

Comment: This provides an applicant with more flexibility in building placement as it relates to a front yard and could assist in the effectiveness of transition areas that are discussed below. This language is also more consistent with standards encouraged in the Architectural Design Standards (ADS) and the CLUP. The staff would foresee this language being applied to other zoning districts that may be created or modified in the future.

One question here is if we are encouraging a building to be situated along a public street frontage should there be language added similar to the MUTC that stipulates the following: "Where abutting an arterial street, no portion of a parking lot shall be closer to such street than the principal building(s). The minimum setback for a parking lot shall be twenty (20) feet from all property lines and access easements."

Side and rear yards. Unless provided for otherwise in this ordinance, where an adjacent property is zoned residential, all principal buildings that are positioned along a side or rear property line shall be set back a minimum of fifty (50) feet from the nearest side or rear property line (s). Where surface parking is arranged along a side or rear property line, all principal buildings and parking lots shall be set back a minimum of ... feet from the nearest side or rear property line (s).

Where an adjacent property is zoned non-residential, all structures shall be set back a minimum of twenty-five (25) feet from the nearest side or rear property line (s).

Comment: The existing setbacks in the S-1 District are 50 feet and the staff has kept these the same, though they certainly could be re-visited. The wording "Unless provided for otherwise in this ordinance" is included to address namely freestanding buildings in elderly care communities that will be subject to a lesser setback (at least as proposed at this time). In looking at the building setbacks, especially where abutting properties zoned residential, a question to consider is whether there should be language similar to the R-6 which would encourage parking to be situated on the interior of a site. If so, some language would need to be added that would result in greater setbacks where parking was arranged along the exterior so as to discourage such a site layout.

Unless specified otherwise in this ordinance, where an adjacent property is zoned residential, all accessory structures, excluding fences, pedestrian facilities, signage, and structures associated with low impact development stormwater measures, shall be set back a minimum of fifty (50) feet from the nearest side or rear property line. Mechanical units five (5) tons or greater, dumpsters, and other service areas shall be set back a minimum of one-hundred (100) feet from all side or rear property lines where the abutting property is zoned residential.

Comment: The current setback for accessory structures in the S-1 Zoning District is 30 feet. The setback for this proposed district could remain the same but would need to be consistent with the depth of the transitional area that is discussed in the next section. The transitional area (basically a buffer area that is integrated with the surrounding plan of development) would generally not include any structures (though there may be some exceptions). The language that relates to large mechanical units, dumpsters, and service areas is currently provided for in the Elderly Housing provisions in Chapter 4. The staff felt that these type structures should be set back a greater distance due to their potential impact to adjacent residential areas.

- E. Transition areas (*Comment: This is new language and a new approach to the traditional buffer strip concept. The idea is to protect existing residential areas with context appropriate transitions that avoid isolating abutting developments. This is discussed in some depth in the CLUP and, to a lesser extent, the ADS. This language also provides more flexibility in designs that could provide visually appealing transitions to residential areas.*)

Unless specified otherwise in this ordinance, where an abutting property is zoned residential, a transition area of at least fifty (50) feet in width shall be provided. The intent of a transition area is to provide for a visually appealing interface to an abutting residential area that will serve to establish protection for but also context appropriate integration with the surrounding plan of development. Transition areas shall accommodate the connectivity requirements of this district. This will result in some modest breaks in the transition element. As provided for in this district transition areas may include any of the following or a combination thereof:

- a. A landscaped low impact development stormwater management area, such as a rain garden(s), bioswale(s), or naturalized areas with existing and/or new tree plantings that, in total, consume the full depth of the transition area. At a minimum, such an area shall include a plant unit count that equals the count required for a thirty-five (35) foot buffer strip, as provided for in Chapter 4 of this ordinance. Under this option, the arrangement of plant material may include more flexibility than an traditional buffer strip planting, provided this arrangement best promotes the intended stormwater function of the low impact development measure(s);

- b. A heavily landscaped pocket park area designed for passive use and that is approved as part of a site and landscape plan as an equivalent to other natural transition measures provided for in this subsection. Such area could serve as a shared amenity between a use in this district and an abutting residential neighborhood;
- c. A traditional planted buffer strip area that complies with thefoot buffer strip plantings provided for in Chapter 4 of this ordinance;
- d. An existing tree covered area that consumes largely the full depth of the transition area and where the existing tree count within such area clearly exceeds the plant unit count and minimum tree sizes for a foot buffer strip per 100 linear feet;
- e. Where freestanding attached and detached residential buildings that are part of an elderly care community and that are similar in form and scale to abutting residential buildings are provided around the periphery of a development that abuts property zoned residential, the buildings may serve as a form based transition provided the setbacks, platted building envelopes, and landscape planting required in association with an elderly care community are satisfied. These specific provisions are addressed in Chapter 4 of this ordinance.

Where a development combines different transition elements these shall be considered as part of the concept plan and then reflected on the site and landscape plans. Such an approach must clearly fulfill the intent of the transition area provision. In all cases, existing tree covered areas within transitions shall be protected. The only exception would be for the removal of invasive exotic plant material and context appropriate pedestrian and/or vehicular connections and utilities adjacent to such improvements that bisect the transition area in a generally perpendicular manner.

Comment: The planted or naturalized width of a transition area may need some discussion. The staff has left this undermined at this time. The entire concept of the transition will likely need some input and feedback.

F. Streetscape and outdoor open space

As part of a site plan review, a context appropriate active and interconnected streetscape with visually appealing and functional public spaces is encouraged. Some specific design objectives would be as follows:

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

Comment: This is some of the language that was used in the C-1 MUTC wording and promotes certain key strategies in the ADS.

G. Connectivity

Development shall provide for context appropriate pedestrian and vehicular connectivity. This shall include providing connections to abutting properties, connections into the development from the public street(s), and the construction of pedestrian facilities along the public street(s) frontages.

Comment: Connectivity is an essential element of the CLUP and the ADS and its importance is acknowledged in this section. This is language that may be used with other zoning districts as they are either developed or modified.

H. Low Impact Development

Development shall incorporate a minimum of one (1) of the following Low Impact Development (LID) practices into the design:

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

Comment: This is language that the staff is proposing for all new or modified zoning districts. It has been used in the BD-4, the R-6, and the C-1 MUTC districts.

I. Maximum Lot Coverage

Total lot coverage — Fifty (50) percent, except as provided for elsewhere in this ordinance.

Comment: This is consistent with the R-6 Multi-Family Residential District. The existing S-1 district provides for 35% building coverage and 60% total lot coverage. The proposed 50% would provide more flexibility in building coverage but a greater percentage of overall unimproved area.

J. Land area

Minimum lot size of three (3) acres, except as provided for elsewhere in this ordinance.

Comment: This is consistent with the existing S-1 District. The wording "except as provided for elsewhere in this ordinance" addresses namely elderly care developments which must be on larger parcels.

K. Height

No principal building shall exceed two and one-half (2.5) stories or thirty-five (35) feet in height. No accessory structure shall exceed fifteen (15) feet in height, except as provided for elsewhere in this ordinance.

Comment: This is very similar to the existing S-1 District and helps provide for form based height transition to abutting residential areas.

L. Parking, as regulated in Chapter 4

Comment: Same as existing S-1 District, though the parking space ratios for certain uses permitted in this district may need to be re-assessed to make sure they are in line with current demands and the site development aspects of the ADS.

M. Lighting (*Comment: Do we want to encourage more decorative residential scale lighting in this district similar to some of the language used for the Mixed Use Town Center? This would help with the transitional concept and could be used as a template for possible changes to other zoning districts). Also, where an abutting property is zoned residential, should specific setbacks be provided for parking lot lights (similar to dumpsters and service areas) or should this be governed by the isofootcandle requirements in relation to residential property lines as provided for in the Outdoor Site Lighting section of the zoning ordinance?*)

Chapter 2. Definitions

Comment: The terms below are referenced in the draft Civic/Institutional District. They will be defined as part of the analysis of the Civic/Institutional and Elderly Care Community draft language. There may be other terms that will need to be defined or clarified. For now, no definitions have been provided.

(Amend existing wording that refers to elderly housing and nursing homes)

Assisted Living:

Assisted Living Facility:

Elderly Care Community:

Elderly Care Community Facility:

Nursing Home:

Nursing Home Facility:

Chapter 4. Section....Elderly Care Community *(Comment: Below would be a proposed new section in Chapter 4 that would address Elderly Care Communities)*

..... Elderly Care Community.

Intent.

It is the intent of this section to establish development requirements that would be specific to what is defined as an elderly care community in this ordinance. Unless specified below, all other requirements associated with this use shall be provided for in the base zoning district.

Comment: This clarifies the purpose of this section and how it relates to base zone provisions. As envisioned by the staff, elderly care communities would be under a single ownership that would provide management and maintenance, similar to a planned community. These communities would include a mixture of larger traditional care facilities and smaller villas, townhomes and/or a mixture thereof.

General plan/plat approval requirements.

After consulting with the Town staff as part of a preliminary sketch plan review, a concept plan, as regulated in the applicable portions of the Farragut Subdivision Regulations, shall be submitted to the planning commission for review and approval. All applicable requirements shall be included as part of the development plan submission. The concept plan shall be of the entire development and is required whether the project is developed in multiple phases or not. The concept plan is a precursor to the more detailed site plan that will subsequently be required per the applicable provisions of this section and the base zoning district.

Where public streets and/or public utilities are to be constructed or extended in association with the overall development, a preliminary plat and final plat shall be provided as regulated in the Farragut Subdivision Regulations. All applicable requirements shall be included as part of the plat submissions.

The approved plans and plats shall be in compliance with the Comprehensive Land Use Plan, the Pedestrian and Bicycle Plan, the Architectural Design Standards, and all other adopted plans and ordinances of the Town of Farragut, as amended.

Comment: Since these projects will involve large tracts and more than one principle building a concept plan is essential early in the process to ensure general agreement on the development plan envisioned. This is similar to what is required for multiple phase subdivisions and properties zoned open space residential overlay.

Land area.

In addition to the other requirements of this section, an elderly care community shall only be permitted on tracts that are contiguous and that, in total and as part of the concept plan approval, are at least ten (10) acres.

Comment: Since these developments would involve more than one principal building they must be on tracts that are of sufficient acreage to permit adherence to all applicable requirements.

Access.

The primary access to the development shall be from a street having a classification of major collector or arterial on the Major Road Plan. Such street, based on its classification on the Major Road Plan, shall be built to a standard that is generally consistent with the cross sections provided for in the Subdivision Regulations and the Town of Farragut Pedestrian and Bicycle Plan, as amended. Private accessways internal to the development and that connect to public streets shall be constructed with compaction, aggregate base, binder, and surface course that complies with the standards for a local street in the Farragut Subdivision Regulations.

Comment: Since this type of development will be large in scale it must access streets that are appropriate for the development. This language provides for an opportunity to have a secondary access on a lower classification street since connectivity is a critical component of site development. Having the internal accessways that connect to public streets constructed to a higher standard lessens future maintenance issues for the development.

Accessory uses.

Any accessory use, such as dining facilities, personal care services, retail stores, or pharmacies shall be only for the use and benefit of the residents of the development and shall be oriented so that such uses are not readily identifiable from a public street or adjacent residentially zoned property.

Comment: This is similar language to what is currently mentioned in the Elderly housing portion of Chapter 4.

Freestanding independent and catered living buildings.

As defined, elderly care communities shall include smaller single family attached and detached residential scale buildings that provide housing for individuals that are more independent than those living in a traditional facility. The provisions below are specific to the form and arrangement of such buildings as part of an elderly care community.

- a. Building arrangement. If arranged around the periphery and the abutting property is zoned residential, freestanding buildings may be used as form based transition from the elderly care community. The building envelopes shall be shown on the concept and site plan and platted as part of a final plat. The envelopes must demonstrate that the freestanding buildings are at least twenty (20) feet apart, at least thirty-five (35) feet from the periphery of an abutting residential zoning district, and are generally consistent with the predominant size, scale, height, and arrangement of residential units on the abutting residential development. The density of the freestanding buildings within an elderly care community shall, by their arrangement and configuration, be consistent with the general density of the abutting residential development. The determination of density shall be specifically addressed on the approved plans and plats.

- b. Landscaping. Though freestanding buildings may serve as form based transition to abutting residential areas they shall be constructed so as to avoid blank walls facing the periphery and shall include landscaping within the thirty-five (35) foot peripheral setback. Such landscaping shall be shown and approved as part of the overall landscape plan for the elderly care community. The landscaping shall primarily ensure a naturalized transition and shall not include barriers such as screen walls and privacy fences.

All buildings, including residential scale freestanding independent and catered living buildings, within an elderly care community shall comply with the Town's adopted Architectural Design Standards. This will help ensure effective transitions to abutting residential areas.

Comment: This section establishes the basic parameters for freestanding buildings that are to be used where abutting residential developments. The inclusion of smaller-residential scale buildings is mainly what distinguishes an elderly care community from a single building elderly care facility.

Parking, as provided for in Chapter 4, Parking and Loading.

Comment: Parking will be specifically addressed for elderly care communities and added to the parking and loading section of Chapter 4.

Lighting.

As provided for in Chapter 4, Outdoor Site Lighting, with the following additional provisions:

- a. Exterior lighting within the elderly care community 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.

Comment: These lighting provisions are similar to those required in the MUTC. They are proposed for this type of community so that the lighting has a residential character and transitions well with abutting residential areas.