



AGENDA
FARRAGUT MUNICIPAL PLANNING COMMISSION

October 20, 2016
7:00 p.m. Farragut Town Hall

For questions please either e-mail Mark Shipley at mshipley@townoffarragut.org or Ashley Miller at amiller@townoffarragut.org or call them at 865-966-7057.

- 1. Citizen Forum**
- 2. Approval of agenda**
- 3. Approval of minutes – September 15, 2016**
- 4. Discussion and public hearing on a minor subdivision plat for the Samuel Guinn property, Parcel 76.02, Tax Map 142, located at the corner of Russfield Drive and West Heritage Drive, Zoned R-2, 1.11 Acres, and a variance request from the Subdivision Regulations requirement to construct sidewalks and other pedestrian facilities on Russfield Drive and West Heritage Drive (John Cronan, Applicant)**
- 5. Discussion and public hearing on a preliminary plat for Peterson Road Extension, Parcels 69 and 69.01, Tax Map 142, located off of Kingston Pike, 7.753 Acres (Goodworks Unlimited, LLC, Applicant)**
- 6. Discussion and public hearing on a concept plan for Easton Park, Parcel 59.11, Tax Map 152, located at 11739 Turkey Creek Road, 34 Lots, 15.447 Acres (Site Incorporated, Applicant)**
- 7. Discussion and public hearing on a text amendments to the Farragut Zoning Ordinance, Chapter 3., Section IX., Attached Single-Family Residential District (R-4), Subsection C.11., to amend the setback provisions for accessory structures (Gregory Huddy, Applicant)**
- 8. Discussion on a request to amend the 2012 Comprehensive Land Use Plan for a portion of Parcel 116.01, Tax Map 130, north of Farragut Commons and Chapel Point and Parcels 96 and 96.01, Tax Map 142, located on Grigsby Chapel Road from Medium Density Residential to Civic/Institutional (Diversified Holdings, Inc., Applicant)**
- 9. Discussion on a request to rezone a portion of Parcel 116.01, Tax Map 130, north of Farragut Commons and Chapel Point, from R-2 and FPD to R-4 and FPD, Parcels**

11408 MUNICIPAL CENTER DRIVE | FARRAGUT, TN 37934 | 865.966.7057

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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.

96 and 96.01, Tax Map 142, located on Grigsby Chapel Road, from R-4 to S-1, 19.73 Acres (Diversified Holdings, Inc., Applicant)

- 10. Discussion on a request to amend the 2012 Comprehensive Land Use Plan for Parcel 44, Tax Map 152, located at 430 Virtue Road, 87.1 Acres, from Medium Density Residential to Open Space Cluster Residential (Glen Glafenheim, Applicant)**
- 11. Discussion on a request to rezone Parcel 44, Tax Map 152, located at 430 Virtue Road, 87.1 Acres, from A and FPD to R-1/OSR and FPD (Glen Glafenheim, Applicant)**
- 12. Discussion on a text amendment to the Farragut Zoning Ordinance, Chapter 3., Section XII., General Commercial (C-1)., Subsection B.12., to amend the provisions to allow for outdoor kennel facilities (Dog Days Canine Playschool, Applicant)**
- 13. Discussion on amendments to the text of the Farragut Zoning Ordinance, to allow for food trucks within commercial zoning districts (Pat O'Brien, Applicant)**
- 14. Discussion and public hearing on a text amendment to the Farragut Zoning Ordinance, Chapter 4., Section III., Antennas and Towers, to provide for a new telecommunication provisions**



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

September 15, 2016

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ed Whiting, Secretary
Noah Myers
Betty Dick
Rose Ann Kile
Drew Carson
Jack Coker, Youth Representative

MEMBERS ABSENT

Louise Povlin, Alderman
Ralph McGill, Mayor

Staff Representatives: Mark Shipley, Community Development Director
Ashley Miller, Assistant Community Development Director

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

CITIZEN FORUM

Chairman Holladay welcomed new commissioner Drew Carson.

APPROVAL OF AGENDA

Staff noted that Item # 9 has been withdrawn at the request of the applicant.

A motion was made by Commissioner Dick to approve the agenda and removing Item #9 that was withdrawn at the request of the applicant. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

APPROVAL OF MINUTES

A motion was made by Commissioner St. Clair to approve the August 18, 2016 minutes. The motion was seconded by Commissioner Dick and the motion passed 4-0-2 with Commissioners Myers and Carson abstaining.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR BRIDGEMORE, PHASE I, LOTS 109-112, LOCATED AT THE INTERSECTION OF FARMGATE LANE AND BARNSLEY ROAD, , PARCELS 109-112, TAX MAP 152P, GROUP B, ZONED R-1/OSR, 4 LOTS, APPROXIMATELY 2.14 ACRES (Brian Shugart, Applicant)

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

- 1) Please revise Note #11 to state "Subject property is located in Flood Zone "X" being outside the 500 year flood zone per the National Flood Insurance Rate Map Community Panel No. 47093C0352F, last revised May 02, 2007;"
- 2) Please ensure that the developer knows that this re-plat will need to be reflected when the concept plan is revised;
- 3) Please label the sinkhole lip elevation (not sinkhole area) and the 50 foot building setback from the sinkhole lip elevation – this is the language used in the Sinkhole Ordinance;
- 4) Please adjust the Certificate of Ownership and General Dedication block to include all affected properties. Each affected owner of each property will need to sign the plat in this block;
- 5) Please correct the typo in Note #2. Note #3 should break the areas into the affected lots; and
- 6) Please indicate in a plat note that the building and lot coverages are per the recorded plat for Bridgemore Phase I.

A motion was made by Commissioner Myers to approve the plat subject to the staff recommendations. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR PHASE IV 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, PARCEL 59.09, TAX MAP 152, ZONED R-1/OSMR, 19 LOTS, 7.391 ACRES (Saddlebrook Properties, LLC, Applicant)

Provided that continued efforts are made to improve stabilization and with the understanding that building permits will be withheld until stabilization is provided to the Town's standards, the staff recommended approval of the plat subject to the following items being addressed as verified in writing by the Town staff:

- 1) Please coordinate with the staff on the planting of the required four (4) two (2) inch caliper replacement trees that will be needed for the hackberry tree removed;
- 2) Please provide an update to the covenants prior to the issuance of a building permit;
- 3) Please reference in a plat note the future public road connection (platted public right of way) to Dunlin Lane for the Scarbrough property – please coordinate the note wording with the Town staff;
- 4) Please complete all items on Town staff's punchlist, including stabilization;
- 5) A completion letter of credit will be required for any items left incomplete, such as sidewalks. Staff will calculate an amount;
- 6) A maintenance letter of credit (that will cover landscaping, drainage, pedestrian facilities, and streets) will be required, and staff will calculate.

A motion was made by Commissioner St. Clair to approve the plat subject to the staff recommendations and the understanding that building permits could be withheld if stabilization was not provided to the Town's standards. The motion was seconded by Commissioner Dick and the motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR THE WALKING TRAIL AND ASSOCIATED “NO-RISE” CERTIFICATION ASSOCIATED WITH THE WALKING TRAIL STREAM CROSSING FOR AUTUMN CARE III ASSISTED LIVING, PARCEL 117, TAX MAP 142, ZONED S-1, LOCATED AT 400 HERRON ROAD, 4.68 ACRES (Autumn Care III, LLC/Peter Falk, Applicant)

Staff recommended approval of the no-rise and walking trail location.

A motion was made by Commissioner Myers to approve the no-rise and walking trail location. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR FOX DEN COUNTRY CLUB, PARCEL 12, TAX MAP 152, ZONED R-2, LOCATED AT 12284 NORTH FOX DEN DRIVE, 156.99 ACRES (Cory Griffis, Applicant)

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

- 1) Please specify on the title sheet the renovations and addition you are proposing with this submittal;
- 2) Please include on the 11 x 17 sheets the cut sheet information for the proposed lighting fixture;
- 3) The mini split HVAC unit must be screened by the building it is serving. Landscaping cannot be used to fulfill this requirement;
- 4) Please note that approval of the site plan does not constitute approval of the building in terms of code compliance.

A motion was made by Commissioner St. Clair to approve the site plan subject to the staff recommendations. The motion was seconded by Commissioner Kile and the motion passed 4-0-2 with Commissioners Dick and Myers abstaining.

DISCUSSION AND PUBLIC HEARING ON A REVISED SITE PLAN FOR PREMIER EYECARE, LOCATED AT 11111 KINGSTON PIKE, PARCELS 22-24, TAX MAP 143A, GROUP A, ZONED C-1 AND FPD, 3 LOTS, 2.22 ACRES (Urban Engineering, Inc., Applicant)

The staff noted that the remaining staff comments were as follows:

- 1) Prior to the issuance of a grading permit the water and sewer plan must be signed off by FUD;
- 2) Please include specification sheets for all of the proposed light fixtures and on the site plan 24x36 sheets;
- 3) Please construct a retaining wall and use the site's natural topography to lessen tree removal and disturbance on the site. This would help save the trees that were shown to be saved on the original site plan;
- 4) The staff would consider the building, as proposed, as being out of character with the office building to the west. One goal of the ADS was to provide for more consistency in the appearance of buildings adjacent to each other, especially where the adjacent building is a building that adheres to the design standards and is mostly brick;
- 5) Please remove any reference to signage from the site plan submittal;
- 6) Prior to the issuance of a Certificate of Occupancy a digital as-built will be required in a JPEG format;

- 7) Please provide an irrevocable letter of credit for erosion control for \$10,000;
- 8) Please provide a copy of TDOT access permit.

Commissioner Whiting arrived at 7:23 p.m. A motion was made by Commissioner Myers to approve the site plan subject to the staff recommendations excluding comment #'s 3 and 4. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

DISCUSSION ON A CONCEPT PLAN FOR RENAISSANCE CROSSING, LOCATED AT 12639 KINGSTON PIKE, PARCEL 58 AND A PORTION OF PARCEL 62.01, TAX MAP 151, ZONED C-1, R-2 AND FLOODPLAIN, 30 ACRES (GBS Engineering, Applicant)

Removed from the agenda.

DISCUSSION ON TEXT AMENDMENTS TO THE FARRAGUT ZONING ORDINANCE, CHAPTER 3., SECTION IX., ATTACHED SINGLE-FAMILY RESIDENTIAL DISTRICT (R-4), SUBSECTION C.11., TO AMEND THE SETBACK PROVISIONS FOR ACCESSORY STRUCTURES (Gregory Huddy, Applicant)

For discussion purposes only.

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR THE TOWN OF FARRAGUT PUBLIC WORKS PROPERTY, PARCEL 74, TAX MAP 130, 731 FRETZ ROAD, ZONED S-1, T OVERLAY AND OS-P, 11.29 ACRES, AND A VARIANCE REQUEST FROM THE SUBDIVISION REGULATIONS REQUIREMENT TO CONSTRUCT SIDEWALKS AND OTHER PEDESTRIAN FACILITIES ON FRETZ ROAD (Professional Land Systems representing Concord Telephone Company, Applicant)

Staff recommended approval of the variance due to the minor nature of the plat.

A motion was made by Commissioner Myers to approve the variance due to the minor nature of the plat. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

Staff recommended approval of the plat subject to the following items being addressed as verified in writing by the Town staff:

- 1) Please show the proposed underground telecommunications line as following the north edge of the Public Works driveway;
- 2) Please submit the revised plat on 18x24 sized paper;
- 3) Please note the purpose of the plat more precisely (i.e. to establish an easement for the extension of a telecommunications line);
- 4) Please show the physical easement related to this proposed utility extension;
- 5) The S-1 has been recently updated. So just note that the S-1 is per the Farragut Zoning Ordinance;
- 6) An easement agreement must be coordinated with the Town Attorney and then taken to and approved by the Board of Mayor and Aldermen. The recorded agreement will then need to be referenced on the plat when it is recorded.

A motion was made by Commissioner St. Clair to approve the plat subject to the staff recommendations. The motion was seconded by Commissioner Myers and the motion passed unanimously.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time.

ADJOURNMENT

The meeting adjourned at 8:57 p.m.

Edwin K. Whiting, Secretary

MEETING DATE: October 20, 2016

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a minor subdivision plat for the Samuel Guinn property, Parcel 76.02, Tax Map 142, located at the corner of Russfield Drive and West Heritage Drive, Zoned R-2, 1.11 Acres, and a variance request from the Subdivision Regulations requirement to construct sidewalks and other pedestrian facilities on Russfield Drive and West Heritage Drive (John Cronan, Applicant)

INTRODUCTION AND BACKGROUND: This minor subdivision plat involves a lot that is surrounded by but not part of the Village Green Subdivision. This plat will divide 1.11 acres into two lots. This is being presented to the Planning Commission because the applicant has requested a variance from the requirement in the Subdivision Regulations to construct a pedestrian facility along the frontage of lots that are being subdivided.

RECOMMENDATION: Included in your packet are the staffs' comments on the original plat along with the applicant's revised plat. Similar to action taken in the past, due to the minor nature of this subdivision, the staff supports the variance request, especially since there are no existing sidewalks that abut this property.

The staff will make a recommendation at the meeting in terms of the plat itself.

Ashley Miller

From: Mark Shipley
Sent: Monday, September 26, 2016 7:39 PM
To: John Cronan; sumstead@bellsouth.net
Cc: Ashley Miller
Subject: plat comments

My comments on the final plat for West Heritage and Russfield are as follows:

- 1) Please provide verification that sanitary sewer will be readily available for each platted lot shown on this plat;
- 2) Please include in a numbered note the purpose of this plat;
- 3) Do you need a legend?
- 4) Please provide the standard flood certification note;
- 5) Please include the setback requirements in a plat note;
- 6) Please include the Certification of Approval for Recording block;

Please address these revisions and provide one 18x24 and one 11x17 sheets by no later than Monday, October 10 so this can be taken to the FMPC on October 20. Thanks.

mark shipley, AICP

COMMUNITY DEVELOPMENT DIRECTOR

EMAIL • MSHIPLEY@TOWNOFFARRAGUT.ORG

PHONE • 865.966.7057

ADDRESS • 11408 MUNICIPAL CENTER DRIVE
FARRAGUT, TN 37934



  townoffarragut.org

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number _____, page _____, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

Date _____ Owner _____

CERTIFICATE OF ELECTRIC, GAS, AND TELEPHONE AVAILABILITY

This is to certify that every lot within this subdivision has available to it a source for the service identified by signature(s) below which service source is adequate to accommodate the reasonable needs of such lot as to such service within such subdivision.

Date _____

GAS - Name, Title, and Agency of Authorized Approving Agent

Date _____

ELECTRIC - Name, Title, and Agency of Authorized Approving Agent

Date _____

TELEPHONE - Name, Title, and Agency of Authorized Approving Agent

CERTIFICATE OF WATER AND SEWER AVAILABILITY

I hereby certify that every lot within this subdivision has available to it water and sewer service that is adequate to accommodate the reasonable needs of such lots.

Date _____

Name, Title, and Agency of Authorized Approving Agent

CERTIFICATE OF APPROVAL OF STREET NAMES

This is to certify that the subdivision shown hereon has been reviewed for compliance with the Knox County Uniform Street Naming & Addressing System Ordinance, and the road names are hereby approved for recording.

Knox County Addressing Division _____ Date _____

CERTIFICATE FOR STREET APPROVAL

I certify that streets, sidewalks, and other required improvements have been installed in an acceptable manner and according to Town specifications, or that a security bond in the amount of \$_____ has been posted with the Planning Commission to assure completion of all required improvements in case of default. Streets are public streets maintained at public expense.

Date _____

Town Engineer License No.:

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Farragut, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Registrar of Deeds.

Date _____

Secretary, Planning Commission

CERTIFICATE OF SURVEY ACCURACY

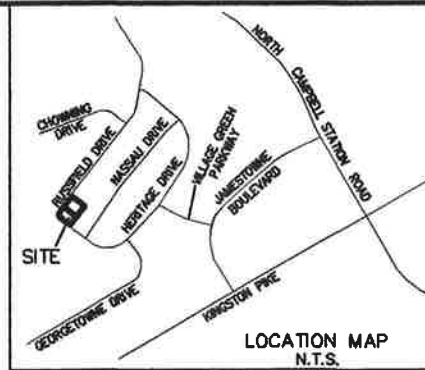
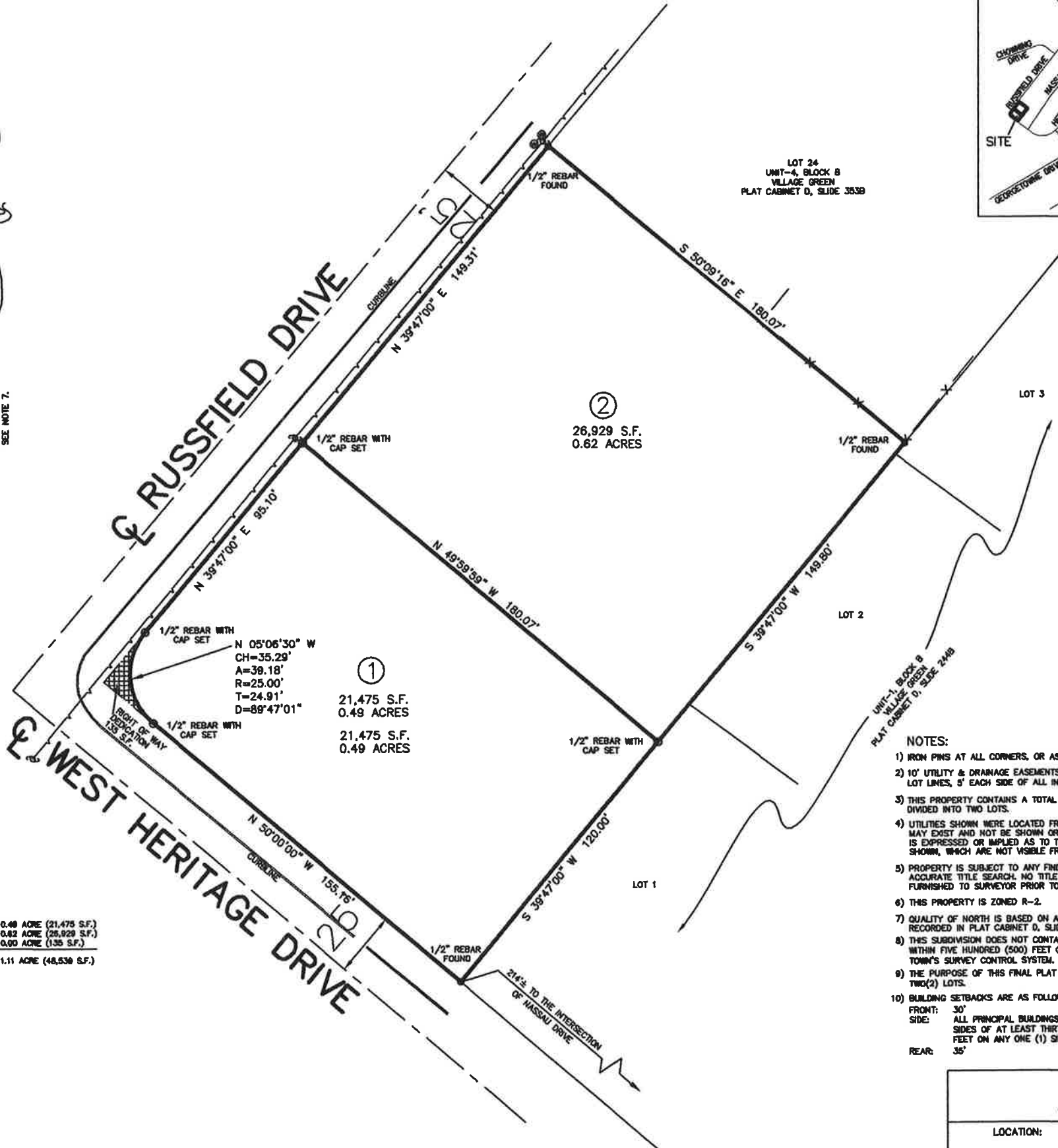
I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specification of the Subdivision Regulations. This is a Category I Land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000.



THIS IS TO CERTIFY THAT I HAVE REFERRED TO THE NATIONAL FLOOD INSURANCE PROGRAM MAP NUMBER 47093C0243G FOR KNOX COUNTY TENNESSEE, WHICH CONTAINS MAP NUMBER 4703870243G FOR THE TOWN OF FARRAGUT, AND FOUND THAT THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

BY: _____

RECORD SEE NOTE 7.



- NOTES:
- 1) IRON PINS AT ALL CORNERS, OR AS NOTED ON MAP.
 - 2) 10' UTILITY & DRAINAGE EASEMENTS INSIDE PERIMETER AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
 - 3) THIS PROPERTY CONTAINS A TOTAL OF 1.11 ACRES AND 48,530 SQUARE FEET DIVIDED INTO TWO LOTS.
 - 4) UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
 - 5) PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK WAS FURNISHED TO SURVEYOR PRIOR TO SURVEY.
 - 6) THIS PROPERTY IS ZONED R-2.
 - 7) QUALITY OF NORTH IS BASED ON A FINAL PLAT TITLED "UNIT-1, VILLAGE GREEN" RECORDED IN PLAT CABINET D, SLIDE 244B.
 - 8) THIS SUBDIVISION DOES NOT CONTAIN A PROPERTY LINE OR IRON PIN LOCATED WITHIN FIVE HUNDRED (500) FEET OF AN APPROVED CONTROL POINT IN THE TOWN'S SURVEY CONTROL SYSTEM.
 - 9) THE PURPOSE OF THIS FINAL PLAT IS TO DIVIDE THE ORIGINAL PARCEL INTO TWO(2) LOTS.
 - 10) BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 30'
SIDE: ALL PRINCIPAL BUILDINGS SHALL BE SET BACK A TOTAL ON TWO (2) SIDES OF AT LEAST THIRTY (30) FEET, BUT NOT LESS THAN TEN (10) FEET ON ANY ONE (1) SIDE
REAR: 35'

FINAL PLAT FOR JOHN CRONAN	
LOCATION:	TAX I.D. # 142 07802 TOWN OF FARRAGUT 6th CIVIL DISTRICT KNOX COUNTY, TENNESSEE
DEED REF:	DEED BOOK 1900, PAGE 904
PLAT BOOK:	N/A
DATE:	09/01/16
SCALE 1"=30'	
ACRE by ACRE SURVEYING P.O. BOX 18438 KNOXVILLE, TN 37928-2438 PHONE (865) 688-0888 EMAIL: sam@acresurveying.net	
DRAWING # 16138	

NOT TO SCALE

MEETING DATE: October 20, 2016

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a preliminary plat for Peterson Road Extension, Parcels 69 and 69.01, Tax Map 142, located off of Kingston Pike, 2.75 Acres (Goodworks Unlimited, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This preliminary plat involves the grading, utility, and public infrastructure associated with the extension of Peterson Road into the property that will be developed as the Villages of Farragut Senior Living Community.

DISCUSSION: The property bisected by the proposed extension of Peterson Road as well as the property that will become the Villages of Farragut were recently rezoned so that the lots that would be created in association with this extension would be developable.

At this point, the existing Peterson Road on the south side of Kingston Pike is shown as a local collector on the Major Road Plan. The extension of Peterson Road on the north side of Kingston Pike will also be treated as a local collector which provides for a 50 foot right of way and pedestrian facilities along each side of the street with a 6 foot grass strip separation between the pedestrian facility and the street.

RECOMMENDATION: Included in your packet are the staffs' comments on the initial plat. Also included is the revised plat that was submitted to address the staffs' initial comments. The staff will make a recommendation at the meeting based on whether the revised plat addresses the staffs' comments.

September 28, 2016

Ms. Annette Hommel
SITE, Incorporated
10215 Technology Drive, Suite 304
Knoxville, TN 37932

**SUBJECT: STAFF COMMENTS ON THE PRELIMINARY PLAT FOR THE
EXTENSION OF PETERSON ROAD**

Dear Annette:

The Town staff has reviewed the initial preliminary plat for the extension of Peterson Road and below are the comments. In response to these comments, please submit four (4) full size copies and one (1) 11" x 17" reduced set to the Farragut Town Hall by **Monday, October 10**. Also, upon resubmittal, please include a letter which addresses these comments and that indicates where the information can be found on the plans.

This item will be discussed at the Staff/Developer Meeting at the Farragut Town Hall on Tuesday, October 4, at 11:30 a.m. The purpose of this meeting is to discuss questions you may have on staff comments. Modifications to the plans are not due until Monday, October 10.

Planning Division: (Contact Mark Shipley at mark.shipley@townoffarragut.org) or Ashley Miller at Ashley.miller@townoffarragut.org)

- 1) To provide for a landscaped and more visually appealing entrance into the development please include a landscaped boulevard (as was approved on the concept plan). An inverted median with a landscaped bioswale should be given consideration as a unique and functional entrance element;
- 2) Please consider constructing a more functional 8-10 foot wide separated walking trail in lieu of a sidewalk on one side of Peterson Road extension. A traditional sidewalk could be included on the other side. This walking trail would eventually tie into the walking trail in Baldwin Park. The trail can be constructed outside of the right of way in a pedestrian easement if necessary;
- 3) Please remove reference to construction type on the cover sheet;
- 4) Please remove the conceptual layout note as this is a preliminary plat and will be used for construction purposes;
- 5) On the cover sheet please provide the name, address, telephone number, e-mail of the owner, developer, and any professionals involved in this aspect of the project;
- 6) On the cover sheet please provide the correct zoning;
- 7) Peterson Road will likely be named N. Peterson Road;
- 8) At a minimum, Peterson Road will be a local collector at this time. The right of way is 50 feet for this street classification;
- 9) Prior to the issuance of a grading permit FUD must sign off on the utility plans;

- 10) Please note that setbacks shall be in accordance with the Farragut Zoning Ordinance based on the individual zoning district. Please remove setback information associated with buffer strips;
- 11) Please provide the correct tax map and parcel information for all affected tracts and ensure that this information is legible on the plans;
- 12) Surveyed information will need to be signed and sealed by the surveyor;
- 13) Please include the names of adjoining property owners where applicable;
- 14) Please number the new lots that will be created as a result of the final plat that will be based on the lots shown on the preliminary plat;
- 15) On Sheet C3.0 is the walking trail to be included?
- 16) Please address how the 10% open space is being provided or if a variance is being requested given the nature of the subdivision. A landscaped median would count toward satisfying this requirement;
- 17) Please include the standard flood certification note;
- 18) Please do not show building envelopes. This will be determined by the location of parking and individual development;
- 19) Please identify the large red cedar tree that is to be saved and how it is being protected. Are there any other tree covered areas affected by this plat?
- 20) Please include on the utility sheet legend information related to the existing sanitary sewer along the west property lines;
- 21) Please ensure that all aspects of the proposed street lighting complies with the Subdivision Street Lighting requirements in the Subdivision Regulations. The proposed fixture would appear to comply but please ensure that its placement will also comply;
- 22) On the cover sheet, please revise the title from "Site Development Plans" to "Preliminary Plat";
- 23) Please add a scale to Sheet C3.1;
- 24) On Sheet C3.1, please label the six (6) foot grass strip on the roadway cross-section;
- 25) Please include the area of the proposed right-of-way in a plat note;
- 26) Please include the purpose of the plat in a plat note;
- 27) Please note the zoning of Lot 1 and the associated setbacks in a plat note;
- 28) Please provide a detail and show a crosswalk where the Ingle's and Farragut Press access drive connects to the Peterson Road extension;

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

- 29) This is a preliminary plat, not a site development plan. Please revise project title sheet, as well as title blocks as appropriate;
- 30) Detention facilities are not shown. Staff is aware that a large detention basin is planned to be constructed as part of the development of Lot 1. Is it the intent that that basin (on Lot 1, which will flow toward Kingston Pike across Lots 2A and 3A) will "over-detain" for Lot 1, in order to include the increased flow from the roadway? One consideration might be to detain all of the lots on Lot 2A, thereby creating one "regional" detention basin for all of the property;
- 31) Please include erosion control plan (SWPPP);

- 32) Typical section is shown backwards, as it should be looking ahead on station. Please show two 13' lanes, with taper (12.5' to 0') on the left;
- 33) Stop condition on Peterson at Ingles' entrance should be eliminated, as Peterson will be the main roadway. Please consider the possibility of striping off the center lane on Peterson to avoid blocking Ingles/Farragut Press entrance. This should be discussed with staff;
- 34) Reference is made to TDOT Specifications for Roads and Bridges, March 1, 2006. The date should be updated to January 1, 2015;
- 35) Please submit copy of NOC;
- 36) Drainage fee will be calculated at time of review for each of the proposed lots;
- 37) Erosion control LOC will be required in the amount of \$17,000. This may need to be increased if detention is placed on Lot 2A.

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

Sincerely,

Mark Shipley, AICP
Community Development Director

Darryl Smith, PE
Town Engineer



Preliminary Plat for N. Peterson Road Extension

N. Peterson Road

Farragut, Tennessee

Drawing List

C0.0	Cover Sheet	10/10/16
C1.0	Preliminary Plat	10/10/16
C2.0	Storm Water Pollution Prevention Plan Notes	10/10/16
C2.1	Storm Water Pollution Prevention Plan - Phase I	10/10/16
C2.2	Storm Water Pollution Prevention Plan - Phase II	10/10/16
C2.3	Storm Water Pollution Prevention Plan - Details	10/10/16
C3.0	Site Grading Plan	10/10/16
C3.1	Site Plan and Profile	10/10/16
C4.0	Site Layout Plan	10/10/16
C5.0	Site Utility Plan	10/10/16
E1.0	Site Lighting Plan	10/10/16
C8.0	Site Details	10/10/16
C8.1	Site Details	10/10/16

RECEIVED
 OCT 10 2016
 TOWN OF FARRAGUT



CONTRACTOR SHALL HAVE AN APPROVED STAMPED AND SIGNED COPY OF THE SITE PLANS ON SITE TO WORK FROM

DISTRICT 10
 C. L. 1000 100
 PARCELS 10 & 10.1
 ZONE C-1 & C-2
 DEVELOPER
 OGDONOR INCORPORATED LLC
 2000 S. 10TH ST.
 FRANKLIN, TN 37069
 PHONE: 615-760-1000
 CONTACT: LARRY KEDDLEY
 EMAIL: LKEDDLEY@OGDONORINCORPORATED.COM
 PROPERTY OWNER
 HOMER DODDSON & SPOUSE P
 PO BOX 11702
 KNOXVILLE, TN 37912
 PHONE: 865-696-1100
 EMAIL: DODDSON@PPNG.COM
 ENGINEER
 SITE INCORPORATED
 1001 TECHNOLOGY DRIVE
 SUITE 300
 FARRAGUT, TN 37630
 PHONE: 865-777-4100

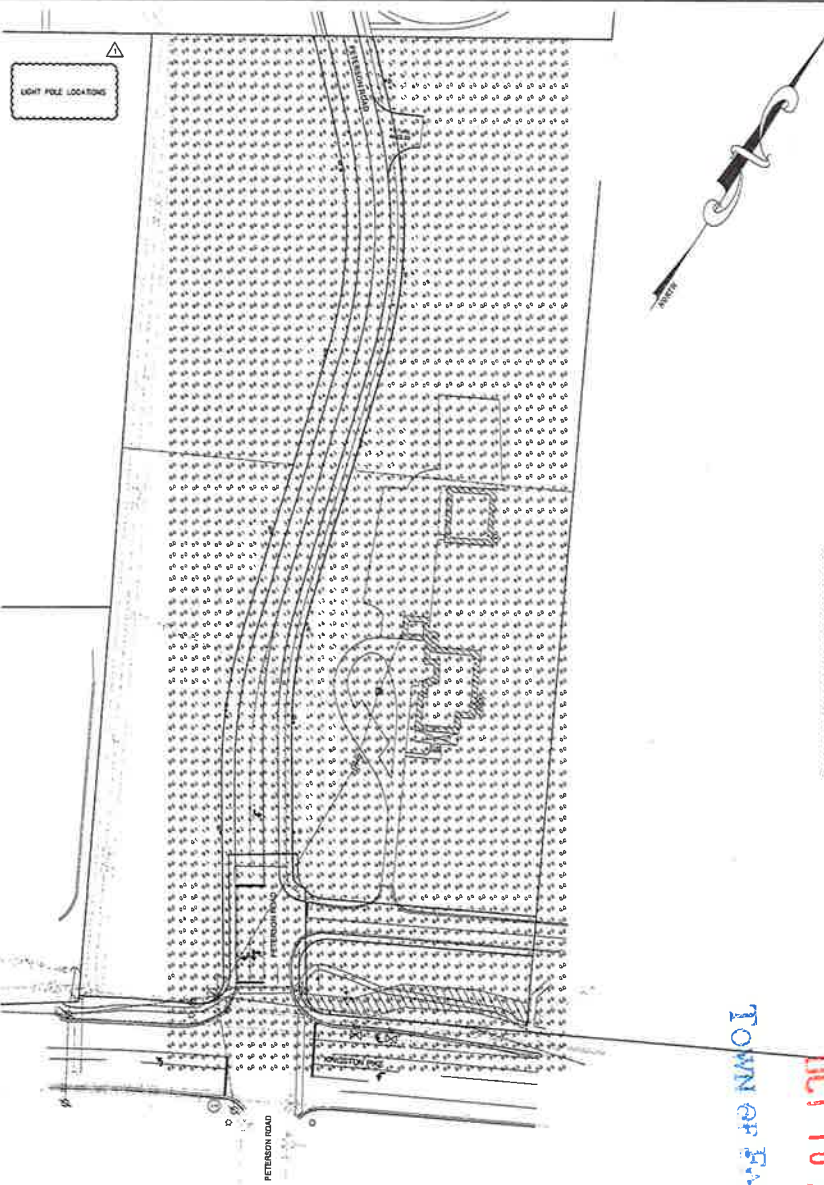


Preliminary Plat Cover Sheet
 N. Peterson Road Extension
 N. Peterson Road
 Farragut, Tennessee
 Farragut, Tennessee

Contacts			
Water & Sanitary Sewer			
First Utility District of Knox County			
122 Duwood			
Knoxville, Tennessee 37922			
Contact: Troy Winkling			
Phone: (865) 966-6741			
Fax: (865) 675-4355			
Gas			
GTS			
Knoxville Utilities Board			
4105 Midway Road			
Knoxville, Tennessee 37919			
Contact: New Service Department			
(865) 558-2566			
Telephone			
TDS Telecom			
701 Concord Road			
Knoxville, Tennessee 37932			
Contact: Tom Nitz			
Phone: (865) 671-4546			
Fax: (865) 671-4565			
Storm Water			
Town of Farragut			
11408 Municipal Center Drive			
Farragut, Tennessee 37634			
Darryl Smith			
Phone: (865) 966-7057			
Fax: (865) 966-0296			
Electric			
Lenoir City Utilities Board			
200 East Depot			
Lenoir City, Tennessee 37771			
Jay Hines			
Phone: (865) 966-6591			
Fax: (865) 966-0605			

DESIGN NO. 008	DATE 05/19/2016	
CHECKED BY ACH	FILE: 1001 - 5000	
REVISIONS		
NO.	DATE	COMMENTS
1		Revised per Town of Farragut Comments

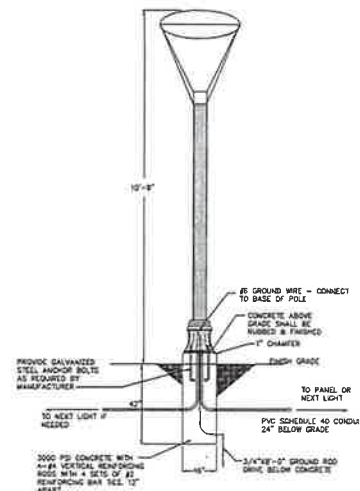
C0.0



TYPE "B" FIXTURE DETAIL

SITE PHOTOMETRIC NOTES

1. CALCULATIONS SHOWN REPRESENT MAINTAINED LIGHTING LEVELS IN FOOTCANDLES AT GRADE. LIGHT LOSS FACTOR OF 0.75. CALCULATIONS DO NOT INCLUDE CONTRIBUTIONS FROM OTHER LIGHT SOURCES.
2. GNI BASE PLAN AS PROVIDED TO PARSONS ENGINEERING, INC. SHOWS NO OVERHEAD UTILITIES. THE CIVIL ENGINEER SHALL VERIFY THAT THERE ARE NO CONFLICTS WITH EXISTING OR PROPOSED UTILITY LINES OR EASEMENTS.
3. THESE CALCULATIONS HAVE BEEN GENERATED FROM MANUFACTURER SUPPLIED PHOTOMETRIC FILES. PARSONS ENGINEERING INC. HAS MADE A REASONABLE ATTEMPT TO OBTAIN THE MOST ACCURATE PHOTOMETRIC DATA AVAILABLE. PARSONS ENGINEERING, INC. IS NOT RESPONSIBLE FOR ERRANT RESULTS DUE TO MANUFACTURER QUALITY.



POLE LIGHT DETAIL

NO SCALE
POLE BASE DETAIL PROVIDED FOR SCOPE AND BID PURPOSES.
CONTRACTOR SHALL SUBMIT A POLE BASE DESIGN SUITABLE FOR
LOCAL CONDITIONS AND APPROVED BY A STRUCTURAL ENGINEER.

STATISTICS						
Discrepancies	Symptoms	Avg	Min	Max	Min/Max	Avg/Min
Cable Zebra R2	+	0.2 %	0.2 %	0.2 %	0.2 %	0.2 %

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Creating Number	Description	Lot#	File	Lumens	ULF	Watts
	8	11	TURCIS 150w MED_OCF_5R3 DL6	TURCIS LUMINAIRE BEACONANCE 15 SERIES AND CLEAR FLAT GLASS	150 WATTS MH LAMP	TURCIS_150w _MED_OCF_5 _R3_DL6.Las	12500	0.85	150

SITE LIGHTING AND PHOTOMETRIC PLAN
SCALE: 1" = 50'-0"

RECEIVED
OCT 10 2015
TOWN OF FAIRHAVEN

MEETING DATE: October 20, 2016

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a concept plan for Easton Park, Parcel 59.11, Tax Map 152, located at 11739 Turkey Creek Road, 34 Lots, 13.84 Acres (Site Incorporated, Applicant)

INTRODUCTION AND BACKGROUND: This request involves the review of a concept plan for a portion of the George Smith property on the north side of Turkey Creek Road across from Anchor Park that was recently rezoned from R-1 to R-3.

DISCUSSION: As noted above, the property in question is now zoned R-3 which requires a minimum of 10% open space that must have a functional component for the benefit of the development and that cannot include the required 25 foot buffer strip or any areas devoted to stormwater detention.

Though this is just a concept plan, the staffs' initial review of the plan included a number of significant comments. If these are not satisfactorily addressed the staff will recommend postponement.

RECOMMENDATION: Included in your packet is a copy of the initial staff comments on this concept plan along with a copy of the revised plan. Staff will make a recommendation at the meeting based on whether the initial staff comments have been satisfactorily addressed.

September 28, 2016

Mr. David Robinette
SITE, Incorporated
10215 Technology Drive, Suite 304
Knoxville, TN 37932
drobinette@site-incorporated.com

SUBJECT: STAFF COMMENTS ON THE CONCEPT PLAN FOR EASTON PARK, PARCEL 59.11, TAX MAP 152, LOCATED AT 11739 TURKEY CREEK ROAD, 34 LOTS, 13.84 ACRES

Dear David:

Thank you for your concept plan submittal for the Easton Park Subdivision on Parcel 59.11, Tax Map 152. The Town staff has reviewed the initial concept plan and due to the number of comments and the severity of some of the comments, this item will likely not be ready for Planning Commission consideration. Should you be able to address these comments please submit four (4) full size copies and one (1) 11" x 17" reduced set to the Farragut Town Hall by **Monday, October 10**. Also, upon resubmittal please include a letter which addresses these comments and that indicates where the information can be found on the plans.

This item will be discussed at the Staff/Developer Meeting at the Farragut Town Hall on Tuesday, October 4, at 11:00 a.m. The purpose of this meeting is to discuss questions you may have on staff comments. Modifications to the plans are not due until Monday, October 10.

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

- 1) Please confirm the required access width (20'), surface, grade and turning radius can be accomplished for the proposed fire apparatus access road. (Road "D");
- 2) Please confirm that access to the adjacent property can be obtained for the required fire apparatus access road;
- 3) Please confirm that the available water supply can support a 1000 gpm at 20 psi requirement for fire hydrants;

Planning Division: (Contact Mark Shipley at mark.shipley@townoffarragut.org) or Ashley Miller at Ashley.miller@townoffarragut.org)

- 4) On the cover sheet please provide an address and a tax map and parcel reference;
- 5) Please provide the correct acreage of the property involved in this subdivision;
- 6) On the cover sheet please provide the name, address, telephone number, e-mail of the owner and developer;
- 7) On Sheet C-1, please include the updated property lines, zoning designations, map and parcel information, and acreages;

- 8) The staff assumes that the closed contours is a farm pond and not a sinkhole. Please verify;
- 9) In terms of the proposed layout, all open space lots must be accessible and provide some recreational value for the development. The open space proposed is disjointed, includes significant grading in tree covered areas, and does not provide any recreational elements or amenities. A linear open space with a walking trail (perhaps an open space boulevard with a walking trail) or designed and interconnected landscaped passive recreational areas may be some options to consider. The open space will need to be completely revisited before this is ready for formal Planning Commission consideration;
- 10) Tree covered areas designated for open space must be protected. Please revise the grading plan accordingly;
- 11) Due to the steepness of the road, more curvature is needed on the upper portion. Perhaps some eyebrows could be provided to address this and provide more visual interest;
- 12) The approach to Turkey Creek Road should be perpendicular;
- 13) In the R-3 Zoning District, non-cul-de-sac lots must have at least 75 feet of road frontage. Please revise accordingly;
- 14) Please coordinate secondary emergency vehicle access with the Fire Marshal. This cannot be gated and must be topographically and structurally feasible for the intended use;
- 15) If the secondary access cannot be provided please reduce the number of lots to 30 or less or sprinkler the buildings;
- 16) You will need to ensure that you designate area for sign easements and subdivision entrance structures and landscaping;
- 17) Please provide a pedestrian facility along the connector to the Scarbrough property and indicate on the plan that, upon further development or subdivision of the Scarbrough property, Road D shall be extended and provide for a connection to Dunlin Lane in the Briarstone Subdivision;
- 18) Please show the zoning lines and the zoning of abutting properties;
- 19) Is the width of Lots 14, 18, 23, and 27 buildable?
- 20) Is the designated detention basin the low spot on the property?
- 21) Please verify that the access onto Turkey Creek Road meets the 200 separation between access points;
- 22) Are the centers of the cul-de-sacs intended to be landscaped medians? Landscaping within the right of way is encouraged provided it does not create any visibility obstructions or maintenance issues;
- 23) The open space and detention basin lots will need to be numbered;
- 24) The proposed grading appears to stop abruptly at the buffer strip line;
- 25) An access easement will be needed from Lot 3R2 for the secondary public access road into Briarstone. As noted above, the access road must be open and accessible;
- 26) Please add the note "conceptual information which is not intended for construction purposes" to the title block of all sheets;
- 27) Please include a legend;
- 28) Please note the contour intervals and elevations;

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

Sincerely,

Mark Shipley, AICP
Community Development Director

Darryl Smith, PE
Town Engineer

RECEIVED

OCT 10 2016

Town of Farragut



Site Development Plans for Easton Park Subdivision

11739 Turkey Creek Road
Tax Map 152 Parcel 059.07

Farragut, Tennessee

Drawing List

C0.0	Cover Sheet	10/10/16
C1.0	Boundary and Topographic Survey	10/10/16
C2.0	Tree Survey	10/10/16
CSP 1	Conceptual Subdivision Plan - Lot Layout	10/10/16
C3.0	Site Grading Plan	10/10/16
RP-1	Road Profiles	10/10/16
RP-2	Road Profiles	10/10/16

Developer:
Belle Investment Company Inc.
705 Gate Lane
Knoxville TN 37909
(865)806-0385
Email - fullertravis@yahoo.com



CONCEPTUAL PLANS
NOT FOR CONSTRUCTION



Cover Sheet
Easton Park
11739 Turkey Creek Road
Farragut, Tennessee
Belle Investment Company Inc.

REV	DATE	BY	CHK	APP
1	10/10/16	Fuller Travis		

C0.0
SHEET 1 OF 1

TOWN OF FARRACUT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN CORRELATE ALL SUCH UTILITIES IN THE AREA. EITHER A SERVICE OR UNDERGROUND UTILITY LOCATED DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE PROPER LOCAL AUTHORITY BEFORE EXCAVATION OR CONSTRUCTION.



SITE
INCORPORATED

1015 Lehigh Drive, Suite 101
Knoxville, TN 37612
Tel: (661) 777-1166
Fax: (661) 777-1163

Tree Survey

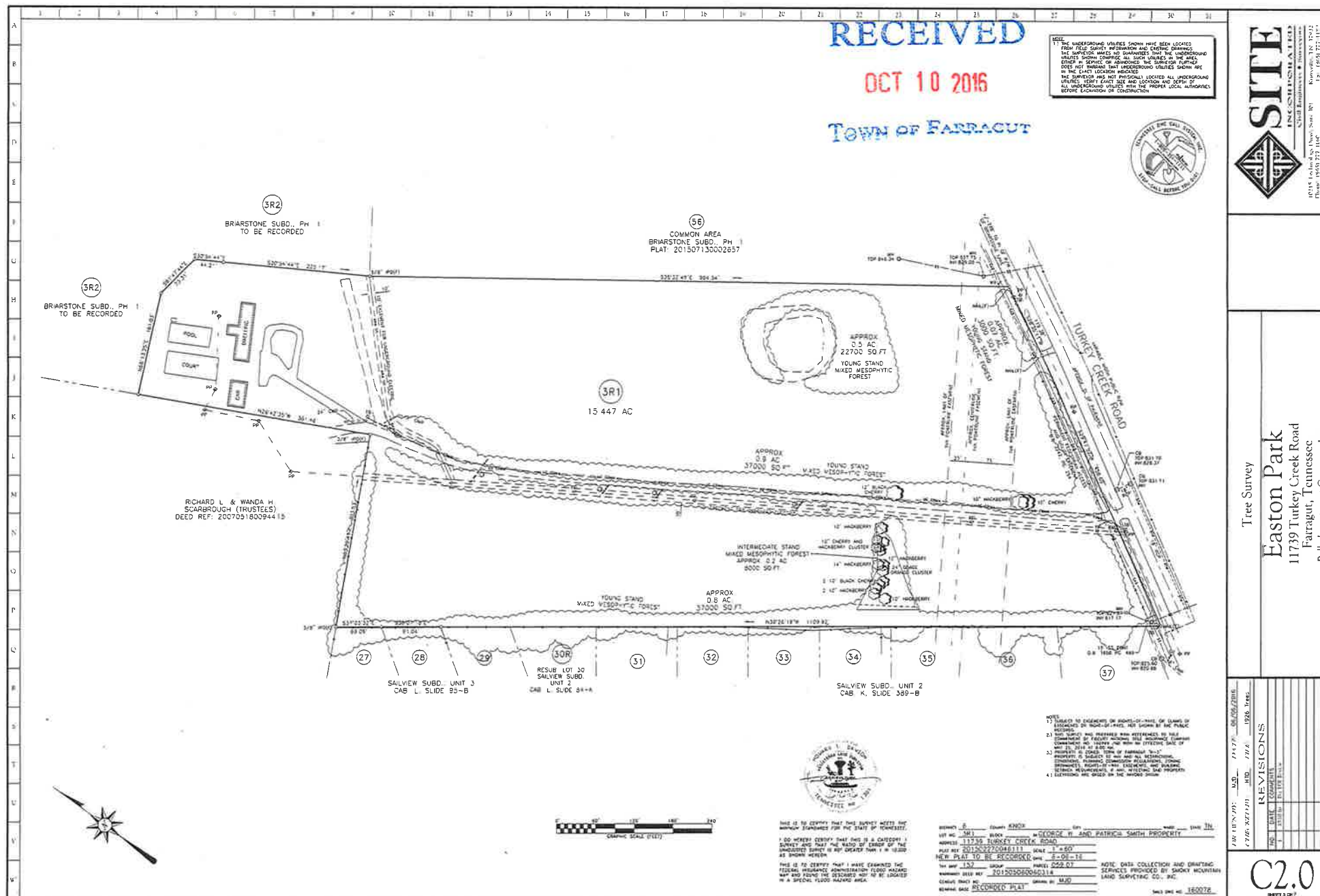
Easton Park
11739 Turkey Creek Road
Farragut, Tennessee
Belle Investment Company Inc.

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REVISIONS

C2.0

SHEET 3 OF 3



TOWN OF INMAN



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INCORPORATED

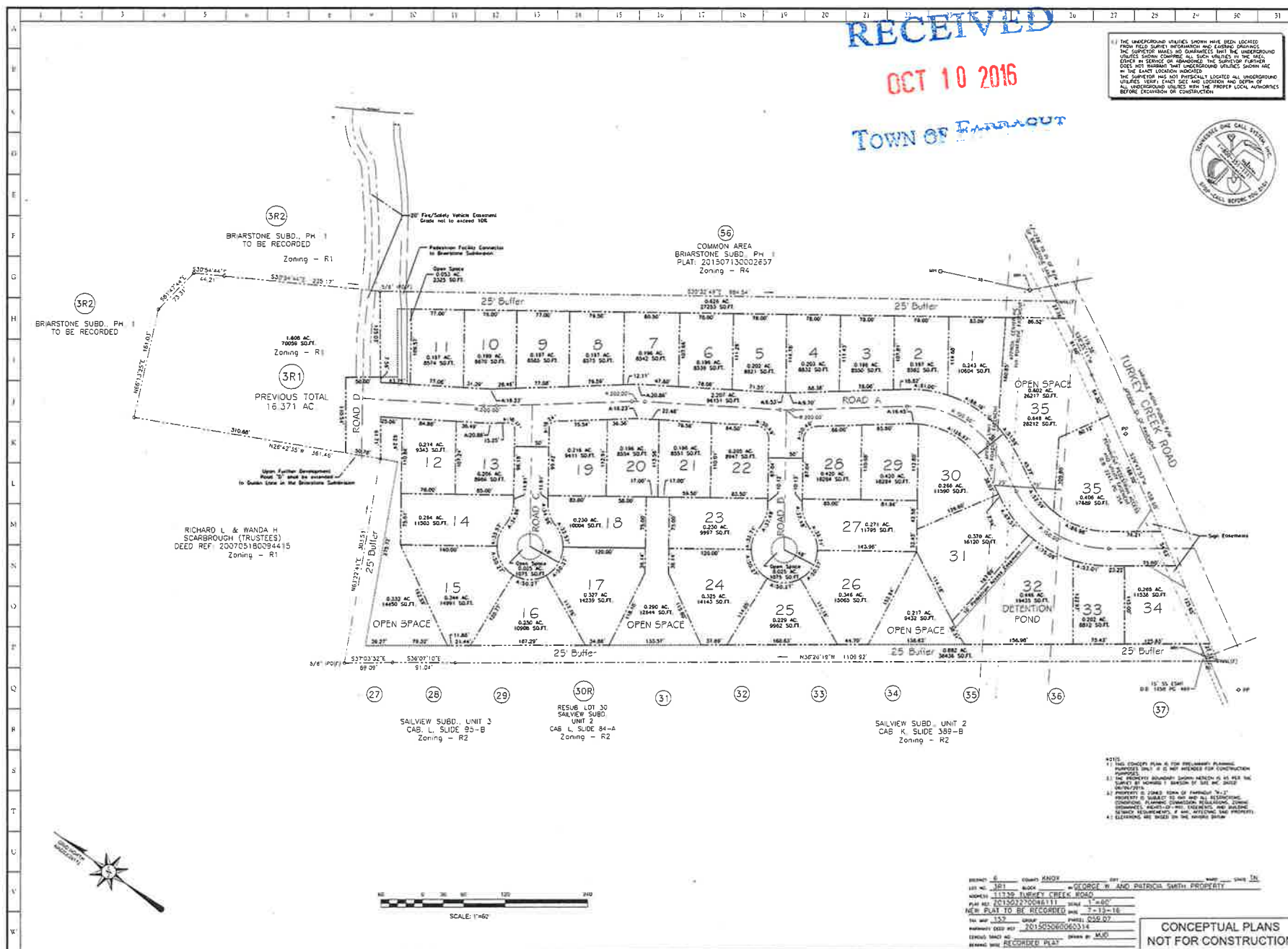
Civil Engineers • Surveyors

20215 Island Way, Davis, State, RI 02834 • Tel: 401/863-1742

Conceptual Subdivision Plan - Lot Layout

Easton Park
11739 Turkey Creek Road
Farragut, Tennessee
Belle Investment Company Inc.

CSP 1		SHEET 4 OF 7	
NO.	DATE	COMMENTS	
1	10/15/94	1st Revision	



OCT 10 2015

TOWN OF FAIRBURY

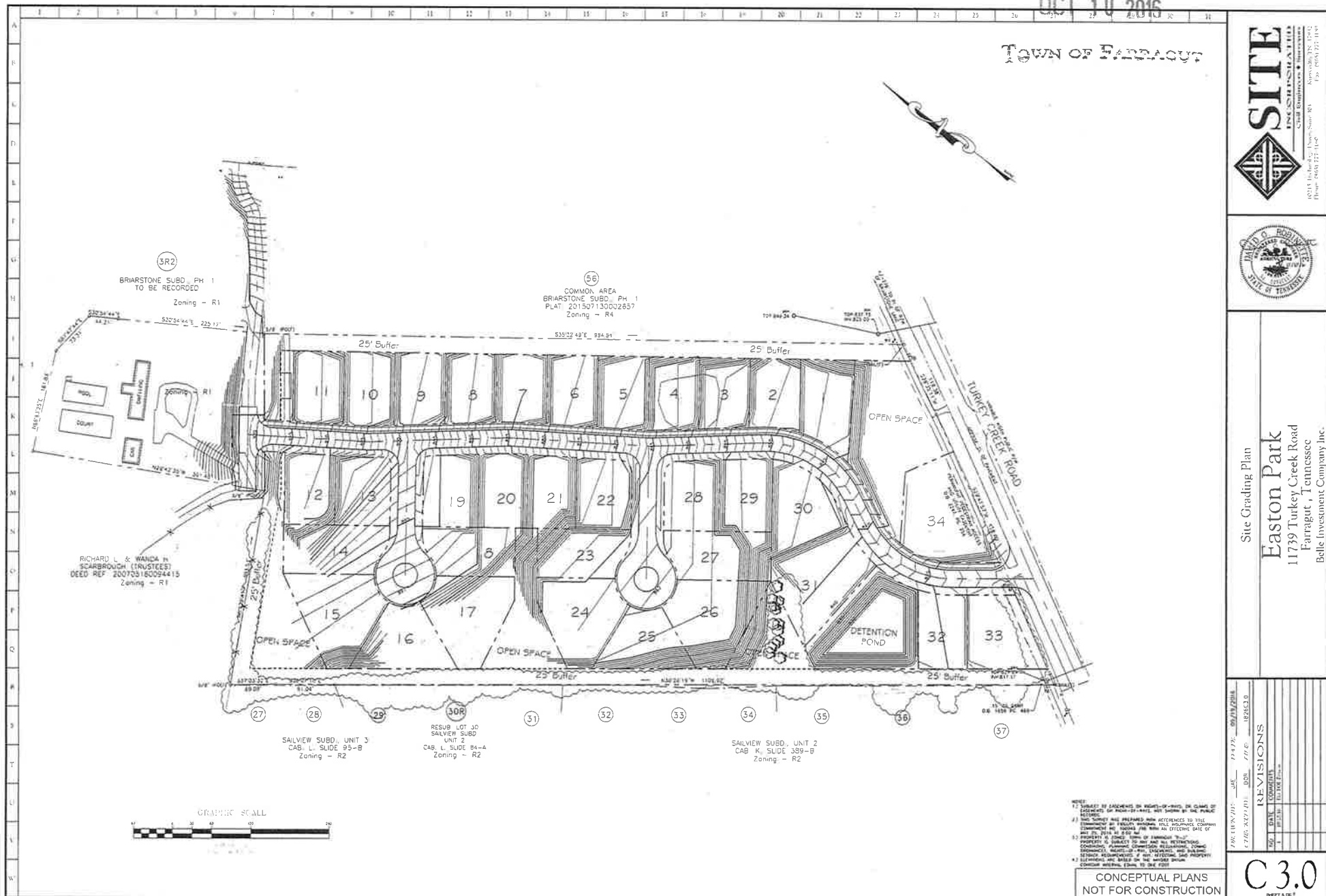


Site Grading Plan
Easton Park
11739 Turkey Creek Road
Farragut, Tennessee
Belle Investment Company Inc.

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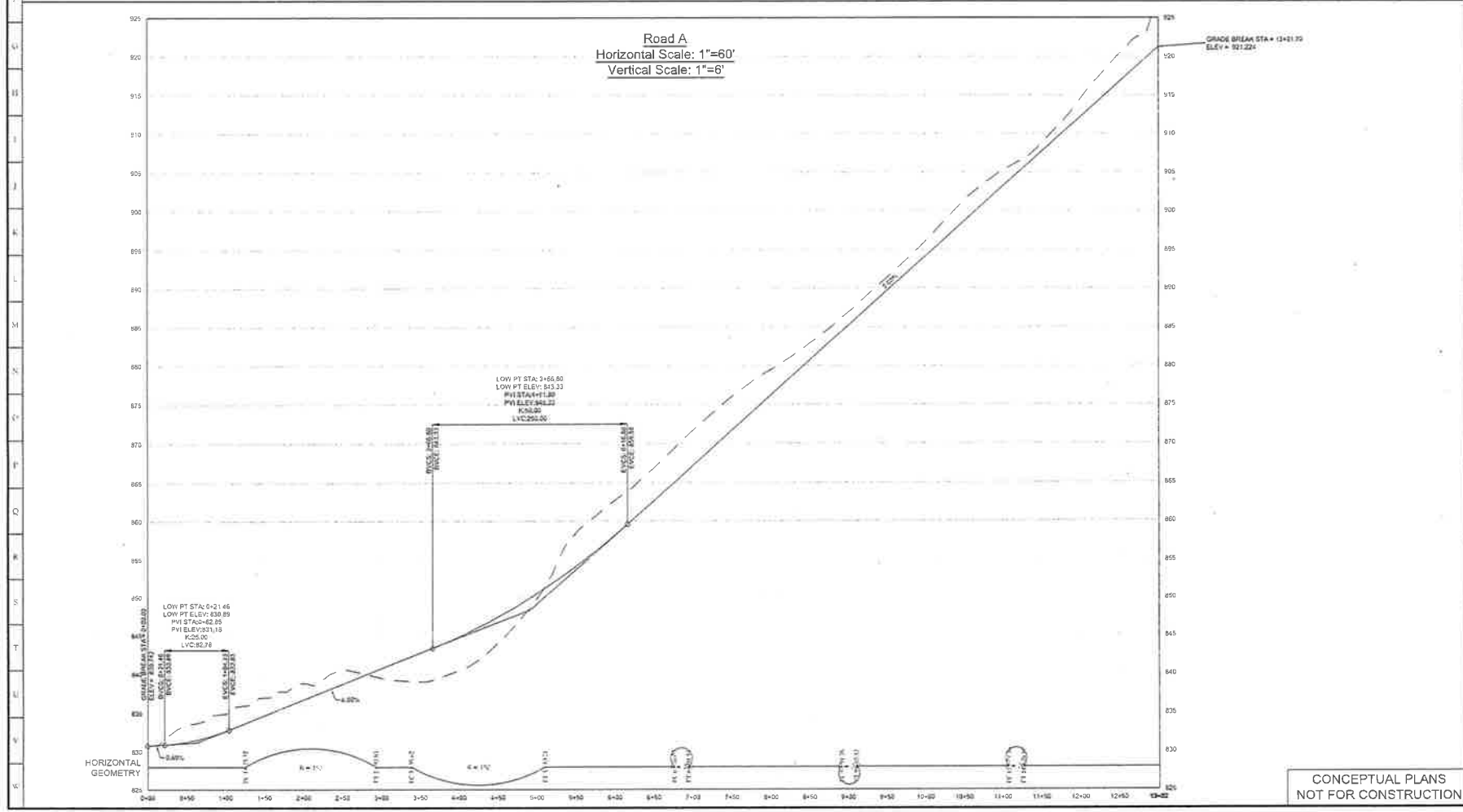
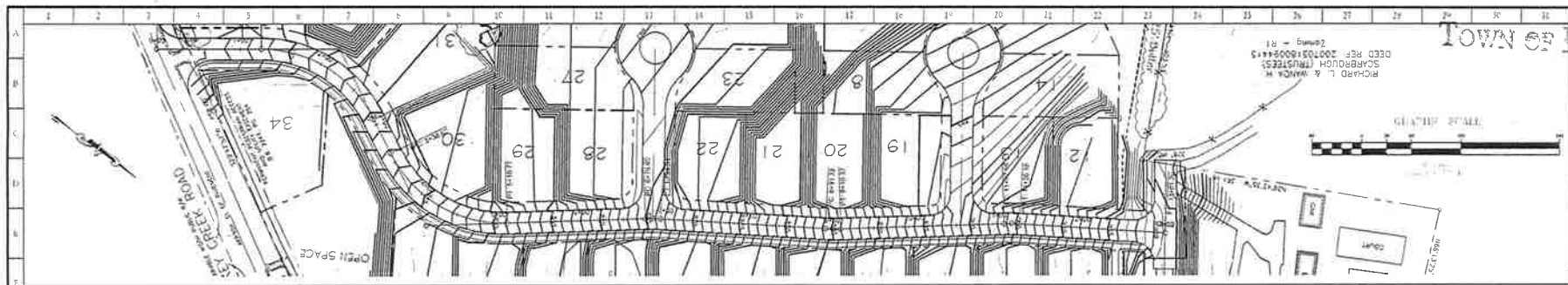
CONCEPTUAL PLANS
NOT FOR CONSTRUCTION

C 3.0



RECEIVED

OCT 10 2015



CONCEPTUAL PLANS
NOT FOR CONSTRUCTION



Road Profiles
Easton Park
11739 Turkey Creek Road
Farragut, Tennessee
Balle Investment Company Inc.

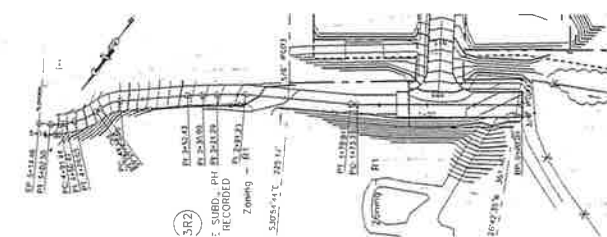
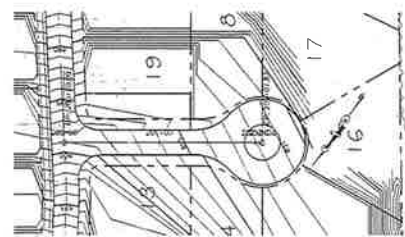
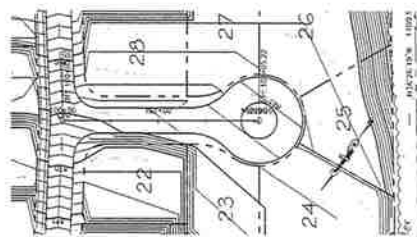
REVISIONS
DATE
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RP-1
SHEET 8 OF 7

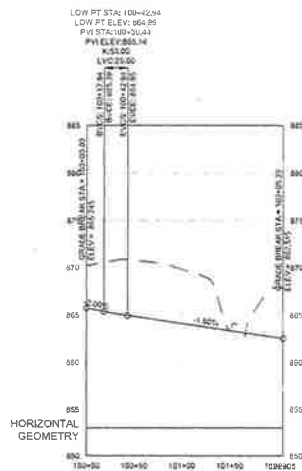
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OCT 10 2015

Town of Farragut



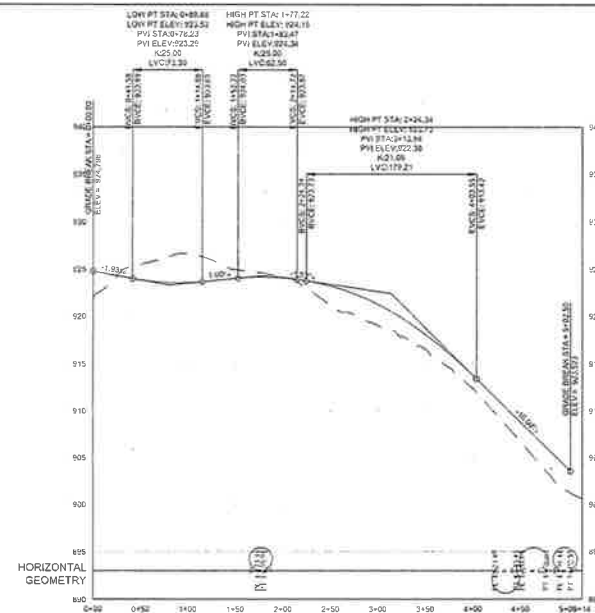
Road Grading



PV - (2)
Horizontal Scale 1"=60'
Vertical Scale 1"=6'



PV - (3)
Horizontal Scale 1"=60'
Vertical Scale 1"=6'



PV - (4)
Horizontal Scale 1"=60'
Vertical Scale 1"=6'

CONCEPTUAL PLANS
NOT FOR CONSTRUCTION



Road Profiles
Easton Park
11739 Turkey Creek Road
Farragut, Tennessee
Belle Investment Company Inc.

THE K2113R: 008 10.1.10.11			
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MEETING DATE: October 20, 2016

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a text amendments to the Farragut Zoning Ordinance, Chapter 3., Section IX., Attached Single-Family Residential District (R-4), Subsection C.11., to amend the setback provisions for accessory structures (Gregory Huddy, Applicant)

INTRODUCTION AND BACKGROUND: This was discussed last month as a workshop item. As noted, the R-4 Zoning District in the long term will need to be amended so that it can better serve as a transitional housing option, particularly for areas abutting the core of a Mixed Use Town Center or Mixed Use Neighborhood.

DISCUSSION: At this time, the applicant is only requesting to amend the setback provisions associated with accessory structures. Accessory structures are defined in the zoning ordinance and, in a residential setting, could include structures such as storage buildings, uncovered decks, arbors, swimming pools, pergolas, patios, outdoor fireplaces, etc.

In single-family attached developments, the final plat typically includes, for each lot, a building envelope which defines the area within which the house must be situated. For purposes of the zoning ordinance, a building is a structure with a roof and a house on a residential lot is the principal building. Over the years, building envelopes have been treated different in different attached single-family developments. In many cases, all structures had to be constructed within the platted building envelope.

When the R-4 Zoning District was created there were already a number of existing single-family attached developments. The R-4 established setbacks for accessory structures and required a minimum of 400 square feet of private outdoor area where certain accessory structures could be situated. Per the R-4, all structures are required to meet front yard building setbacks. In terms of side/rear yards, dwelling units (principal structures) must meet certain setbacks when they back up to other dwelling units. They are also required to meet a 50 foot setback from the periphery of the development's boundary. Accessory structures, as currently worded, are required to meet a 25 foot setback, unless specified otherwise. This language effectively means that a dwelling unit could abut another dwelling unit with a common wall or breezeway but accessory structures on the same lot would have to maintain a 25 foot separation from the abutting side and rear property lines.

The staff does not believe that the intent of the current language is to require an accessory structure to meet a much greater setback than the dwelling unit but that is how the language is worded.

RECOMMENDATION: As provided for in Ordinance 16-23 the staff is proposing to eliminate the language in the R-4 that requires private outdoor area because this has created some confusion and, in the staffs' view, is not something in need of regulation. Ordinance 16-23 also stipulates that accessory

structures in an R-4 development shall not be constructed any closer to a side property line than the principal structure, unless a greater setback is required per the adopted building and fire codes. The setback from rear property lines is proposed as a minimum of ten (10) feet. This rear property line setback is consistent with setback requirements provided for in Chapter 4 that relate to patios, decks, pergolas, arbors, and other similar non-roofed and/or non-enclosed structures attached to and/or adjacent to a principal building.

As part of Ordinance 16-23, the staff has included language that addresses any additional building or fire code issues that may apply to accessory structures in this type of development. Such structures should be shown and evaluated at the time of building permit review to ensure that all applicable requirements will be satisfied.

Included in your packet is Resolution PC-16-17 which recommends approval of Ordinance 16-23.

RESOLUTION PC-16-17

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION IX., ATTACHED SINGLE-FAMILY RESIDENTIAL DISTRICT (R-4)., SUBSECTIONS C.11. AND D.1.f., TO AMEND THE PRIVATE OUTDOOR AREA REQUIREMENTS AND SETBACK REQUIREMENTS FOR ACCESSORY STRUCTURES

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

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

WHEREAS, a public hearing was held on this request on October 20, 2016;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 16-23.

ADOPTED this 20th day of October, 2016.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	16-23
PREPARED BY:	Shipley
REQUESTED BY:	Gregory Huddy
CERTIFIED BY FMPC:	October 20, 2016
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION IX., ATTACHED SINGLE-FAMILY RESIDENTIAL DISTRICT (R-4)., SUBSECTIONS C. 11. AND D.1.f., TO AMEND THE PRIVATE OUTDOOR AREA REQUIREMENTS AND SETBACK REQUIREMENTS FOR ACCESSORY STRUCTURES

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 3, Specific District Regulations, of the Farragut Zoning Ordinance, Ordinance 86-16,

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

SECTION 1.

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section IX. Attached Single-Family Residential District (R-4), Subsection C. 11. is amended by deleting it in its entirety and renumbering the remainder of this subsection accordingly.

SECTION 2.

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section IX. Attached Single-Family Residential District (R-4), Subsection D. 1. f. is amended by deleting it in its entirety and substituting in lieu thereof the following:

f. All accessory structures, excluding fences, subdivision walls, entrance pillars, and certain utility structures, shall meet the front yard building setback requirements and shall not extend any closer to the side property line than the principal building. Accessory structures shall be set back a minimum of ten (10) feet from the rear property line.

Subdivision entrance walls and entrance pillars shall be set back a minimum of ten (10) feet from

all property lines. Electrical substations, utility offices, or any other utility building shall meet all building setback requirements. In all cases, the setbacks for accessory structures shall comply with the adopted building and fire codes and this must be demonstrated as part of the building permit application.

SECTION 3.

This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this _____ day of _____, 2016,
with approval recommended.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

MEETING DATE: October 20, 2016

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 for a portion of Parcel 116.01, Tax Map 130, north of Farragut Commons and Chapel Point and Parcels 96 and 96.01, Tax Map 142, located on Grigsby Chapel Road from Medium Density Residential to Civic/Institutional (Diversified Holdings, Inc., Applicant)

INTRODUCTION AND BACKGROUND: As part of a workshop discussion at the August 18, 2016 Planning Commission meeting, the commission asked that, in association with a rezoning request involving the property between Chapel Point and Farragut Commons on the north side of Grigsby Chapel Road, the applicant would need to request an amendment to the future land use map in the Comprehensive Land Use Plan (CLUP).

Currently, the applicant has approximately 16.53 acres that is zoned R-4 (Attached Single-Family Residential), approximately 8.63 acres zoned R-2 (General Single-Family Residential) and FPD (Floodplain District), and approximately 7.32 acres zoned C-2 (Regional Commercial) and FPD (Floodplain District).

On the future land use map, the non-floodplain portion of the property is specified as Medium Density Residential (6-12 dwelling units per acre). The floodplain portion of the property is specified as Open Space.

As proposed on the rezoning application, the applicant is requesting that approximately 11.43 acres be rezoned from R-4 (Attached Single-Family Residential) to S-1 (Community Service) and the portion of the property currently zoned R-2 and FPD be rezoned to R-4 and FPD. The 5.10 acre tract on the north end of the property abutting the interstate and that is currently zoned R-4 would remain in its current zoning. This would also be the case for the 7.32 acres that are currently zoned C-2 and FPD.

Since the existing land use classification is Medium Density Residential, the portion of the property that is being requested for a rezoning from R-4 (which would be considered on the low end of Medium Density Residential) to S-1 would also need an amendment to the future land use map in the CLUP from Medium Density Residential to Civic/Institutional. This is the same action that was taken on the property along Smith Road that was recently rezoned from R-2 to S-1.

Similar to that request, the CLUP amendment would be subject to the approval of the rezoning.

RECOMMENDATION: The applicant's CLUP amendment request is included in your packet along with a master concept plan. It would appear that the master concept plan includes a layout that is similar to a senior living community where there would be a mixture of a licensed facility and independent and catered living dwelling units. Based on this plan, the staff is unclear as to why the applicant is requesting some of the current R-4 property to remain unchanged and the R-2 to be rezoned to R-4. If the applicant

is envisioning a senior living community then the S-1 Zoning District would be the most appropriate and the Civic/Institutional the most similar land use. This confusion affects the staffs' recommendation on the CLUP amendment. Unless clarification is provided this may not be ready for a vote at this time.

RECEIVED

Paid #300
9/1/16

SEP - 1 2016

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 INFORMATION

Name: Diversified Holdings Inc
Full address: 620 N Campbell St. Rd Suit 2 Knoxville, TN 37931
Contact information (phone and email):
SAI Gaudiano 865

OWNER INFORMATION (if not petitioner)

Name(s): STAMI
Full address(es):
Contact information (phone and email):

PROPERTY/AREA INFORMATION:

Physical Address(es) of ALL Property to be considered for amendment:

See attached map
Current Future Land Use Designation(s): Medium-Density Resid.
Proposed Future Land Use Designation(s): Civic Institutional
Zoning of Each Property to be Considered:
Existing Use of Property to be Considered :
Proposed Future Use of Property (if known):

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

The current use allows single-family attached housing. If not an elderly community the auto strain on Grigsby Chapel Rd would be much greater. Also the impact on the school system would be great. Assisted living would be the least intrusive use of this property. The development of Farragut brought a lot of young families to this community. Many of these families are older. They would like to remain in Farragut near their grown children.

Describe the amendment's benefit to the Town:

LESS TRAFFIC DURING PEAK HOURS
NO ADDITIONAL CHILDREN FOR OUR SCHOOL
SYSTEM

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

NONE

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

SEE ABOVE

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:

Salvatore A. Gaudino

Date:

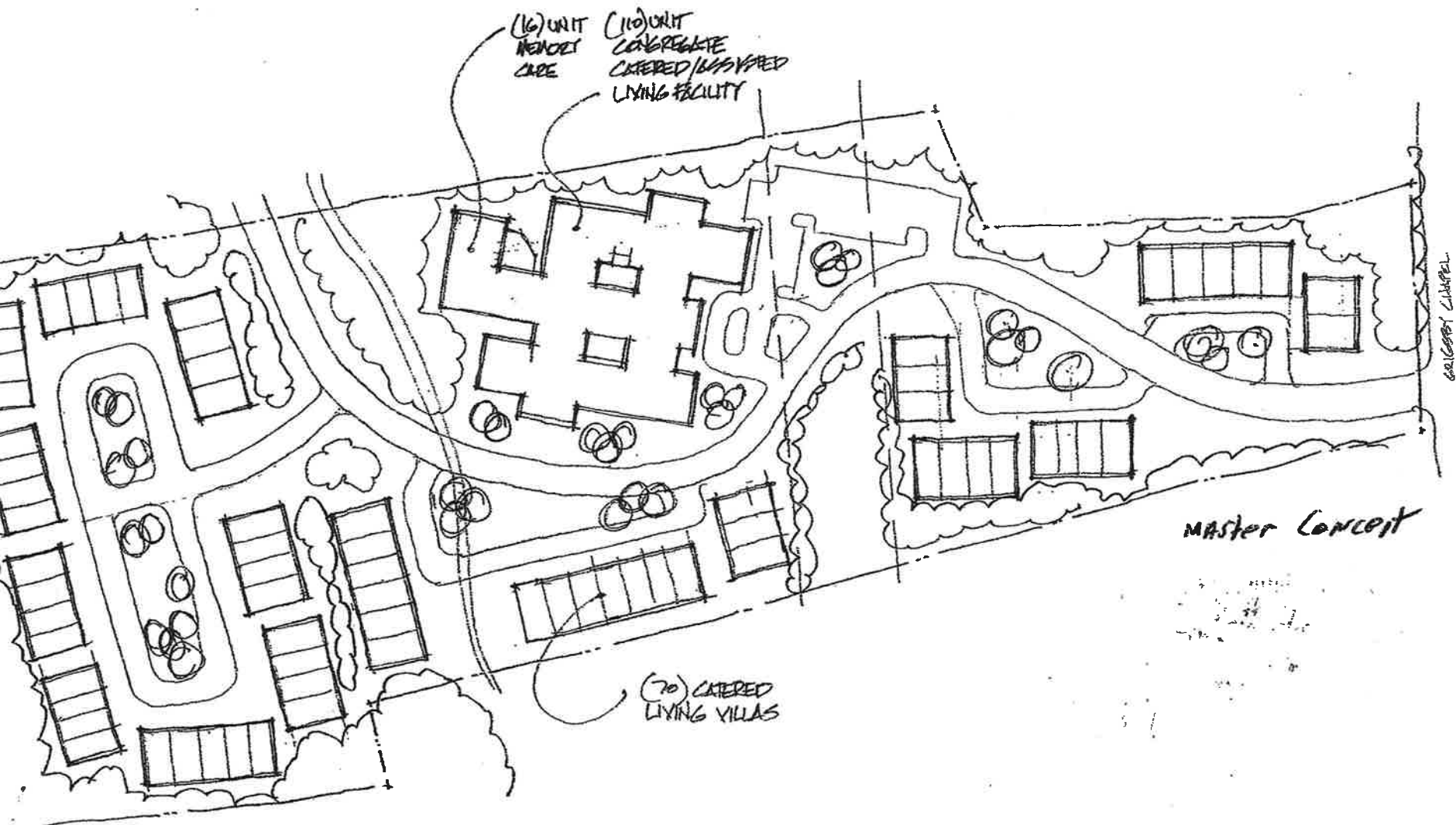
9-1-16

Property Owner Signature:

Salvatore A. Gaudino

Date:

9-1-16





LIVE CLOSER • GO FURTHER
farragut

Ordinance 16-XX Exhibit A

Future Land Use Map

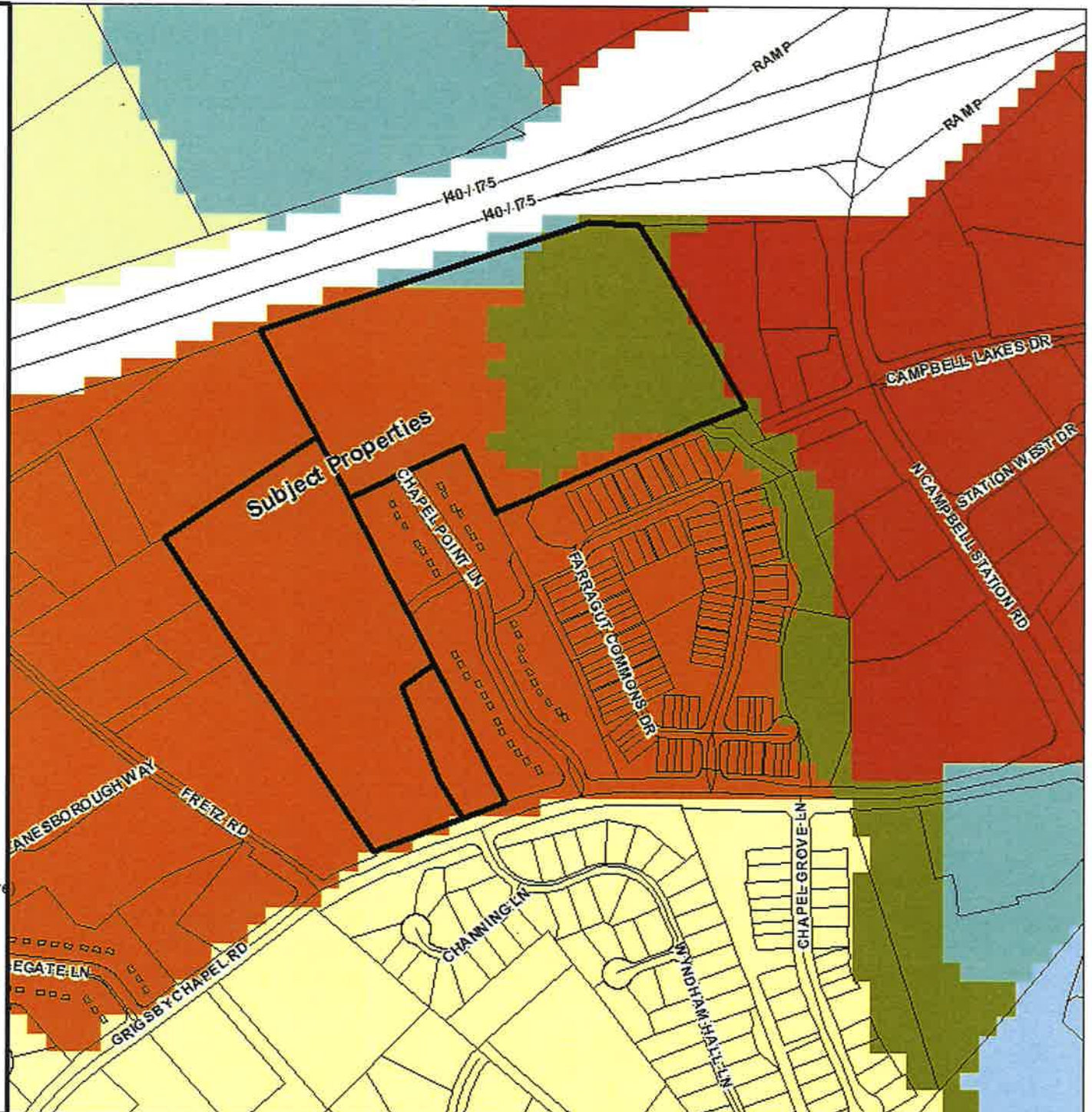
Rezone
A portion of Parcel 116.01, Tax Map 130
and Parcels 96 and 96.01, Tax Map 142

Legend

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



1 in = 400 ft



MEETING DATE: October 20, 2016

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a request to rezone a portion of Parcel 116.01, Tax Map 130, north of Farragut Commons and Chapel Point, from R-2 and FPD to R-4 and FPD, Parcels 96 and 96.01, Tax Map 142, located on Grigsby Chapel Road, from R-4 to S-1, 19.73 Acres (Diversified Holdings, Inc., Applicant)

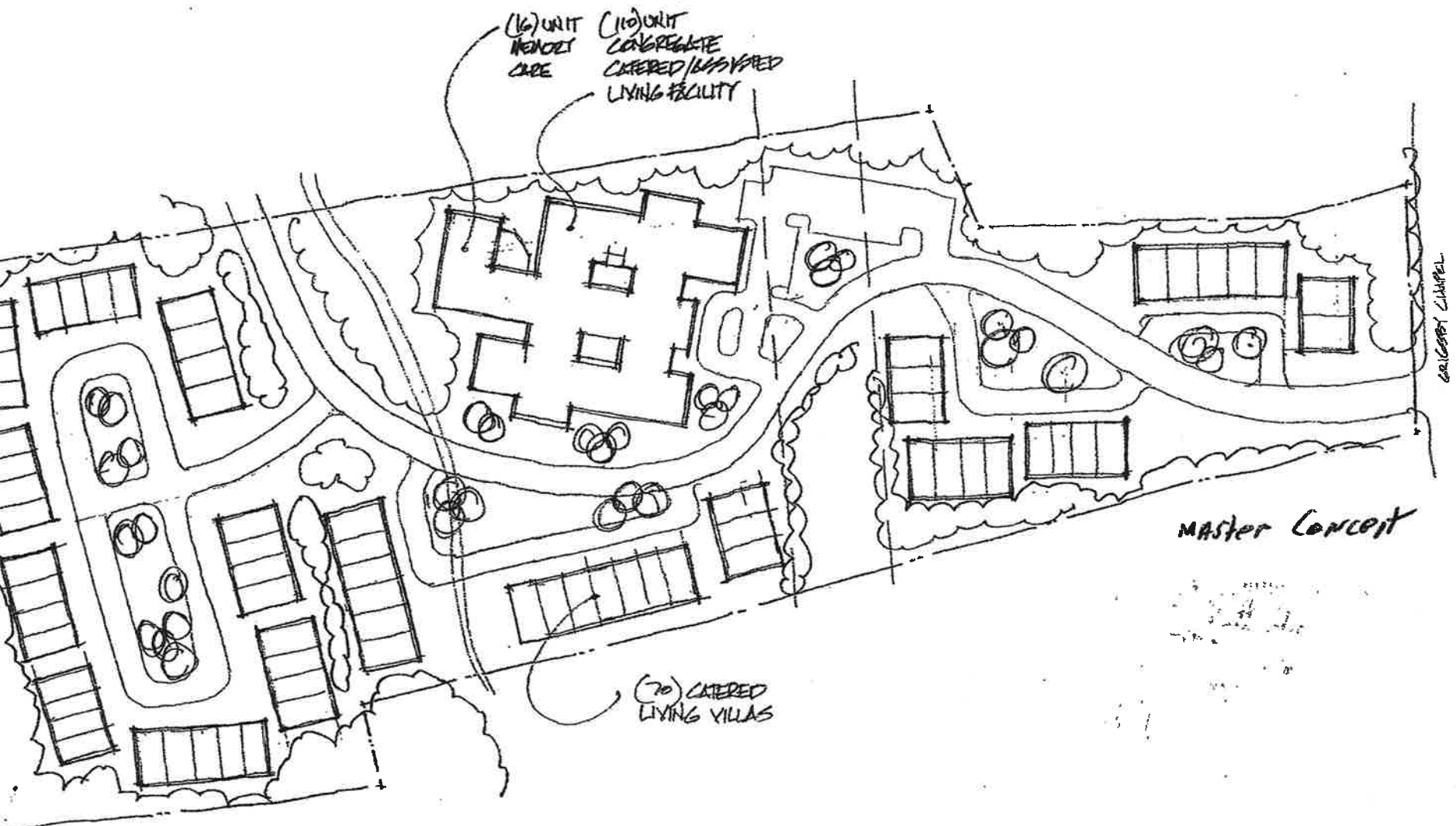
INTRODUCTION AND BACKGROUND: This item was discussed at the August 18, 2016 Planning Commission meeting and relates to the previous agenda item. As indicated in the previous item, the applicant currently has approximately 16.53 acres that is zoned R-4 (Attached Single-Family Residential), approximately 8.63 acres zoned R-2 (General Single-Family Residential) and FPD (Floodplain District), and approximately 7.32 acres zoned C-2 (Regional Commercial) and FPD (Floodplain District).

On the rezoning application, the applicant is requesting that approximately 11.43 acres be rezoned from R-4 (Attached Single-Family Residential) to S-1 (Community Service) and the portion of the property currently zoned R-2 be rezoned to R-4. The 5.10 acre tract on the north end of the property abutting the interstate and that is currently zoned R-4 would remain in its current zoning. This would also be the case for the 7.32 acres that are currently zoned C-2 and FPD.

When this was discussed in August, the staff questioned the arrangement of the S-1 and the R-4 and indicated that the single-family attached residential structures would provide a better transition and be more marketable in the southern portion of the property further away from the interstate. The applicant was asked by the commission to provide more details on the concept build out of the property and include an updated Traffic Impact Study (TIS) based on the concept envisioned.

RECOMMENDATION: The applicant's master concept plan is included in your packet along with the Executive Summary of the TIS. As explained in the TIS, the applicant's development would, at this point, involve a two phase build out. The first phase would consist of 126 assisted living units and 34 independent living cottages with an anticipated completion of 2020. Sixteen of the 126 assisted living units would have an Alzheimer/dementia care focus. The second phase would add 37 independent living cottages with an anticipated build out of 2022.

The primary conclusion of the TIS was that the traffic generated from the proposed senior living development would not result in unacceptable levels of service at the study intersections. Other specific recommendations are noted in Items 1-3 of the Executive Summary. At this point and based on the master concept plan, it would appear to the staff that the applicant is proposing a senior living community. Consequently, in terms of zoning districts, the S-1 Zoning District rather than a mixture of S-1 and R-4 would more directly apply to the applicant's project as currently envisioned. This needs to be clarified before this can be presented for a vote as the requested zoning districts would be affected.



TRAFFIC IMPACT STUDY

GRIGSBY CHAPEL ROAD SENIOR LIVING FACILITY

FARRAGUT, TN

CCI PROJECT NO 01277-0000



PREPARED FOR
Diversified Holdings, Inc.
620 North Campbell
Station Road
Farragut, TN 37934

SUBMITTED BY

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

SEPTEMBER 16

2016

EXECUTIVE SUMMARY

This report provides a summary of a traffic impact study that was performed for a senior living development that is proposed for construction off of Grigsby Chapel Road in the Town of Farragut. This development was originally studied in 2014, and this study provides an update to that original study. The actual site location is on the north side of Grigsby Chapel Road, approximately one-third mile west of Campbell Station Road. The development plan for this project proposes a two phase build out. The first phase will consist of 126 assisted living units and 34 independent living cottages and should be open and fully occupied by 2020. Sixteen of the 126 assisted living units will have an Alzheimer/dementia care focus. The second phase will add 37 independent living cottages. The build-out date for this phase is estimated to be by 2022. The project is to have one access driveway onto Grigsby Chapel Road, which will line up directly across from the existing Wyndham Hall Lane and will allow all traffic movements.

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

The primary conclusion of this study is that the traffic generated from the proposed senior living development will not result in unacceptable levels-of-service at the study intersections. In fact, because this type of development does not produce a high concentration of trips during the traditional A.M. and P.M. peak traffic hours, this development would appear to be a very good use for this site given the high peak hour traffic volumes that exist in the area.

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

1. The site access road should be STOP controlled and should be located directly opposite the existing Wyndham Hall Lane. It is currently planned to be constructed with two approach lanes and one departure lane. Good turning radii of 25 feet or more should also be provided to serve traffic entering and exiting the site. The existing center turn lane on Grigsby Chapel Road will be adequate to serve the eastbound left-turn movement.
2. The vegetation on the traffic calming island, located to the west of the main site entrance road, should be carefully maintained to prevent blockage of the line of sight for drivers exiting the main site entrance looking west.
3. The traffic signal at the intersection of Campbell Station Road with Grigsby Chapel Road should have its timing periodically evaluated and adjusted as appropriate.

INTRODUCTION & PURPOSE OF STUDY

This report provides a summary of a traffic impact study that was performed for a senior living development that is proposed for construction off of Grigsby Chapel Road in the Town of Farragut. This development was originally studied in 2014, and this study provides an update to that original study. The actual site location is on the north side of Grigsby Chapel Road, approximately one-third mile west of Campbell Station Road. FIGURE 1 is a project location map identifying the project in relation to the major roadways in the vicinity of the proposed development.



FIGURE 1
LOCATION MAP

The development plan for this project proposes a two phase build out. The first phase will consist of 126 assisted living units and 34 independent living cottages and should be open and fully occupied by 2020. Sixteen of the 126 assisted living units will have an Alzheimer/dementia care focus. The second phase will add 37 independent living cottages. The build-out date for this phase is estimated to be by 2022. The project is to have one access driveway onto Grigsby Chapel Road, which will line up directly across from the existing Wyndham Hall Lane and will allow all traffic movements. FIGURE 2 is a Conceptual Site Plan which details the proposed site layout and configuration.

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

distance reviews and others as appropriate.

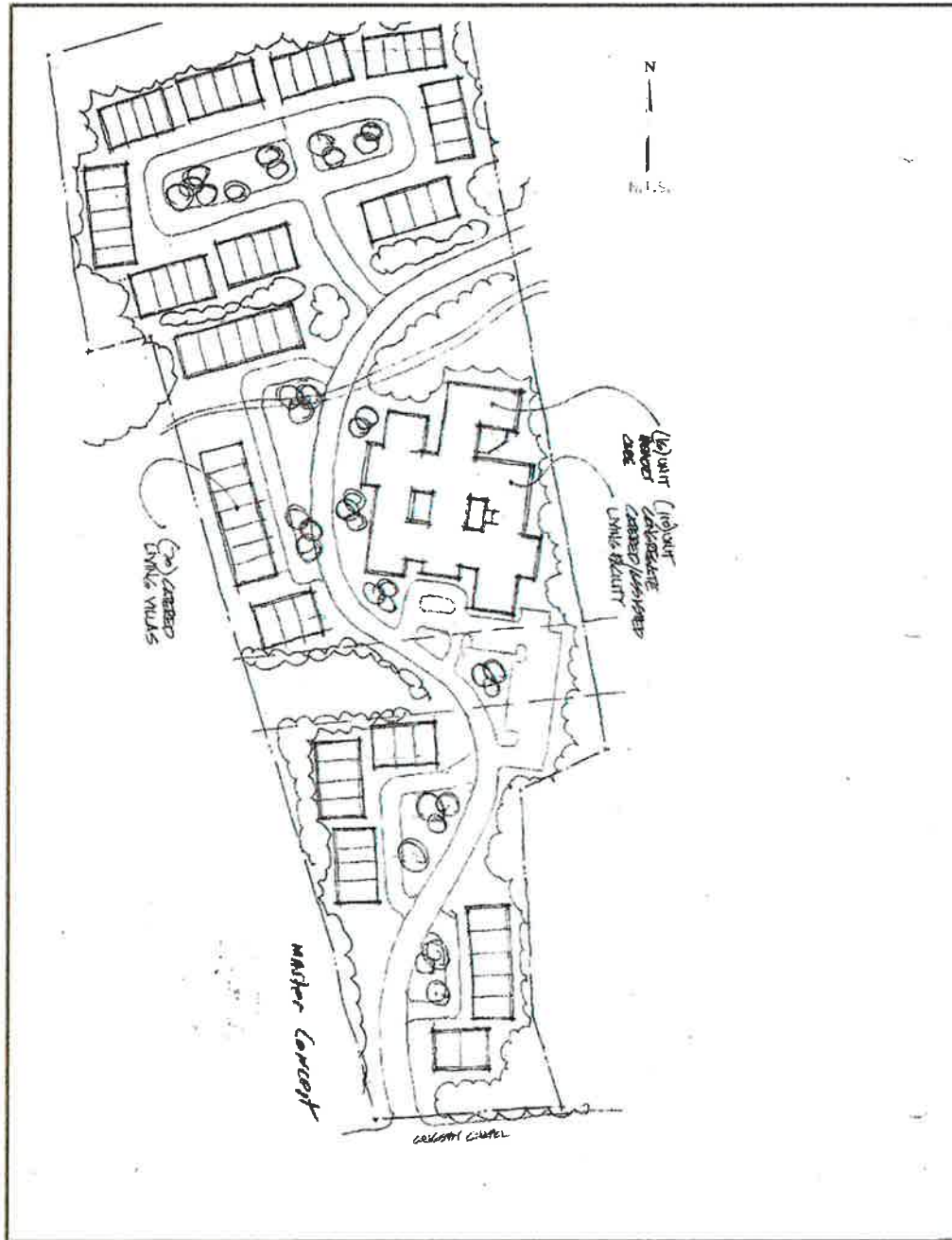


FIGURE 2
CONCEPTUAL SITE PLAN



LIVE CLOSER • GO FURTHER
farragut

**Ordinance 16-XX
Exhibit A**

CURRENT ZONING

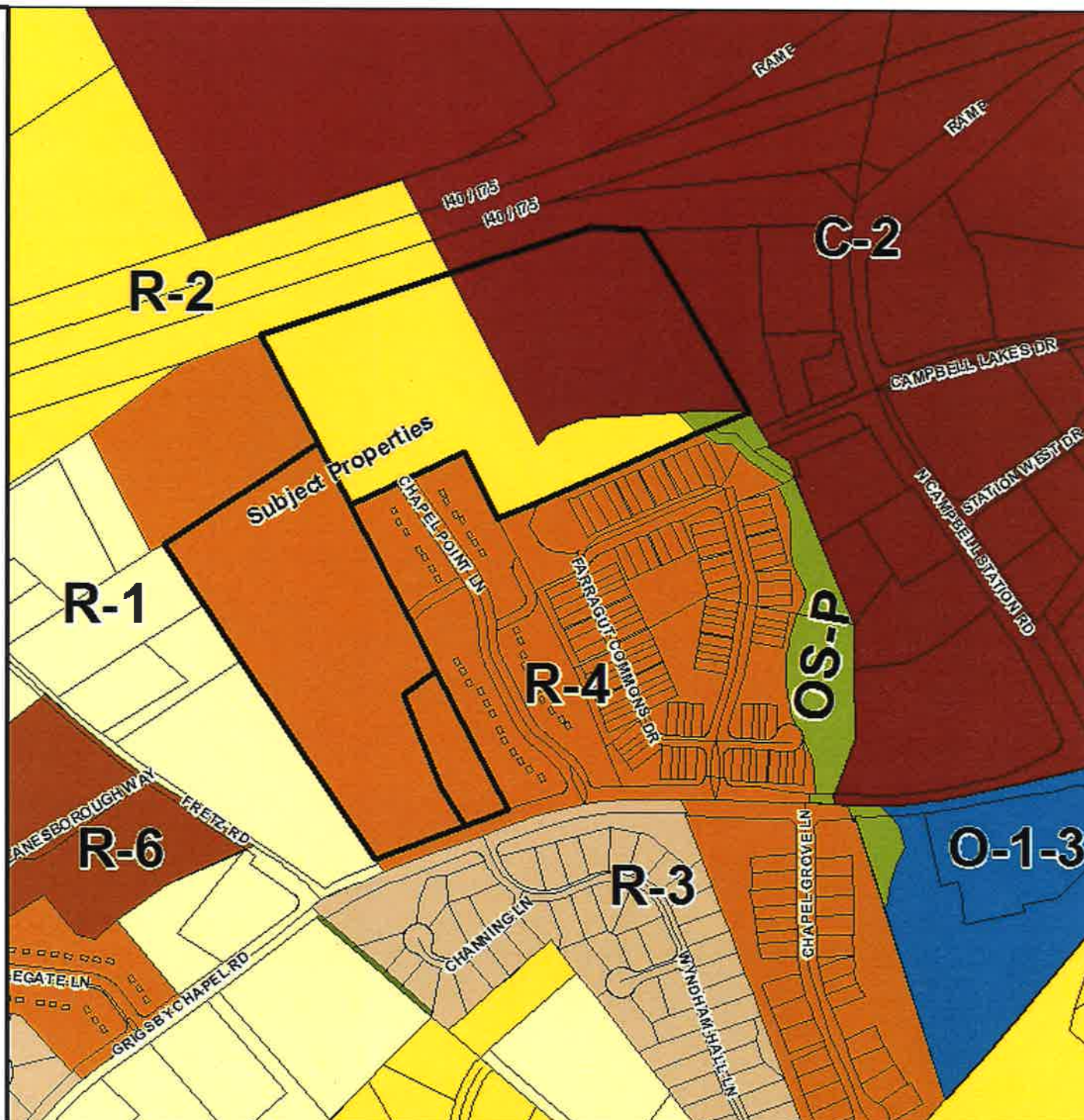
Rezone
A portion of Parcel 116.01, Tax Map 130
and Parcels 96 and 96.01, Tax Map 142

Legend

- Streets
- Subject Properties
- Parcels
- B-1, Buffer
- OS-P, Open Space/Park
- R-1, Rural Single-Family Residential
- R-2, General Single-Family Residential
- R-3, Small Lot Single-Family Residential
- R-4, Attached Single-Family Residential
- R-6, Multi-Family Residential
- O-1-3, Office, Three Stories
- C-2, Regional Commercial



1 in = 400 ft



MEETING DATE: October 20, 2016

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ashley Miller, Assistant Community Development Director

SUBJECT: Discussion on a request to amend the 2012 Comprehensive Land Use Plan for Parcel 44, Tax Map 152, located at 430 Virtue Road, 87.1 Acres, from Medium Density Residential to Open Space Cluster Residential (Glen Glafenheim, Applicant)

INTRODUCTION AND BACKGROUND: This workshop discussion involves an 87.1 acre tract located on the east side of Virtue Road. The property has some environmental limitations with Little Turkey Creek flowing through the property from north to south along Virtue Road and steep slopes along the southeastern portion of the property adjoining the Kingsgate Subdivision. Additionally, the Colonial Pipeline bisects the property. 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) to Open Space Cluster Residential. The floodplain portion of the property would remain as an Open Space designation.

DISCUSSION AND RECOMMENDATION: When the CLUP was being formulated, the property in question was seen as a good candidate for a higher density residential use that would capitalize on the floodplain as an amenity given it has frontage along a major collector, Virtue Road. Since the adoption of the CLUP in 2012 and aided by amendments to the R-6 Zoning District, interest in multi-family residential projects has increased substantially with one project being approved north of I-40. For this reason and the environmental limitation (significant floodplain and steep slopes) on the property, the staff would view the request to amend the future land use map for this property that is designated as Medium Density Residential to Open Space Cluster Residential as reasonable once the issues related to improvements to Virtue Road are resolved.

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. On the CLUP amendment application the requested future land use designation is R-1/OSR, which is a zoning district. The closest existing future land use designation to the R-1/OSR is the Open Space Cluster Residential, which is in line with what the applicant is proposing to do with the property.

RECEIVED

SEP - 2 2016

TOWN OF FARRAGUT

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

pd # 300
9/2/16

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

PETITIONER INFORMATION

Name: David Alley Jr./Glen Glafenheim/Judith Harville
Full address: 2099 Thunderhead Rd, Ste 204, Knoxville, TN 37922

Contact information (phone and email):
David Alley (865) 389-7361, david@alleyauction.com/Glen Glafenheim 363-4321, glen.glafenheim@gmail.com

OWNER INFORMATION (if not petitioner)

Name(s): Lacey E. Harwell & Judith O. Harwell
Full address(es): 430 Virtue Rd, Knoxville, TN
Contact information (phone and email):
Judy Harville, (865) 789-6835, jharville@coldwellbanker.com

PROPERTY/AREA INFORMATION:

Physical Address(es) of ALL Property to be considered for amendment:
430 Virtue Rd, Knoxville, TN

Current Future Land Use Designation(s):	Med Density Residential
Proposed Future Land Use Designation(s):	R-1 OSR Residential
Zoning of Each Property to be Considered:	Agricultural R-1 OSR
Existing Use of Property to be Considered :	Agricultural
Proposed Future Use of Property (if known):	
Residential Subdivision R-1 OSR	

Explain why the current future land use designation of this property/area should be changed:
To provide housing for the growing community.

Glen Glafenheim agent for Judy Harville
9-2-2016



LIVE CLOSER • GO FURTHER
farragut

Ordinance 16-XX
Exhibit A

Future Land Use Map

Rezone
Parcel 44, Tax Map 152

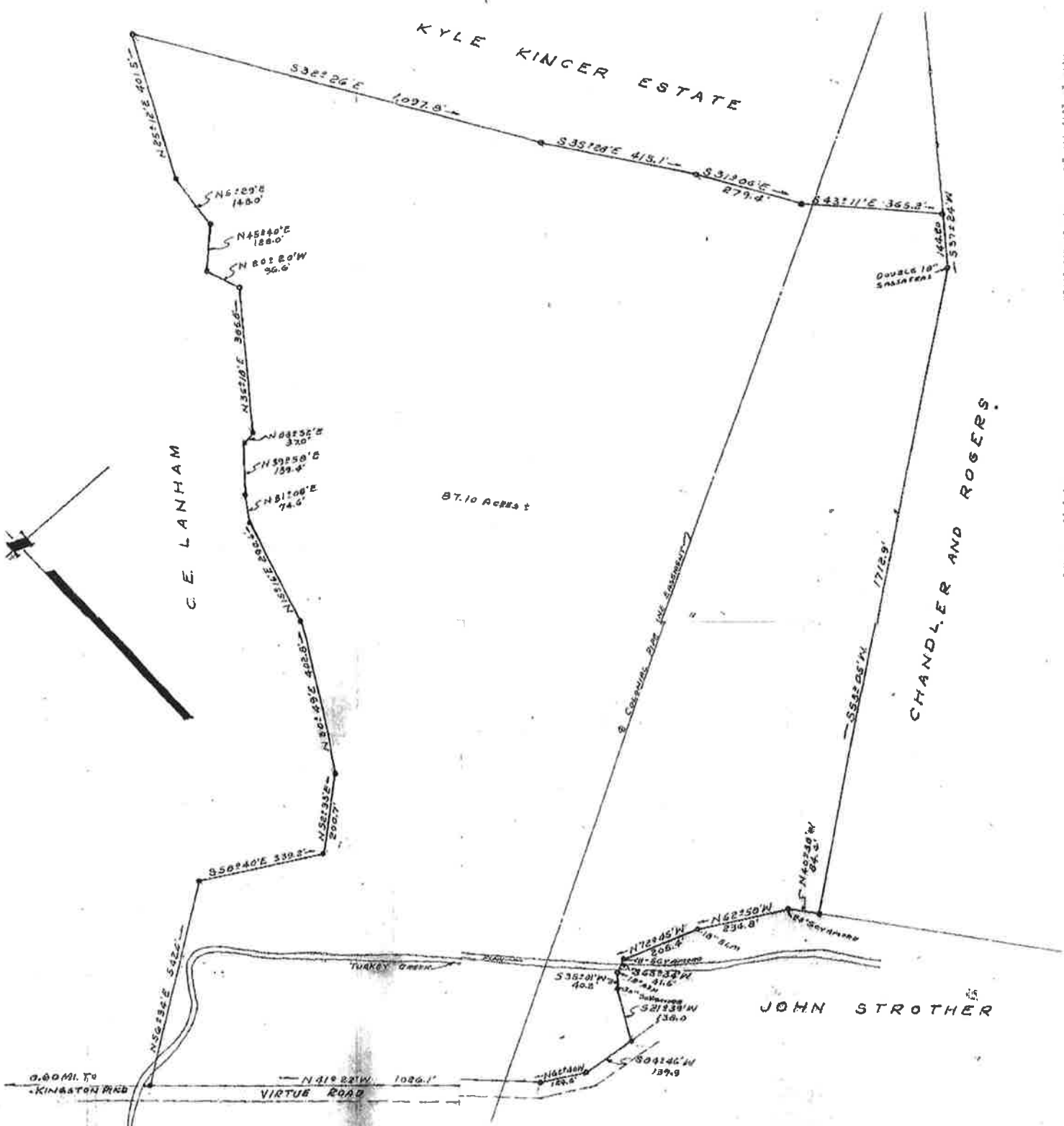
Legend

- Streets
- Subject Property
- Parcels
- Civic/Institutional
- Office/Light Industrial
- Light Industrial
- Commercial
- Regional Commercial
- Open Space
- Parks and Rec
- Open Space Cluster Residential
- Rural Residential (> 1 Acre lots)
- Very Low Density Residential (2-4 DUs/Acre)
- Low Density Residential (5-6 DUs/Acre)
- Medium Density Residential (8-12 DUs/Acre)
- Mixed Use Neighborhood (8-10 DUs/Acre)
- Mixed Use Town Center (8-15 DUs/Acre)



1 in = 500 ft





PROPERTY OF
DR. L. E. HARVILLE, JR.
GTH DIST. — KNOX COUNTY — TENN.
SCALE 1 IN. = 800 FT. SEPT. 21-1
SEN. N & KENNEDY 152-44

-NTS-

MEETING DATE: October 20, 2016

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ashley Miller, Assistant Community Development Director

SUBJECT: Discussion on a request to rezone Parcel 44, Tax Map 152, located at 430 Virtue Road, 87.1 Acres, from A to R-1/OSR (Glen Glafenhain, Applicant)

INTRODUCTION AND BACKGROUND: This workshop discussion involves a request to rezone an 87.1 acre tract located on the east side of Virtue Road. The property has some environmental limitations with Little Turkey Creek flowing through the property from north to south along Virtue Road and steep slopes along the southeastern portion of the property adjoining the Kingsgate Subdivision. Additionally, the Colonial Pipeline bisects the property. On the future land use map in the Comprehensive Land Use Plan (CLUP), the property is shown as Medium Density Residential. However, the agenda item preceding this rezoning request would amend this designation to Open Space Cluster Residential.

DISCUSSION: Consistent with the CLUP amendment, the applicant is requesting a rezoning from A (Agricultural) to R-1/OSR Zoning District. From the staffs' perspective, if the CLUP amendment is approved, the request will be consistent with the CLUP and is the best residential designation for this property given its environmental characteristics. The most significant issue with the rezoning or any subdivision development on the property is the reality that this section of Virtue Road does not physically meet the Town's specifications for a major collector street as provided for in the subdivision regulations. Nor does the road follow the Complete Streets provisions that have been adopted by the Town.

RECOMMENDATION: Though this is a workshop item, the staff does feel that the requested zoning district is a good match for the property. Any rezoning approval however would be subject to Virtue Road being improved to the specifications of the subdivision regulations for a major collector street and to the incorporation of Complete Streets provisions that have been adopted by the Town.

The staff would not support any rezoning of the property without the above noted improvements to Virtue Road. Prior to this rezoning being considered for a vote a traffic impact study will be required.

Included in your packet is the rezoning request and a map of the property.

RECEIVED

SEP - 2 2016

APPLICATION TO AMEND ZONING MAP

TOWN OF FARRAGUT, TENNESSEE

TOWN OF FARRAGUT

FOR OFFICE USE ONLY

Fee Paid: \$300

APPLICANT NAME: AKP Properties

Address: 2099 Thunderhead Rd, Suite 204 City/State/Zip: Knoxville, TN 37922

Phone Number: 363-4321 or 389-7361 Fax Number: _____

E-mail: David@AlleyAuction.com or Glen.Glafenheim@gmail.com

DESCRIPTION OF PROPERTY (Attach map of property):

Address: 430 Virtue Rd, Knoxville, TN

Size of Tract: Approx 87+/- acres

Lot(s)/Parcel(s) No.: 152

Tax Map No. 044

WD - Book 1304, Page 899

Previous Rezoning Applications: None

Change Requested:

From: Agricultural

To: R-1 OSR

Proposed Use of Property (Be specific): Residential Subdivision

Existing Land Use: Agricultural

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

NAME	ADDRESS (Street/City/Zip)	PROPERTY OWNED
David Alley	2099 Thunderhead Rd, Ste 204 37922	
Glen Glafenheim	Same	
Lacey/Judith Harville	430 Virtue Road Knoxville, TN	87.5 AC MAP 152/44

I HEREBY CERTIFY THAT THE OWNERS OF ALL PROPERTY INVOLVED IN THIS REQUEST HAVE SIGNED OR ARE LISTED ABOVE AND HAVE CONSENTED TO THIS APPLICATION.

APPLICANT SIGNATURE

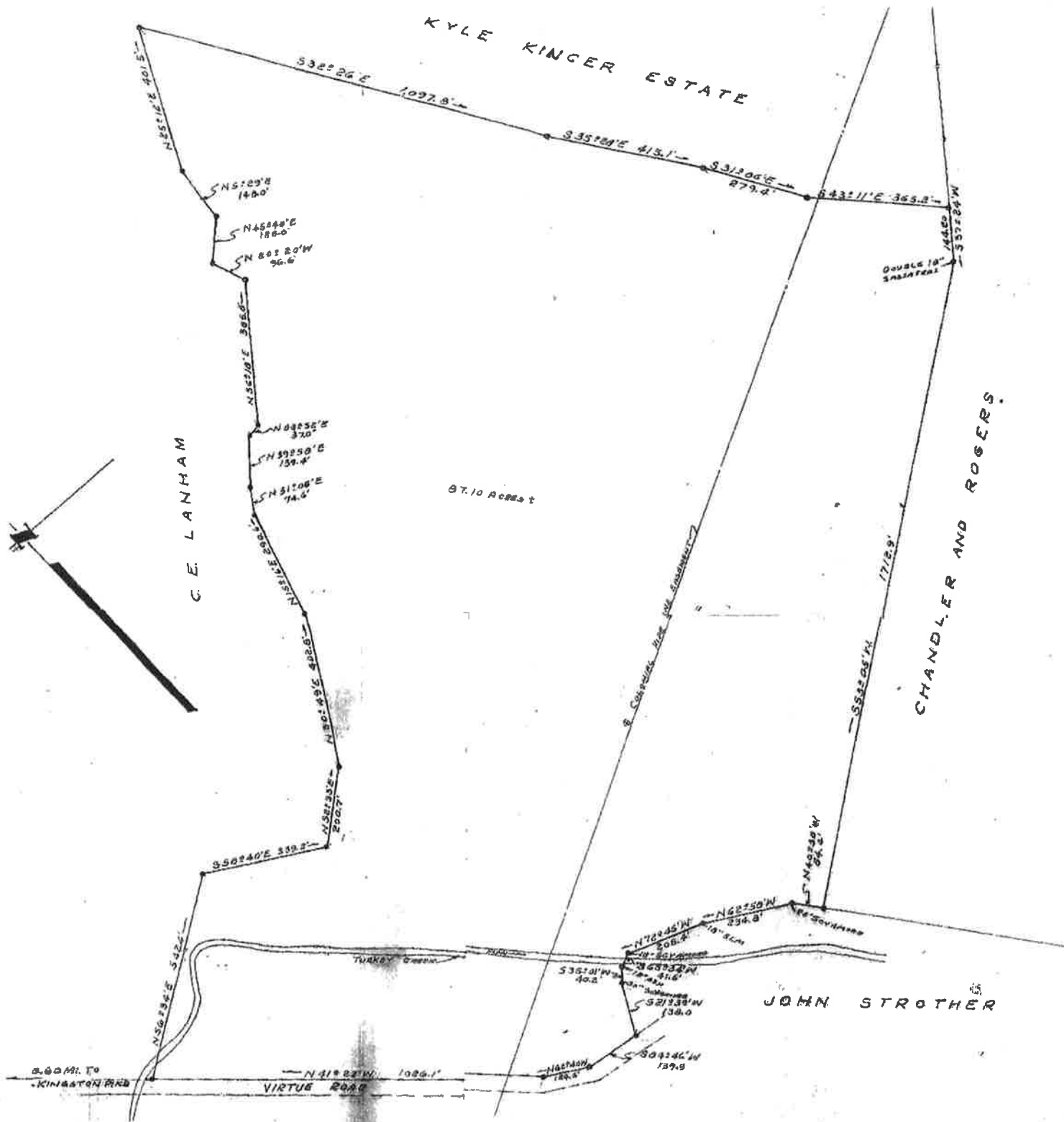
DATE

OR

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

AKP properties, LLC by Glen Glafenheim 8/31/16
NAME (SIGNATURE) DATE

2099 Thunderhead Rd Suite 204 Knoxville, TN 37922 (865) 363-
Street Address/City/State/Zip Telephone Number 435



87.10 Acres ±

PROPERTY OF
DR. L. E. HARVILLE, JR.
GTH DIST. — KNOX COUNTY — TENN.
SCALE 1" = 200' — SEPT. 21 - 1
SEN. M. E. KENNEDY 152-44

-NTS-



LIVE CLARGE • GO FURTHER
farragut

**Ordinance 16-XX
Exhibit A**

CURRENT ZONING

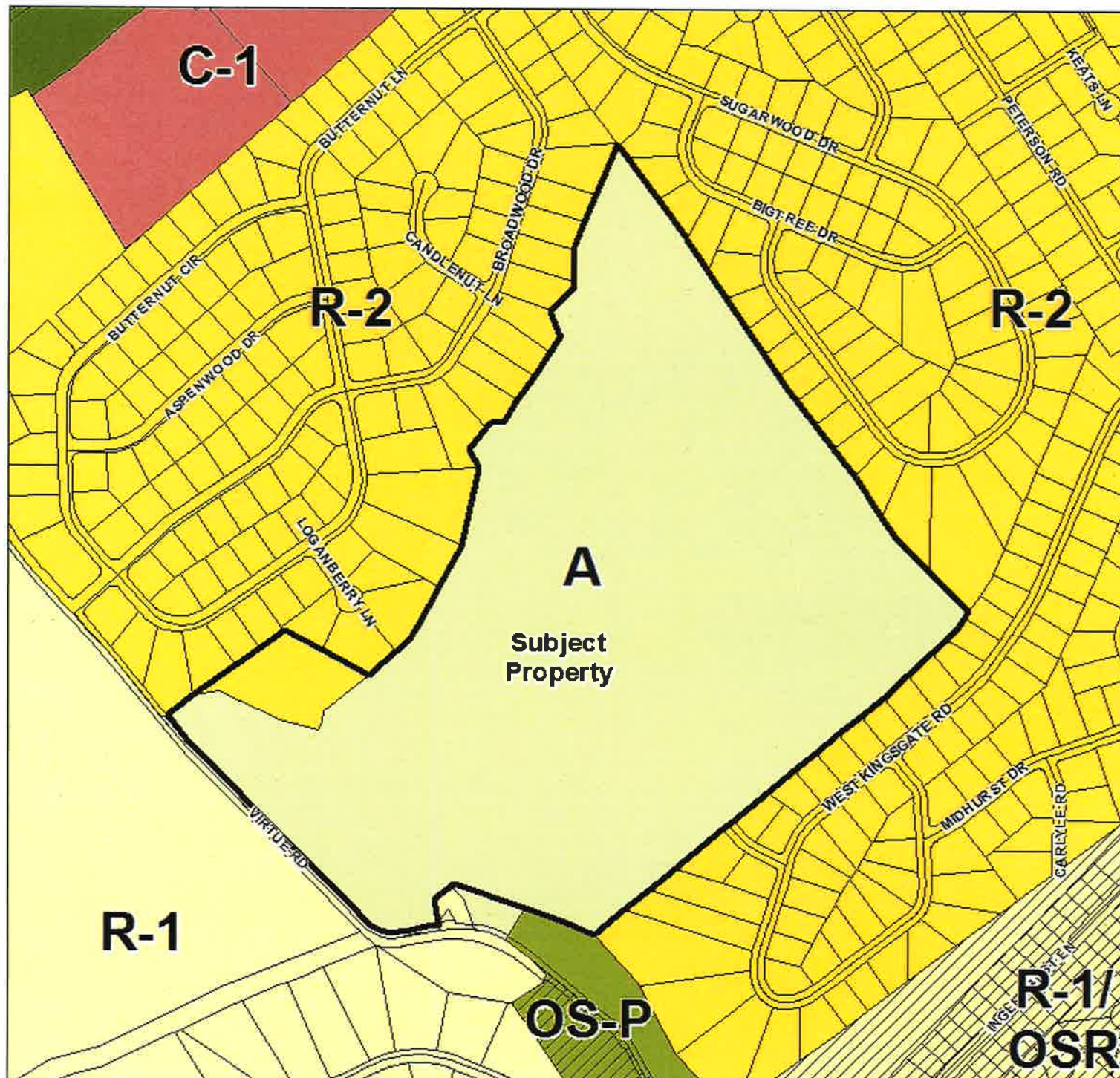
Rezone
Parcel 44, Tax Map 152

Legend

-  Streets
-  Subject Property
-  Parcels
-  A, Agricultural
-  B-1, Buffer
-  OS-P, Open Space/Park
-  R-1, Rural Single-Family Residential
-  R-2, General Single-Family Residential
-  R-4, Attached Single-Family Residential
-  OSR, Open Space Residential Overlay
-  C-1, General Commercial
-  Telecommunication Tower Overlay Zone



1 in = 500 ft



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a text amendment to the Farragut Zoning Ordinance, Chapter 3., Section XII., General Commercial (C-1)., Subsection B.12., to amend the provisions to allow for outdoor kennel facilities (Dog Days Canine Playschool, Applicant)

INTRODUCTION AND BACKGROUND: This workshop discussion item involves a request to amend the existing zoning ordinance requirements associated with indoor kennel facilities. Currently, a kennel is defined in Chapter 2 of the zoning ordinance as the following:

Kennel: Any lot or premises on which four (4) or more dogs, more than six (6) months of age, are kept.

In the General Commercial (C-1) Zoning District, an indoor kennel facility is permitted provided the following development criteria are met:

- a. The building shall be sound proofed to prevent the noise of barking dogs being heard outside the building. A certification verifying the sound proofing capabilities must be submitted with the site plan; and
- b. No outdoor fencing shall be located on the premises.

The applicant has an existing dog day care facility (which is most similar to a kennel as treated in the zoning ordinance) in Farragut that pre-dates the above requirements. They will be moving and desire to stay in Farragut to continue to serve their existing customers. The applicant would like to be able to have an outdoor area that would be fenced where the staff could take the dogs. The dogs would only be permitted outside with staff supervision.

The current criteria associated with kennels is intended to lessen the likelihood of a nuisance. Kennels can be smelly and noisy and potentially unsightly. The staff is open to the current criteria being re-visited but would strongly encourage certain conditions remain in place to address any potential nuisance concerns.

In looking at some other communities similar to Farragut, some provisions include the following:

- Requiring a certain type of fence and a minimum and maximum outdoor space based on the square footage of the dog care business;
- Requiring landscaping in the outdoor space. This can also aid in screening and noise control;
- Requiring that such businesses be a minimum distance from properties zoned residential or agriculture;

- Requiring that the fenced outdoor space not be visible from any public streets or adjacent properties;
- Requiring some measures to control the noise within the facility.

These, and possibly other, provisions should be explored if the current criteria is amended.

**APPLICATION TO AMEND ORDINANCE TEXT
TOWN OF FARRAGUT, TENNESSEE**

FOR OFFICE USE ONLY
Fee Paid: \$550- 9.19.16 RWD

APPLICANT NAME: Dog Days Canine Playschool
Address: 101 N. Campbell St moving to 10875 Kingston Pike
City/State/Zip: Knoxville TN 37934
Phone Number: 865 966-7432
Fax Number: 865 966-7450
E-mail: dogdaysknoxville@aol.com

CHANGE REQUESTED

Amend Zoning Ordinance, Sign Ordinance, or Municipal Code text as follows:

Fence ordinance / ~~amend zoning~~

The proposed amendment is necessary due to the following changed or changing conditions: (be specific)

See attached
need fence like I have had at 101 N. Campbell
at new location for dogs 10875 Kingston
Pike.

Harnet Williams 9-18-16
APPLICANT SIGNATURE DATE

OR

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

NAME (SIGNATURE) DATE

Street Address City/State/Zip Telephone Number

Mark Shipley

Talked with Darryl Ward who owns PAW PAIS Daycare and boarding. He rents a place in Franklin and owns a building in Brentwood. He has 2 locations and has dealt with Both Franklin + Brentwood codes + ordinances. He is allowed to have a fence at Both locations. One is Chain Link and the other is part wood - part white vinyl. He did not have to do any soundproofing at all. He does 30-40 or more dogs a day.

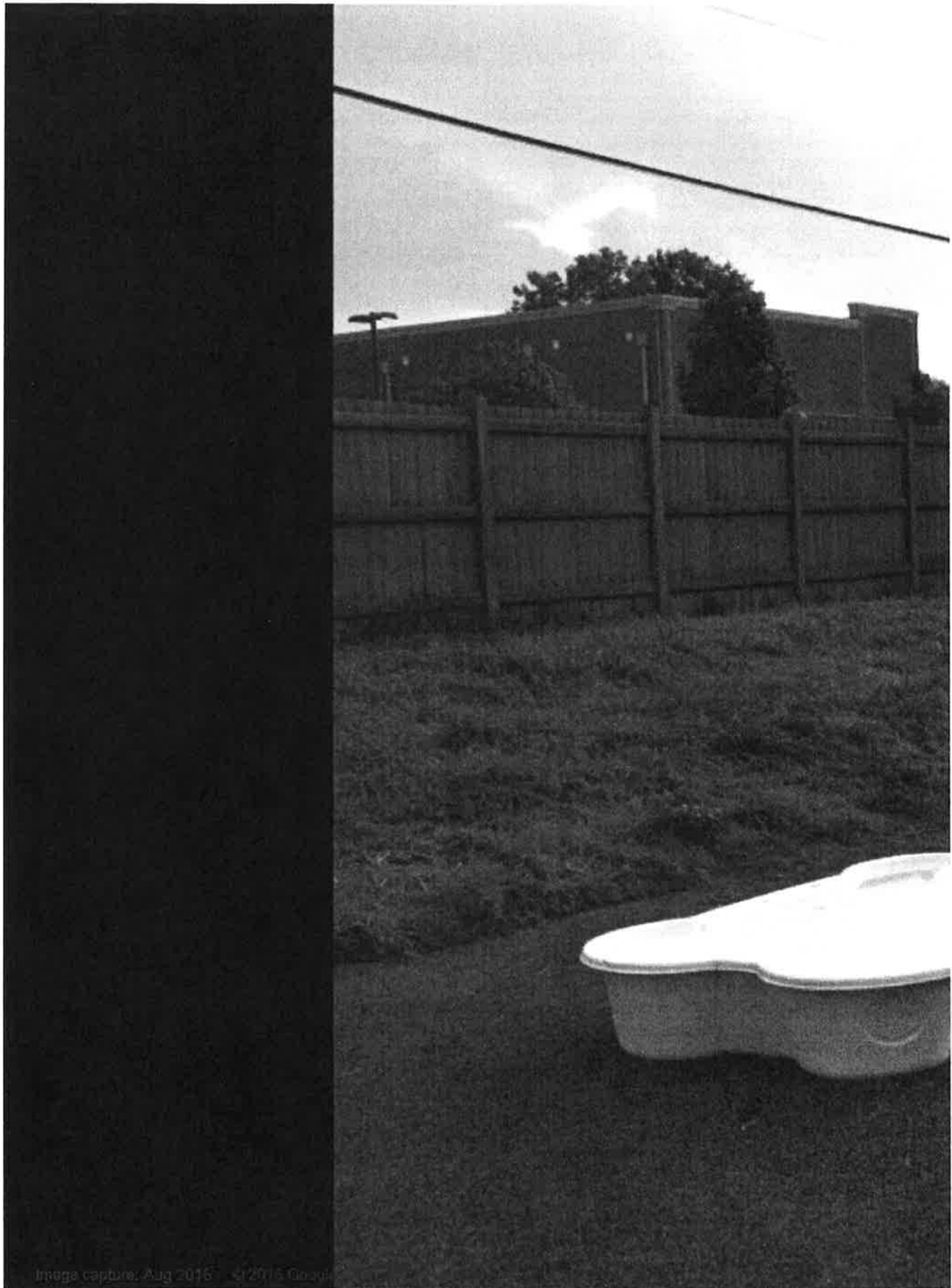
I enclosed some pictures from his web site. He said his clients from Franklin + Brentwood do not want their dogs in the archaic kennel runs from years ago. Here is his cell phone, cfb you have any questions.

(615-430-6887)

Also enclosed My Second Home Pet →

Resort in Cool Springs
in Franklin. 18,000 sq ft
feet w/ a huge fenced in
yard. I supplied pictures.
No Soundproofing required
and fence approved.





MEETING DATE: October 20, 2016

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

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

INTRODUCTION AND BACKGROUND: This item was originally presented to the Planning Commission at the July 16, 2015 meeting (please see the staff report for that meeting that is in your packet). At that time, the Commission asked that this be taken to the Economic Development Committee (EDC) and possibly the Farragut Business Alliance (FBA) for their consideration and input.

The EDC reviewed this in the fall of 2015 and indicated that the applicant should experiment with some limited use of food trucks for special events and the football season and then report back to the EDC on the results so that the EDC could assess this further.

Due to military service the applicant was out of the country until this past summer and petitioned to go back to the EDC to report on the food truck experiment. The EDC reviewed this on September 7 and recommended that the idea of mobile vending be pursued further through a committee that could look into the relevant issues and what some other communities have implemented.

The Board of Mayor and Aldermen (FBMA) then reviewed this as a workshop item on September 22 and, although there were some concerns expressed, agreed with the EDC that a committee should be formed to look into this in more depth. This committee should include no more than two representatives from the FBMA, EDC, and FMPC with overlap being permitted so as to keep the group size manageable.

RECOMMENDATION: In addition to updating the commission on this request, the staff has included this on the agenda to ask the Commission for appointments to the mobile vending committee that has been requested to explore this matter in more depth.

MEETING DATE: July 16, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

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

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

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

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

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

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

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a text amendment to the Farragut Zoning Ordinance, Chapter 4., Section III., Antennas and Towers, to provide for a new telecommunication provisions

INTRODUCTION AND BACKGROUND: This item is a follow up to the workshop discussion prior to the meeting related to the Town's telecommunications regulations. One of the items on the Community Development Department's work program is to update the Town's telecommunications regulations. Currently, telecommunications are addressed in two different sections of the Town's zoning ordinance.

In the Specific Districts Section of Chapter 3, the Town provides for a zoning district entitled Telecommunications Tower Overlay Zone (T). This overlay was created to address the placement of monopole commercial telecommunications towers, such as the recently installed tower off of Concord Road. As currently written when an applicant wishes to erect a monopole tower, they must first request a rezoning to the Tower Overlay. The Tower Overlay is not an option where the property is currently zoned residential. Consequently, if a tower is proposed on property currently zoned residential, the base zoning of the property would also need to be changed from residential to non-residential. The Tower Overlay is also not an option in the Mixed Use Town Center as adopted by the Board of Mayor and Aldermen.

After discussing the Tower Overlay with Larry Perry (the local telecommunications expert conducting the workshop on October 20), due to the length of time involved in the rezoning process, the Town's current Tower Overlay provisions will need to be revisited. Basically, due to recent court decisions, an application must be acted on within 60 days of submittal. The Town's rezoning process extends well beyond this 60 day time frame. Mr. Perry will be working with the staff on addressing this issue as part of the update to the telecommunications provisions.

The second section of the Town's zoning ordinance that addresses telecommunications is in Chapter 4, General Provisions and Exceptions, Subsection III. – Antennas and Towers. This subsection is somewhat outdated and addresses provisions for dish antenna, amateur radio towers, and other antenna placements, excluding the monopole commercial telecommunications towers provided for in Chapter 3. As part of Mr. Perry's evaluation of the Town's existing provisions, the existing language in the Antennas and Towers subsection has remained but additional definitions and provisions for small cell/distributed antenna systems (DAS) have been added. The draft also provides for new provisions related to monopole commercial telecommunications towers that will likely replace the existing provisions in Chapter 3.

As you know, recently a request was considered for the placement of small cell structures in three different locations in the Parkside Drive area. It is likely that additional requests for these type of structures will be submitted in the near future from other service providers. The update to the Town's existing provisions will address these newer technologies so that the Town will have some parameters in place when applicants request such systems.

As part of this workshop item, the staff will follow up on any questions or comments that may have been brought up during the workshop session prior to the regular meeting. The staff will also provide an overview of the draft developed in consultation with Larry Perry.