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AGENDA
FARRAGUT MUNICIPAL PLANNING COMMISSION

December 15, 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 – November 17, 2016**

4. **Discussion and public hearing on a site plan for Planet Fitness, 11433 Kingston Pike, Zoned C-1/MUTC (Mike Twiss, Applicant)**

5. **Discussion and public hearing 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, adjacent Grigsby Chapel Road, from Medium Density Residential to Civic/Institutional (Diversified Holdings, Inc., Applicant)**

6. **Discussion and public hearing on a request to rezone a portion of Parcel 116.01, Tax Map 130, north of Farragut Commons and Chapel Point, 8.63 Acres, from R-2 and FPD to R-4 and FPD, and to rezone Parcels 96 and 96.01, Tax Map 142, adjacent to Grigsby Chapel Road, 11.43 Acres, from R-4 to S-1, (Diversified Holdings, Inc., Applicant)**

7. **Discussion on text amendments to the Farragut Subdivision Regulations, Article III., General Requirements and Minimum Design Standards., to provide for new requirements in relation to street widths and pedestrian facilities (Saddlebrook Properties, LLC, Applicant)**

8. **Discussion on text amendments to the Farragut Zoning Ordinance, Chapter 3., Section IX., Attached Single-Family Residential District (R-4)., to provide for new requirements (Saddlebrook Properties, LLC, Applicant)**

9. **Discussion and public hearing on amendments to the Farragut Zoning Ordinance, Chapter 4., Section XX., Parking and Loading., to provide for new requirements associated with off-street parking**

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.

10. **Discussion and public hearing on the adoption of a color palette to help strengthen the implementation of the adopted Architectural Design Standards**

MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION

November 17, 2016

MEMBERS PRESENT
Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ed Whiting, Secretary
Noah Myers
Betty Dick
Jack Coker, Youth Representative

MEMBERS ABSENT
Ralph McGill, Mayor
Louise Povlin, Alderman
Rose Ann Kile
Drew Carson

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
Staff reminded commissioners of upcoming training on November 29, 2016 involving a session on "Understanding the True Cost of Development."

APPROVAL OF AGENDA
Staff noted that agenda item #'s 4 and 5 were postponed at the request of the applicants. A motion was made by Commissioner St. Clair to approve the agenda with items 4 and 5 being postponed. The motion was seconded by Commissioner Myers and the motion passed unanimously.

APPROVAL OF MINUTES
A motion was made by Commissioner Myers to approve the minutes as presented. The motion was seconded by Commissioner Dick and the motion passed unanimously.

AGENDA ITEMS

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

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR PHASE I OF THE VILLAGES OF FARRAGUT SENIOR LIVING COMMUNITY, PARCEL 69.02, TAX

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MAP 142, LOCATED AT 208 SMITH ROAD, 23.06 ACRES (Goodworks Unlimited, LLC, Applicant)
This item has been postponed at the request of the applicant.

DISCUSSION AND PUBLIC HEARING 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)
The staff reviewed Ordinance 16-25 which would amend the provisions for kennels to provide for new requirements and the opportunity to have an outdoor fenced area.

Commissioner St. Clair moved to approve Resolution PC-16-18 subject to Section 12. g. in Ordinance 16-25 being amended to add the words "yielding no more than" before the words "30dB outside the facility." The motion was seconded by Commissioner Dick and the motion passed unanimously.

DISCUSSION ON A REQUEST FOR A TEXT AMENDMENT TO THE FARRAGUT ZONING ORDINANCE, CHAPTER 4., SECTION III., ANTENNAS AND TOWERS, TO PROVIDE FOR NEW TELECOMMUNICATIONS PROVISIONS
This item was for discussion purposes only.

DISCUSSION ON MEASURES TO HELP STRENGTHEN THE IMPLEMENTATION OF THE ADOPTED ARCHITECTURAL DESIGN STANDARDS
This item was for discussion purposes only.

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

ADJOURNMENT
The meeting adjourned at 9:05 p.m.

_____
Edwin K. Whiting, Secretary

MEETING DATE: December 15, 2016

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for Planet Fitness, 11433 Kingston Pike, Zoned C-1/MUTC (Mike Twiss, Applicant)

INTRODUCTION AND BACKGROUND: Planet Fitness is moving into the easternmost tenant space in the Village Green Shopping Center. They are requesting approval of a site plan for façade improvements across their lease space frontages. They will also be making some exterior lighting modifications (adding 4 wall lights and 1 pole light) and adding a dumpster with an enclosure.

The proposed façade improvements will attempt to match the remainder of the shopping center. The majority of the new façade material is proposed as wood composite lap siding. The property is within the mixed use town center but pre-exists any architectural requirements that may currently apply. A question for the commission is whether the façade material is acceptable given that the existing center pre-dates the design standards and the applicant is trying to match what currently exists.

RECOMMENDATION: Included in your packet are the staffs' comments on the initial site plan. Also included is the revised plan that was submitted to address the staffs' initial comments. The staff will make a recommendation at the meeting based on whether the revised plan addresses the staffs' comments. In terms of the materials proposed by the applicant, the staff would support trying to remain consistent with the remainder of the shopping center. Some of the applicant's colors (pink/purple), however, would need to be revised to a more earth tone color compatible with the building.

November 21, 2016

Mr. Mike Twiss
3 E. Main Street
Troy, OH 45373
mtwiss@gomtstudio.com

SUBJECT: STAFF COMMENTS ON THE SITE PLAN FOR THE FAÇADE MODIFICATION FOR THE PLANET FITNESS IN THE VILLAGE GREEN SHOPPING CENTER

Dear Mr. Twiss:

The Town staff has reviewed the above referenced site plan for compliance with the Town's regulations. Please address the following items and submit three (3) full size copies and one (1) 11" x 17" reduced set to the Farragut Town Hall by **Monday, December 5, 2016 (if you wish to try to be ready for a site plan review at the December 15 Planning Commission meeting).** Also, upon resubmittal, please include a letter which addresses these comments and that indicates where the information can be found on the plans.

Codes and Fire Division: (Contact John Householder at jhouseholder@townoffarragut.org or Dan Johnson at djohnson@townoffarragut.org)

1) Please address all applicable building or fire code items on the site plan application checklist. No information was provided with the drawings that were submitted;

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

2) Please include in a title block on the plans all contact information (owner, applicant, designers (including seal and signature), etc.,)
3) Please include in the title block the address for the business;
4) Please include in the title block the preparation date;
5) Please include on the title sheet a location map;
6) Will you need a dumpster? If so, it must be enclosed in a brick enclosure that matches the brick on the building and this will need to be shown and a detail included on the site plan;
7) If there are no proposed modifications to the parking lot or lease space frontage please add a numbered note to the plan that addresses this;
8) If applicable, a site layout sheet with engineer scale, north arrow, legend, etc., will be needed for any exterior modifications that may involve parking, dumpster placement, building expansion, pedestrian facility modification, landscape modification, entrance modification, etc. Any modifications will need to demonstrate compliance with all Town requirements on the site plan submittal;
9) Please identify where on the building the address numbers will be placed;
10) All colors, including those used for signage, must be earth tone or muted. A color rendering is required;

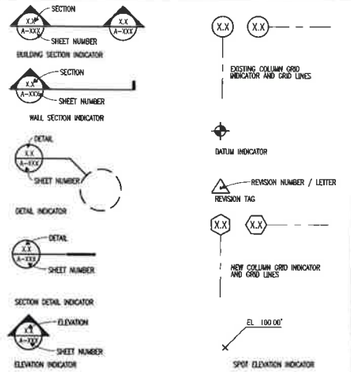
11) In terms of the building modification please ensure that all applicable aspects of the adopted Architectural Design Standards have been addressed;
12) Please identify all proposed building materials. A material and color board will be required when this is taken to the Planning Commission;
13) Will there be any new or modified exterior lighting? If so, it will need to comply with the Town's Outdoor Site Lighting requirements in Chapter 4 of the Farragut Zoning Ordinance. A lighting plan sheet(s) will be required with cut sheets of all proposed fixtures and locations;
14) Please remove all signage from the site plan sheets. Signage is reviewed separately by the Visual Resources Review Board. New signage will have to be consistent with the signage provisions related to the Mixed Use Town Center;
15) Will you be adding any HVAC units? If so, they must be screened by the building they are serving and this needs to be addressed in the site plan submittal.

If you have any questions please contact the appropriate staff. We will be happy to assist you in this matter. Thank you very much.

Sincerely,

Mark Shipley, AICP
Community Development Director

SYMBOLS



PROJECT NOTES

A. DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY.

B. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES ARISE, CONTACT ARCHITECT, IMMEDIATELY.

C. ENLARGED PLANS: WHERE ENLARGED OR PARTIAL PLANS ARE REFERENCED, DIMENSIONS AND SPECIAL DETAILING OR FINISH REQUIREMENTS ARE NOTED ON THE ENLARGED PLANS AND USUALLY OMITTED ON THE SMALLER SCALE PLANS. DETAILED DRAWINGS SHALL GOVERN.

D. WALL AND PARTITION OPENINGS: REFERENCED IDENTIFICATION OF DOOR, WINDOW OPENINGS, ETC. IS SCHEDULED BY THE CORRESPONDING ROOM NUMBER IN WHICH THE OPENING OCCURS OR LIMITS ACCESS TO. IF MORE THAN ONE DOOR A LETTER NOTED IN EACH INDIVIDUAL OPENING FOLLOWING THE SPACE NUMBER IN THE OPENINGS SCHEDULE SHALL BE USED.

E. NOTES ON SHEETS: NOTE BUBBLES WITH ASSIGNED NUMERALS REFER TO THE "SHEET NOTES " COLUMN CONTAINED ON THE SAME SHEET. IF A NOTE CONTAINS WORKING REFERENCING OTHER CONSULTANTS WORK THEN IT IS INFERRED THAT THE CORRESPONDING DOCUMENTS PREPARED BY THE RELATED CONSULTANT SHOULD BE REVIEWED FOR MORE SPECIFIC INFORMATION AS INDICATED BELOW.

"MECHANICAL"	REFER TO MECHANICAL DOCUMENTS
"ELECTRICAL"	REFER TO ELECTRICAL DOCUMENTS
"PLUMBING"	REFER TO PLUMBING DOCUMENTS
"STRUCTURAL"	REFER TO STRUCTURAL DOCUMENTS

F. THE NOTE "NO WORK IN THIS AREA OR COMPARTMENT" IS A GENERAL STATEMENT. SOME M/P WORK, AND ARCHITECTURAL WORK, MAY BE REQUIRED IN THESE AREAS TO COMPLETE A SYSTEM TO OPERATIONAL STATUS. FOR MINOR RENOVATION, FOR TOUCH UP WORK, OR FOR VERIFICATION OF EXISTING CONDITIONS (I.E. PREVIOUSLY UNACCESSIBLE AREAS) PERTINENT TO THE SCOPE OF WORK. VERIFICATION OF SUCH A CONDITION MAY OR MAY NOT IMPACT THE PROJECT AND WILL BE EVALUATED ON A CASE BY CASE BASIS.

G. THE CONTRACTOR SHALL SCHEDULE ALL UTILITY SHUTDOWNS WITH ONE WEEK MINIMUM ADVANCE NOTICE OWNER. SHUTDOWNS SHALL BE GROUPED AND PLANNED IN ORDER TO MINIMIZE ANY NECESSARY DOWN TIME.

H. ALL WORK SHALL BE PERFORMED IN A PROFESSIONAL, WORKMANLIKE MANNER AND SHALL CONFORM TO ALL STATE FEDERAL AND LOCAL CODES, AND INDUSTRY STANDARDS.

I. FIRE EXTINGUISHERS SHALL BE PROVIDED BY BUILDING OWNER UPON CONSULTATION WITH LOCAL FIRE DEPARTMENT AS TO NUMBER, TYPE AND LOCATION.

K. THE NEW FIRE SUPPRESSION SYSTEM SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING BUT NOT LIMITED TO DESIGN, PERMITTING, INSTALLATION, AND FINAL TESTING AND APPROVAL BY REQUIRED GOVERNING ENTITIES.

FIRE DEPARTMENT NOTES

1. BUILDING WILL BE SPRINKLERED. GC TO PROVIDE SPRINKLER DESIGN/ BUILD DRAWINGS BY A CERTIFIED SPRINKLER INSTALLER AND OBTAIN PERMIT.
2. PROVIDE OCCUPANCY SIGNS CONFORMING TO APPLICABLE BUILDING CODE REQUIREMENTS.
3. PROVIDE ADDITIONAL EXIT SIGNS AND FIRE EXTINGUISHERS IN TYPE, NUMBER AND LOCATION AS DIRECTED BY THE FIRE DEPARTMENT FIELD INSPECTOR.
4. GENERAL CONTRACTOR SHALL VERIFY, COORDINATE AND/OR INSTALL ANY SMOKE DETECTION AND/OR FIRE ALARM CONNECTORS AS REQUIRED PER GOVERNING MUNICIPALITY. PROVIDE DESIGN BUILD DRAWINGS FOR SEPARATE APPROVAL.
5. PROVIDE ANY REQUIRED FIRE DAMPER ASSEMBLIES INCLUDING SLEEVES AND INSTALLATION. PROCEDURES SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.
6. PROVIDE FIRE DAMPER WITH FUSIBLE LINK WHEREVER DUCT WORK PENETRATES 1-HR WALL, UNLESS OTHERWISE NOTED.
7. ALL REQUIRED PERMITS AND APPROVALS MUST BE OBTAINED FROM THE FIRE DEPARTMENT BEFORE SPACE IS OCCUPIED.
8. DURING CONSTRUCTION, THE GENERAL CONTRACTOR IS TO PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A WITHIN 75 FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE SPACE.
9. CONTACT OPERATING MANAGER REGARDING FIRE ALARM REQUIREMENTS AND INSTALLATION. INSTALLATION AND DEVICES AT GC'S EXPENSE. TENANT SPACE MUST MEET A.D.A. FIRE ALARM REQUIREMENTS.

the judgement free zone

planet fitness

VILLAGE GREEN SHOPPING CENTER
11433 KINGSTON PIKE
FARRAGUT, TN 37934

PROJECT INFORMATION

SCOPE OF WORK

TENANT FIT-UP CONSTRUCTION FOR ASSEMBLY USE FITNESS CLUB. THIS SUBMITTAL INCLUDES ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS. FIRE SPRINKLER AND FIRE ALARM DRAWINGS TO BE SUBMITTED UNDER SEPARATE SUBMITTALS.

REFERENCE CODES

2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL PLUMBING CODE
2012 INTERNATIONAL FIRE CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2012 NFPA 101 LIFE SAFETY CODE
2011 NFPA 70 NATIONAL ELECTRIC CODE
2009 ICC/ANSI A117.1

CALCULATED VALUES	PROPOSED
OCCUPANCY GROUP:	ASSEMBLY A-3
CONSTRUCTION TYPE:	TYPE IIB
FIRE SUPPRESSION:	SPRINKLER SYSTEM (W/ FIRE ALARM SYSTEM)
FLOOR AREA-TENANT ALLOWABLE:	24,914 GROSS SQ. FT. ALLOWABLE AREA = 9,500 SF X 300% (SPRINKLERED BUILDING) = 28,500 SF ALLOWED PER SECTION 506.3
OCCUPANT LOAD:	17,478 / 50 (EXERCISE ROOMS) = 350 300 / 300 (MECHANICAL/EQUIPMENT ROOM) = 1 TANNING/ MASSAGE ROOMS AS POSTED = 17 TOTAL OCCUPANTS = 368
EGRESS WIDTH:	368 X .2 = 73.6" REQUIRED / 128" PROVIDED
NUMBER OF EXITS:	2 REQUIRED/ 2 PROVIDED
EXIT ACCESS TRAVEL DISTANCE: AS PROPOSED: ALLOWABLE:	200'-0" 250'-0"

PLUMBING FIXTURES:

	WC		LAV		DF	SERV SINK	SHOWER
	MALE	FEMALE	MALE	FEMALE			
REQUIRED	1/125	1/65	1/200	1/200	1/500	1	1
CALCS	2	3	1	1			
PROVIDED	4	4	3	3	2	2	8

PROJECT CONTACTS

LANDLORD	FRANCHISEE
White Realty & Service Corp. Davis Overton P.O. Box 10028 Knoxville, TN 37939 (865) 588-2244 Voice doverton@whiterealty.com	Meridian Enterprises, LLC Pat Augustine 8000 Fairview Rd., Suite 1212 Charlotte, NC 28210 (704) 552-4008 Voice pat.augustine33@gmail.com
BUILDING DEPARTMENT	**CONTRACTOR**
Town of Farragut Building Department 11408 Municipal Center Dr. Farragut, TN 37934 (865) 675-2384 Voice (865) 671-7852 Fax	WILC Building Group Matthew Tidwell 119 SE Parkway Ct., Suite 200 Franklin, TN 37064 (615) 567-5855 Voice (615) 678-1277 Fax matthew@mtlicbuild.com
ARCHITECT	
the mt studio Mike Weiss-Project Architect 3 E. Main St. Troy, OH 45373 (937) 760-3884 Voice mtweiss@gomtstudio.com	

SCOPE OF WORK MATRIX

T = Tenant C = Contractor L = Landlord V = Vendor E = Existing

SCOPE OF WORK		Furnish By				Install By			
ITEM	REMARKS	T	C	L	E	T	C	L	V
Sub Floor	Patch and Repair as required		●				●		
Interior Part. Mtl. Studs	New - See Plans		●				●		
Demising Wall Gyp. Bd.	Existing to be Revised		●		(●)		●		
Storefront/Storefront Glazing	New by G.C.		●				●		
Exterior Signage (Storefront, Pylon, Etc.)	G.C. to Provide Power and Coordinate Install w/Sign Vendor	●							●
Tile	See Plans		●				●		
Rubber Flooring	Refer to Finish Legend	●							●
Rubber Base	Refer to Finish Legend		●				●		
Paint Finishes	Refer to Finish Legend		●				●		
Wallcovering - Wainscot/FRP	Refer to Finish Legend	●					●		
Wallcovering - Vinyl Graphics	Refer to Finish Legend, G.C. to coord. Install w/Vendor & Tenant	●					●		
Partitions - Toilet/Urinal/Changing Room	G.C. to Verify Preferred Vendor w/Tenant		●				●		
Ceilings (2x2 & 2x4 Suspended)	New - See Plan		●				●		
Gypsum Board	New - See Plan		●				●		
Ext. Doors and Hardware	Partial Existing to Remain, Partial New. See Plans		●		●		●		
Int. Doors and Hardware	See Door & Hardware Schedule		●				●		
Fire Alarm Panel/System	Verify Existing G.C. to Coord. Design & Install w/Fire Alarm Sub		●		(●)		●		
Fire Sprinkler System	Verify Existing G.C. to Coord. Design & Install w/Fire Sprinkler Sub		●		(●)		●		
Vestibule	Existing to be re-used, G.C. to finish per elevations & plans		●		(●)		●		
PLUMBING									
Sanitary Sewer To Demised Space	Verify Existing			●	(●)				●
Water To Demised Space	Verify Existing			●	(●)				●
Supply and Waste Lines, Valves, Fittings	See Plumbing Plans		●				●		
Fixtures and Equipment	New - See Plan		●				●		
Gas Service	Verify Existing, upgrade as required			●	(●)				●
Gas Lines & Regulators	Verify Existing, upgrade as required			●	(●)				●
H.V.A.C.									
Exhaust Fans	New - See Mech.		●				●		
Ductwork and Diffusers	New - See Mech.		●				●		
H.V.A.C./Condensing Unit	New, See Mech. and Verify w/Tenant		●				●		
Control and Low V Wiring	If Required		●				●		
Roof Work	Patch & Repair (E) curbs & see mech for additional curbs req'd		●				●		
Air Balancing	If Required			●				●	
ELECTRICAL									
Main Service Conduit	Existing to be Reused - See Electrical			●	(●)				●
Main Service Wiring	Existing to be Reused - See Electrical			●	(●)				●
Panel Board(s)	Partial New - See Electrical		●		(●)		●		
Switches, Outlets, Conduit	New - See Electrical		●				●		
Fixtures, Lamps	Verify Low Voltage Transformer(s)		●				●		
Equipment, Wiring and Connections			●				●		
Transformer	Partial New - See Electrical		●		(●)		●		
Telephone Feed	Reuse Existing if Possible		●				●		
Telephone in Store Wiring	Jacks to be RJ11 (4 Pr. per Jack)		●				●		
Telephone Service	New 5 Lines, Verify Location w/Owner		●				●		
Cat 5 Wiring	Coord. all Cat 5 requirements w/ Tenant prior to bid		●				●		
MISCELLANEOUS									
Workout Equipment	Refer to Equipment Schedule/Owner	●							●
Televisions	G.C. to Coord. Install w/Tenant or Vendor	●					●		●
Truss for mounting Televisions	G.C. to Coord. Install w/Vendor	●							●
Fencing	G.C. to Install after Workout Equipment is set up		●				●		
Stretching Bars	G.C. to Build/Furnish per Detail Sheet A6.0, Verify w/Tenant		●				●		
Mirrors	G.C. to Provide Power and/or Build-outs as Req'd, See A2.0/A6.0		●				●		
Cabinetry - Front Desk, Vanities	G.C. to Build Front Desk, Vanities, and All Countertops		●				●		
Locker Room Benches	G.C. to Build custom benches, See A6.1		●				●		
Accessible Benches - Locker/Changing Rooms	G.C. to Build/Furnish per Detail Sheet A5.0, Verify w/Tenant		●				●		
Lockers	G.C. to Install or Coord. Install w/Vendor - Verify w/Tenant	●					●		●
Trash Barrels & Accessories		●				●			
Lunk Alarm Siren, Light & Graphic	G.C. to Provide Power and Install	●					●		
Speakers & Sound System	G.C. to coord. Install w/Vendor & Tenant	●							●
Ceiling Fans	G.C. to Install or Coord. Install w/Vendor - Verify w/Tenant	●					●		●
Furniture - Chairs, Tables, Stools		●				●			
Massage Chairs	G.C. to Provide Power	●							●
Hydromassage Beds & Accessories	G.C. to Provide All Req'd Electrical Connections	●							●
Tanning & Redlight Booths/Beds	G.C. to Provide All Req'd Electrical Connections	●							●
Beverage Coolers	G.C. to Coordinate Framed Opening and Elec. Req'ments w/Tenant	●					●		
Computers & Accessories	G.C. to Provide All Req'd Electrical/Data Connections	●					●		

Note:
G.C. to Verify w/ Landlord Representative who will Provide Water/ Sanitary Sewer and Power to Demised Space if Such Services do not Exist.

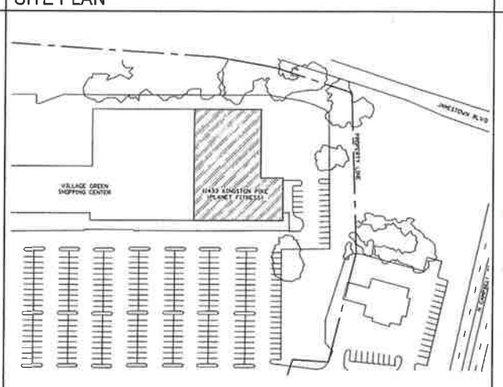
SHEET INDEX

DWG #	DRAWING TITLE
G-101	DATA SHEET
	ARCHITECTURAL DRAWINGS
D-101	DEMOLITION PLAN
A-101	FLOOR PLAN
A-102	ENLARGED LOCKER/ SHOWER PLANS
A-111	FLOOR FINISH PLAN
A-112	ENLARGED WALL FINISH PLAN
A-121	REFLECTED CEILING PLAN
A-200	EXISTING EXTERIOR ELEVATIONS
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR DETAILS
A-203	EXTERIOR GLAZING ELEVATIONS
A-401	INTERIOR ELEVATIONS
A-402	INTERIOR ELEVATIONS
A-601	SCHEDULES AND DETAILS
A-602	MILLWORK DETAILS
A-603	DETAILS
	PLUMBING DRAWINGS
P-001	PLUMBING SCHEDULES & SPECS
P-100	PLUMBING SUPPLY PLAN
P-200	PLUMBING SANITARY PLAN
P-300	PLUMBING GAS PIPING PLAN
P-400	PLUMBING ISOMETRICS
P-401	PLUMBING GAS RISER & DETAILS
	MECHANICAL DRAWINGS
M-001	MECHANICAL SCHEDULES
M-100	MECHANICAL FIRST FLOOR
	ELECTRICAL DRAWINGS
E-000	ELECTRICAL SPECIFICATIONS
E-101	ELECTRICAL LIGHTING PLAN
E-201	ELECTRICAL POWER PLAN
E-301	ELECTRICAL SINGLE LINE DIAGRAM

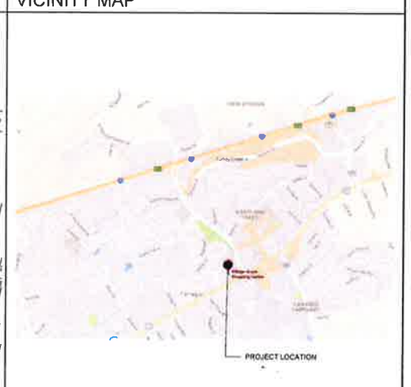
VENDOR LIST

ITEM	VENDOR	CONTACT	PHONE	EMAIL
BATHROOM PARTITION	MATERIAL HANDLING SALES INC.	DON HATHORN	(800) 458-6870	DHATHORN@MATHAND.COM
CEILING FANS	BIG ASS FANS	ROBERT HIGNITE	(859) 967-1687	RHIGNITE@BIGASSFANS.COM
DRINK COOLERS	LOCAL PEPSI DISTRIBUTOR	-	-	-
EXTERIOR SIGNAGE	T.B.D.	T.B.D.	-	-
HYDROMASSAGE BEDS	HYDROMASSAGE	PAUL LUNTER	(727) 536-5566	PLUNTER@HYDROMASSAGE.COM
INTERIOR GRAPHICS	NORTHEAST COLOR OR	BILL FORTE OR	(603) 436-8210	PF@NORTHEASTCOLOR.COM
	DUNN BLUE REPROGRAPHICS OR	DAWN TINSKEY	(248) 288-5600	DAWN.TINSKEY@E-ARC.COM
	SPECTRUM MARKETING COMPANIES	JANINE SAFFRON	(603) 627-0042	JANINE@SPECTRUMMARKETING.COM
LAVATORY MIRRORS	MAJESTIC MIRROR	JOSH MANDEL	(305) 827-2661	JOSH@MAJESTICMIRROR.COM
LIGHTING	CAPITOL LIGHT	RUSTY GAGE	(760) 767-4572	RUSTY.GAGE@CAPITOLLIGHT.COM
	SPECIALITY LIGHTING GROUP	ANUSH KAZARIAN	(508) 922-0786	AK@SSLIGHTING.COM
LOCKERS	MATERIAL HANDLING SALES INC.	DON HATHORN	(800) 458-6870	DHATHORN@MATHAND.COM
	HOLLMAN	TINA SMITH	(972) 815-4066	TINAS@HOLLMAN.COM
LOCKER ROOM BENCHES	WABASH VALLEY	CRYSTAL KIMMEL	(800) 253-8619 x573	CKIMMEL@WABASHVALLEY.COM
LUNK ALARM (SIREN & LIGHT)	NORTHEAST COLOR OR	BILL FORTE OR	(603) 436-8210	PF@NORTHEASTCOLOR.COM
	DUNN BLUE REPROGRAPHICS OR	DAWN TINSKEY	(248) 288-5600	DAWN.TINSKEY@E-ARC.COM
	SPECTRUM MARKETING COMPANIES	JANINE SAFFRON	(603) 627-0042	JANINE@SPECTRUMMARKETING.COM
MILLWORK (DESK ONLY)	HOLLMAN	TINA SMITH	(972) 815-4066	TINAS@HOLLMAN.COM
PLANET FITNESS RADIO SYSTEM	MUZAK	LYNN KALINOWSKI	(508) 277-3513	LYNN_KALINOWSKI@MUZAK.COM
	PLANET RADIO	STEVE JOANIS	(315) 361-7471	STEVEJ@PLANETFITNESS.COM
RUBBER/VINYL FLOOR, FLR LOGO, MTL EDGING	ECORE INTL	MATT KOCH	(515) 450-2144	MATT.KOCH@ECOREINTL.COM
	ADIRONDACK	STEVE JOANIS	(315) 361-7471	STEVEJ@PLANETFITNESS.COM
TANNING BEDS	ERGOLINE	LAURIE JOHNSON	(870) 336-1591	LAURIE.JOHNSON@JAMERICA.COM
	HEARTLAND	MARTY SLOAN	(800) 230-9422	MARTYS@HEARTLANDTAN.COM
TELEVISIONS AND TRUSSES	MYE ENTERTAINMENT	STEVE JOANIS	(315) 361-7471	STEVEJ@PLANETFITNESS.COM
TILE - WALL AND FLOOR	CREATIVE MATERIALS CORPORATION	TEAM MEMBER VARIES	(800) 207-2967 x7538	PFTILE@CREATIVEMATERIALSCORP.COM
	FITZGERALD TILE	CONNIE FITZGERALD	(800) 234-8453	CONNIEFITZGERALD@FITZGERALDTILE.COM
TRASH CANS (PF)	WABASH VALLEY	LESLIE BROUYETTE	(800) 253-8619 x546	LBROUYETTE@WABASHVALLEY.COM
VANITY ROOM MIRRORS	RESTORATION HARDWARE	JOSIE DRISCOLL	(415) 250-4249	JDRISCOLL@RESTORATIONHARDWARE.COM
WAINSCOT & ACCESSORIES	MARLITE	JAMIE McEDWARD	(603) 924-9128	JMCEDWARD@MARLITE.COM
	GRANDENTRANCE	MICHELLE BUEHLER	(908) 849-3073	MBUEHLER@C-SGROUP.COM
WALL COVERINGS	NORTHEAST COLOR	NATHAN KENISON	(603) 436-8210	NKENISON@NORTHEASTCOLOR.COM
WORKOUT MIRRORS	GIGANTIC MIRRORS (A&J)	JAY OR JOYCE STATION	(800) 473-0619	CS@GIGANTICMIRRORS.COM

SITE PLAN



VICINITY MAP



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MEP Consultant (owner's rep):
MSW Consulting LLC
P.O. Box 455 | New Albany, OH | 43054
contactus@msw-llc.com

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TOWN OF FARRAGUT

Tenant Fit-out for
PLANET FITNESS
Village Green Shopping Center
11433 Kingston Pike
Farragut, TN 37934

MTSTUDIO PROJECT NUMBER: 15016

ISSUED / REVISED	DATE
ISSUED FOR REVIEW	12.05.13

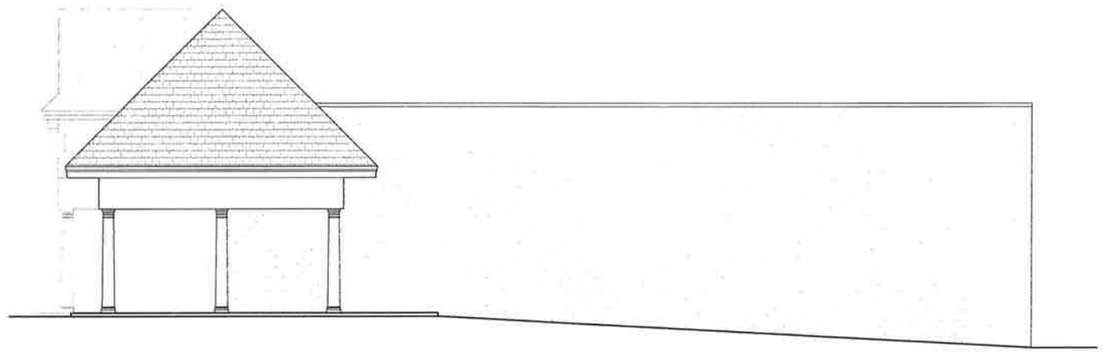
Data Sheet

G-101

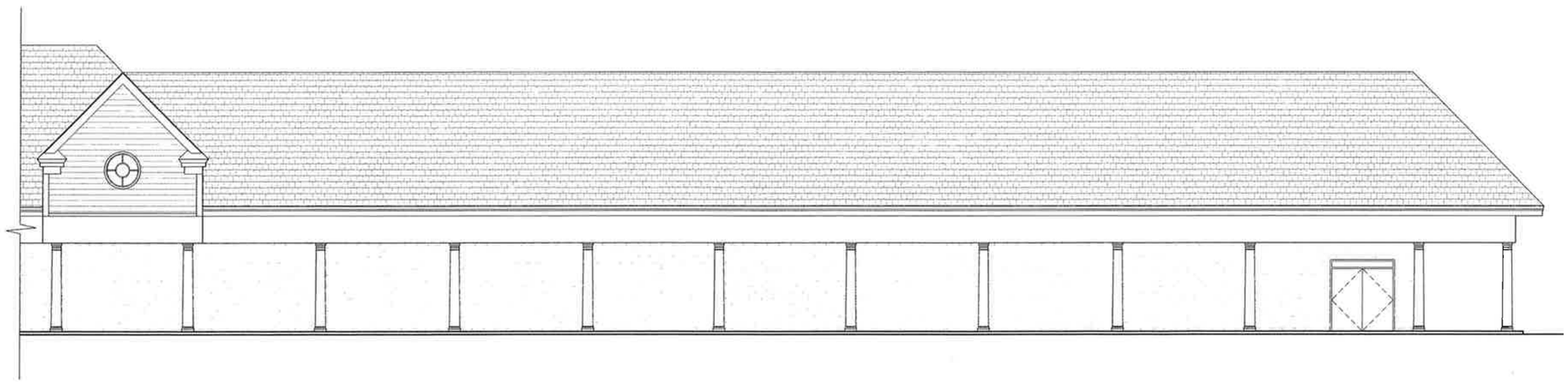
SHEET NOTES

GENERAL NOTES

A. OC IS RESPONSIBLE TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT/ OWNER IMMEDIATELY OF ANY DISCREPANCIES ON THE DRAWINGS.



02 EXISTING SIDE ELEVATION
1/8" = 1'-0"



01 EXISTING FRONT ELEVATION
3/16" = 1'-0"

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mtwiss@gomtstudio.com

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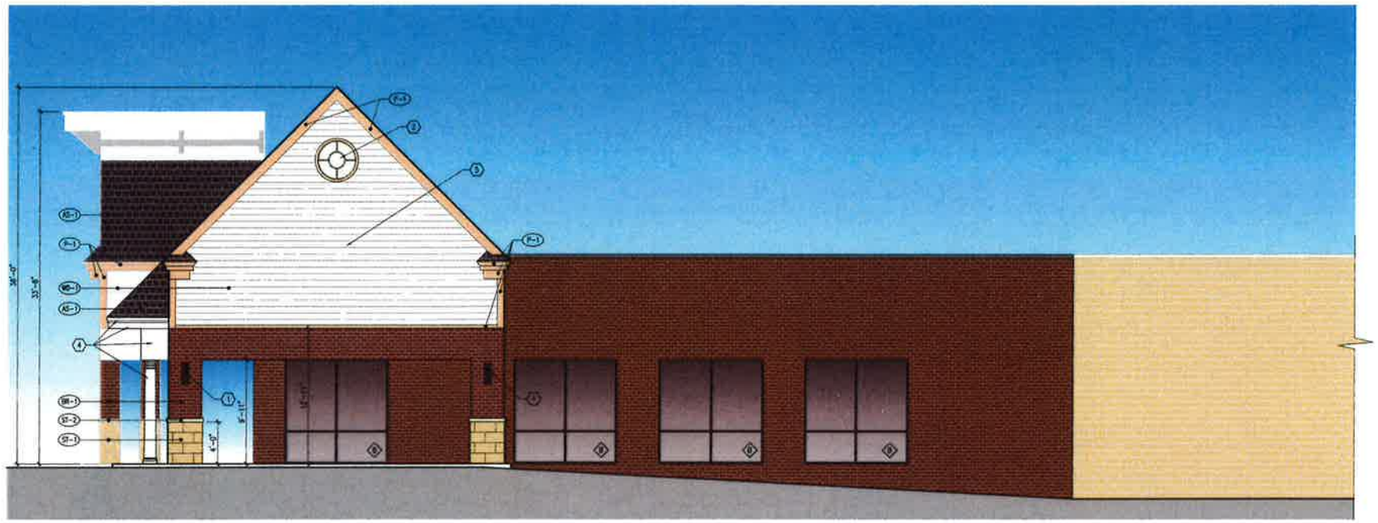
cmartin@mswllc.com

Tenant Fit-out for
PLANET FITNESS
Village Green Shopping Center
11433 Kingston Pike
Farragut, TN 37934

MTSTUDIO PROJECT NUMBER: 16018

ISSUED / REVISED	DATE
ISSUED FOR REVIEW	12.05.16

Existing
Exterior
Elevations
A-200



02 SIDE ELEVATION
3/16" = 1'-0"

NOTES:
1. ALL MASONRY IS TO BE WATERPROOFED. COORDINATE WITH SPECIFICATIONS.
2. GC IS RESPONSIBLE FOR ALL PLYWOOD BACKING BEHIND EXTERIOR SIGNAGE. WOOD TO BE FIRE-TREATED AND GC IS TO COORDINATE EXACT LOCATION WITH SIGN VENDOR.
3. GC IS RESPONSIBLE FOR ALL FINAL CAULKING AT THE EXTERIOR (IE: MASONRY TO WOOD, MASONRY TO MASONRY, MASONRY TO METAL, ETC.)

SHEET NOTES

1. WALL SCONCE; REFER TO ELECTRICAL DRAWINGS.
2. FAUX CIRCULAR WINDOW TO MATCH EXISTING WINDOWS THROUGHOUT SHOPPING CENTER.
3. PROPOSED BUILDING ADDRESS NUMBER LOCATION; GC TO CONFIRM EXACT SIZE OF NUMBERS AND LOCATION WITH LANDLORD & TENANT PRIOR TO INSTALLATION.
4. GC TO VERIFY EXISTING WOOD IS IN GOOD CONDITION; PATCH/REPAIR AS REQUIRED AND PAINT "WHITE" TO MATCH EXISTING FINISH.
5. PROPOSED SIGNAGE AREA. VENDOR TO SUBMIT UNDER SEPARATE PERMIT.

GENERAL NOTES

A. EXTERIOR GLAZING ASSEMBLIES ARE INDICATED ON THIS SHEET BY THE INDICATION (A). SEE SHEET A-203 FOR DETAILED GLAZING ELEVATIONS.

B. NEW STOREFRONT FRAMING SYSTEM TO BE ANODIZED "DARK BRONZE" COLOR; KAWNEER 451T (OR APPROVED EQUAL).

EXTERIOR FINISH LEGEND

AS-1	ASPHALT SHINGLES:	MATCH EXISTING BUILDING SHINGLE STYLE, SIZE AND COLOR AS REQUIRED
BR-1	BRICK:	UTILITY FACE BRICK TO MATCH EXISTING BUILDING BRICK COLOR, SIZE AND FINISH.
		MORTAR COLOR TO BE STANDARD GRAY WITH WATERPROOFING.
ST-1	STONE:	ARRISCRAFT RENAISSANCE, CAFE, ROCKED FINISH 12" X 24" NOM., ASTM C-73
ST-2	STONE:	SILLS AND TRIM PIECES AS DETAILED TO MATCH ARRISCRAFT RENAISSANCE, LIMESTONE, SMOOTH FINISH, ASTM C-73
WD-1	WOOD:	6" WOOD COMPOSITE LAP SIDING
	MANUFACTURER:	JAMES HARDIE (OR APPROVED EQUAL)
	FINISH:	PAINT "WHITE" TO MATCH EXISTING BUILDING SIDING COLOR
WD-2	WOOD:	WOOD COMPOSITE TRIM BOARDS
	MANUFACTURER:	JAMES HARDIE (OR APPROVED EQUAL)
	FINISH:	PAINT TO MATCH EXISTING BUILDING COLORS (UNLESS NOTED OTHERWISE)
P-1	PAINT COLOR:	MATCH EXISTING BUILDING TRIM "TAN" COLOR
P-2	PAINT COLOR:	PURPLE COLOR TO MATCH - PMS 247C
MTL-1	PAINT:	HIGH-PERFORMANCE FLUORPOLYMER
	COLOR:	COATING (KYNAR 500 OR APPROVED EQUAL) COORDINATE COLOR WITH ARCHITECT

01 FRONT ELEVATION
3/16" = 1'-0"

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TOWN OF FARRAGUT

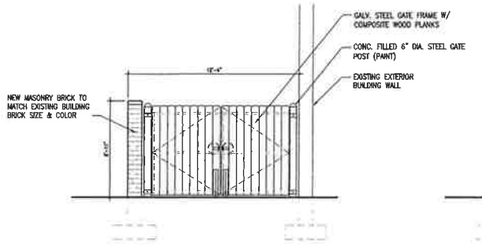
Tenant Fit-out for
PLANET FITNESS
Village Green Shopping Center
11433 Kingston Pike
Farragut, TN 37934

MTSTUDIO PROJECT NUMBER: 16018

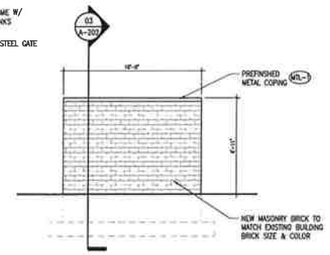
ISSUED / REVISED	DATE
ISSUED FOR REVIEW	12.05.15

Exterior Elevations

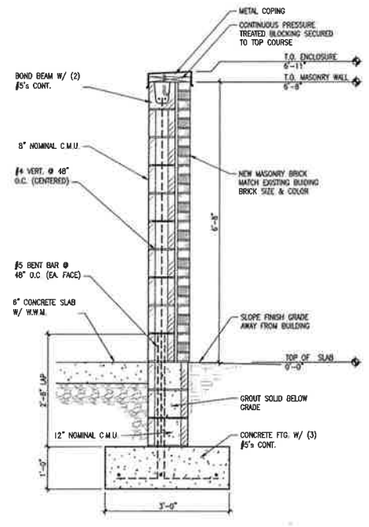
A-201



01 TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"



02 TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"



03 SECTION
3/4" = 1'-0"

GENERAL NOTES

A. REFER TO SHEET A-101 FOR LOCATION OF TRASH ENCLOSURE ON THE SITE.

B. CONTRACTOR TO VERIFY ALL MASONRY PRODUCTS AND SUBMIT MASONRY FOR REVIEW AND APPROVAL BY OWNER AND ARCHITECT PRIOR TO INSTALLATION.

EXTERIOR FINISH LEGEND

MORTAR COLOR TO BE STANDARD GRAY WITH WATERPROOFING.

(MTL-1) METAL: HIGH-PERFORMANCE FLUOROPOLYMER COATING (KYNAR 500 OR APPROVED EQUAL)
COLOR: COORDINATE COLOR WITH ARCHITECT

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TOWN OF FARRAGUT

Tenant Fit-out for
PLANET FITNESS
Village Green Shopping Center
11433 Kingston Pike
Farragut, TN 37934

MTSTUDIO PROJECT NUMBER: 18018

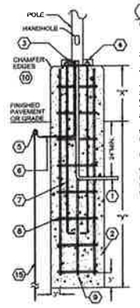
ISSUED / REVISED	DATE
ISSUED FOR REVIEW	12.05.18

Exterior Details

A-202

LUMINAIRE SCHEDULE								
Symbol	Label	Qty	Catalog Number	Lamp	Mounting Height	Lumens	LLF	Watts
	W3		WST LED 2 4000K SR4 MVOLT	LED	20'-0" AFG	4550 lm	0.9	47
	SP1		KAD LED 30LED 4000K TYPE 2 MVOLT	LED	23'-0" AFG	Absolute	0.9	140

STATISTICS				
Description	Symbol	Avg	Max	Min
Site	+	0.3	3.5	0.0
Property Line	+		0.3	0.0



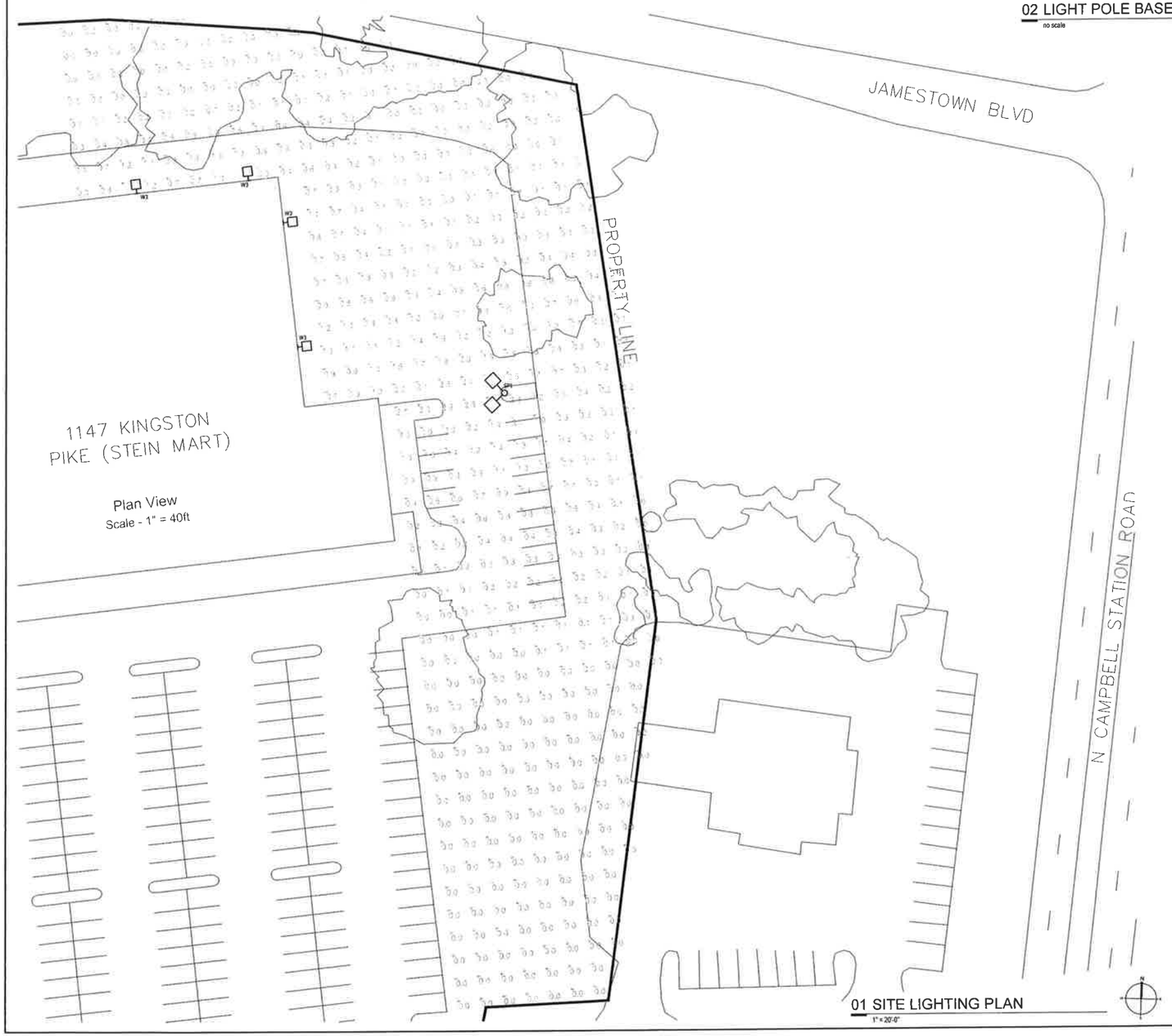
KEYED NOTES:

1. PROVIDE 1" MINIMUM SCHEDULE 40 ELECTRICAL PVC CONDUIT. BACKFILL WITH EXCAVATED OR BORROWED MATERIAL. MATERIAL SHALL BE FREE OF ROCKS 3" DIAMETER AND LARGER. COMPACT TO 90% IN MAX 8" LIFTS OF LOOSE SOIL.
2. PROVIDE 3000# CONCRETE BASE (CLASS A FORMED SURFACE WHERE EXPOSED).
3. GROUND LUG IN BASE BOLTED TO BASE PLATE WITH MIN #10 AWG SOLID COPPER CONDUCTOR.
4. BASE COVER OVER GALVANIZED WASHERS, NUTS & LOCKNUTS
5. GROUND CLAMP.
6. 1/2" SCHEDULE 40 ELECTRICAL PVC FOR GROUND WIRE.
7. PROVIDE MINIMUM OF FOUR ANCHOR BOLTS. GALVANIZED.
8. PROVIDE #4 TIE LOOPS AT 3" FROM TOP AND BOTTOM AND 1'-0" 12" O/C BETWEEN LOOPS.
9. 6 #8 VERTICAL REBARS - TIE VERTICAL BARS TO TIE LOOPS.
10. FOR BASES FLUSH WITH PAVEMENT, DO NOT PROVIDE CHAMFER. SEAL THE PERIMETER OF THE BASE TOP INSTEAD.
11. PROVIDE 24" MINIMUM RADIUS. EXTEND 3/4" MAXIMUM ABOVE FOUNDATION WITH NUMBER OF CONDUITS AS NEEDED, 1" MIN.
12. PROVIDE DIAMETER BOLT CIRCLE PER LUMINAIRE MANUFACTURER.
13. PROVIDE REBAR CAGE.
14. PROVIDE ROUND CONCRETE BASE.
15. PROVIDE 5/8" X 10' GROUND ROD.

POLE BASE DIMENSIONS			
POLE TYPE	"X"	"Y"	"Z"
AA4	30"	72"	24"

02 LIGHT POLE BASE DETAIL

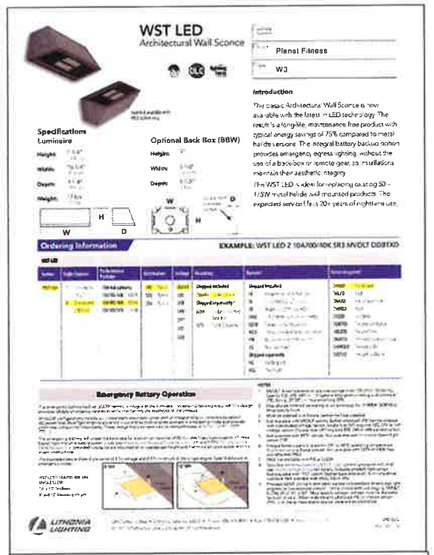
no scale



Plan View
Scale - 1" = 40ft

01 SITE LIGHTING PLAN

1" = 20'-0"



WST LED
Architectural Wall Sconce

Planet Fitness
W3

Introduction

The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 70% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a backbox or remote generator installations maintain their aesthetic integrity.

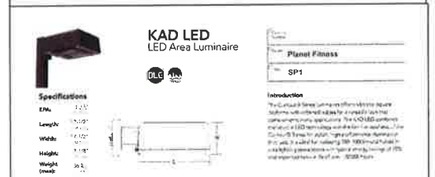
The WST LED is ideal for replacing existing 50 – 175W metal halide wall mounted products. The expected service life is 20+ years of nighttime use.

Specifications
Luminaire

Optional Back Box (BBW)

Ordering Information — EXAMPLE: WST LED 2 10A700 40K SR3 MVOLT DDBTXD

Emergency Battery Operation



KAD LED
LED Area Luminaire

Planet Fitness
SP1

Specifications

Introduction

Ordering Information — EXAMPLE: KAD LED 40C 1000 40K RS MVOLT PUMBAKD4 ODBXD

Accessories

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contactus@mswe-llc.com

Tenant Fit-out for
PLANET FITNESS
Village Green Shopping Center
Kingston Pike
Farragut, TN 37934

MTSTUDIO PROJECT NUMBER: 18018

ISSUED / REVISED	DATE
ISSUED FOR REVIEW	12.05.18

Electrical
Site Plan

E-001

MEETING DATE: December 15, 2016

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a request to amend the 2012 Comprehensive Land Use Plan for 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, adjacent Grigsby Chapel Road, from Medium Density Residential to Civic/Institutional (Diversified Holdings, Inc., Applicant)

INTRODUCTION AND BACKGROUND: Initially, 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, most of 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. The regional commercial portion of the property is specified as Commercial.

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 where the rezoning is requested 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. As was discussed at the October Planning Commission meeting, 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.

After discussing this in more detail with the applicant, the applicant wishes to pursue their request as submitted. The applicant indicated that they wanted to construct an assisted living facility in the middle portion of the property for topographic reasons and to avoid extending a road and utilities deeper into the property at this time.

The staff would still recommend that, for transitional and marketing purposes, the assisted living facility should be placed on the north end of the property closer to the interstate. Consequently, that general portion of the property, if rezoned to S-1, would need to be changed from Medium Density Residential to Civic/Institutional.

Paid #300
9/1/16

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SEP - 1 2016
TOWN OF FARRAGUT

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

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 Sta. Rd Suit 2 Knox. TN 37934
Contact information (phone and email):
Sal Giudiano 86r

OWNER INFORMATION (if not petitioner)
Name(s): SAME
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 instrusive 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:

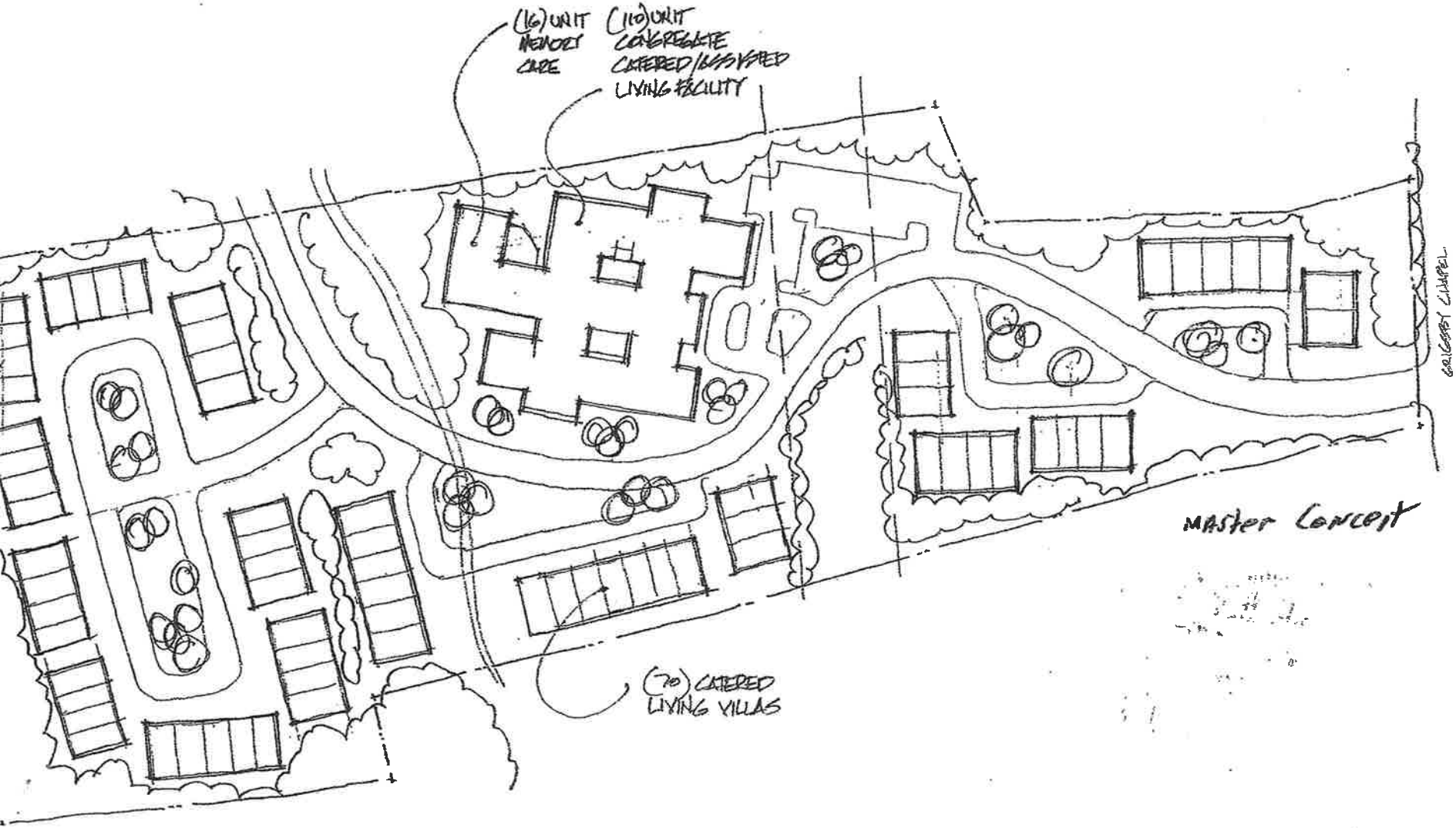
- Map or sketch plan clearly illustrating the property/area to be considered

Recommended Attachments:

- Statements of support from surrounding property owners

Petitioner Signature: Salvador A Gaudiano Date: 9-1-16

Property Owner Signature: Salvador A Gaudiano Date: 9-1-16



MASTER CONCEPT

farragut

LIVE CLOSER • GO FURTHER

Future Land Use Map

Parcels 96 and 96.01, Tax Map 142

Medium Density Residential
To
Civic/Institutional

Legend

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

1 in = 300 ft

Document Path: G:\Farragut\Map Documents\2016\Ordinance 16-XX_DiversifiedHoldingsInc_CLUP.mxd

December 5, 2016

MEETING DATE: December 15, 2016

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a request to rezone a portion of Parcel 116.01, Tax Map 130, north of Farragut Commons and Chapel Point, 8.63 Acres, from R-2 and FPD to R-4 and FPD, and to rezone Parcels 96 and 96.01, Tax Map 142, adjacent to Grigsby Chapel Road, 11.43 Acres, from R-4 to S-1, (Diversified Holdings, Inc., Applicant)

INTRODUCTION AND BACKGROUND: This item was initially discussed at the August 18, 2016 Planning Commission meeting and again at the October 20, 2016 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 and October, 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 provided a dated master concept plan and a revised 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. The staff noted at the October meeting that, based on the master concept plan, it would appear to the staff that the applicant is proposing a senior living community. Consequently, the staff mentioned that, 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. The applicant indicated that they would go back and discuss this with their prospective client and convey their intentions to the staff in terms of how they would like to rezone their property.

Since that time the applicant has confirmed that they would like to pursue their rezoning as originally requested. Similar to the future land use map amendment, the staff would see the northern portion of the property (e.g. the 5.10 acres that are zoned R-4 and possibly the portion of the property that is zoned R-2 as being more suited to the S-1 as a transitional zoning district between the interstate and attached single-family residential.

In comparison with the surrounding existing plan of development and the Medium Density Residential land use specified in the CLUP, the 11.43 acres on the southern portion of the property should remain as R-4 rather than be rezoned to S-1. An assisted living facility on the northern portion of the property near the interstate could serve as a noise buffer for single-family attached housing on the southern portion of the property. This would also provide for a better transition from what is proposed on this property to what is existing around this property.

Included in your packet is Resolution PC-16-19 which recommends approval of Ordinance 16-26. For the reasons noted above, the staff does not support Resolution PC-16-19.

RESOLUTION PC-16-19

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF A PORTION OF PARCEL 116.01, TAX MAP 130, NORTH OF FARRAGUT COMMONS AND CHAPEL POINT, 8.63 ACRES, FROM R-2 AND FPD TO R-4 AND FPD, AND TO REZONE PARCELS 96 AND 96.01, TAX MAP 142, ADJACENT TO GRIGSBY CHAPEL ROAD, 11.43 ACRES, FROM R-4 TO S-1, (DIVERSIFIED HOLDINGS, INC., APPLICANT)

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 December 15, 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 16-26.

ADOPTED this 15th day of December, 2016.

_____

Rita Holladay, Chairman

_____

Edwin K. Whiting, Secretary

ORDINANCE:	**16-26**
PREPARED BY:	**Shipley**
REQUESTED BY:	**Diversified Holdings, Inc.**
CERTIFIED BY FMPC:	**December 15, 2016**
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

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

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

SECTION 1.

The Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended by rezoning 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, 8.63 Acres, and Parcels 96 and 96.01, Tax Map 142, adjacent to Grigsby Chapel Road, from R-4 to S-1, 11.43 Acres (Exhibits A and B).

SECTION 2.

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

_____
Dr. Ralph McGill, Mayor

_____
Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this _____ day of _____, 2017, with approval recommended.

_____

Rita Holladay, Chairman

_____

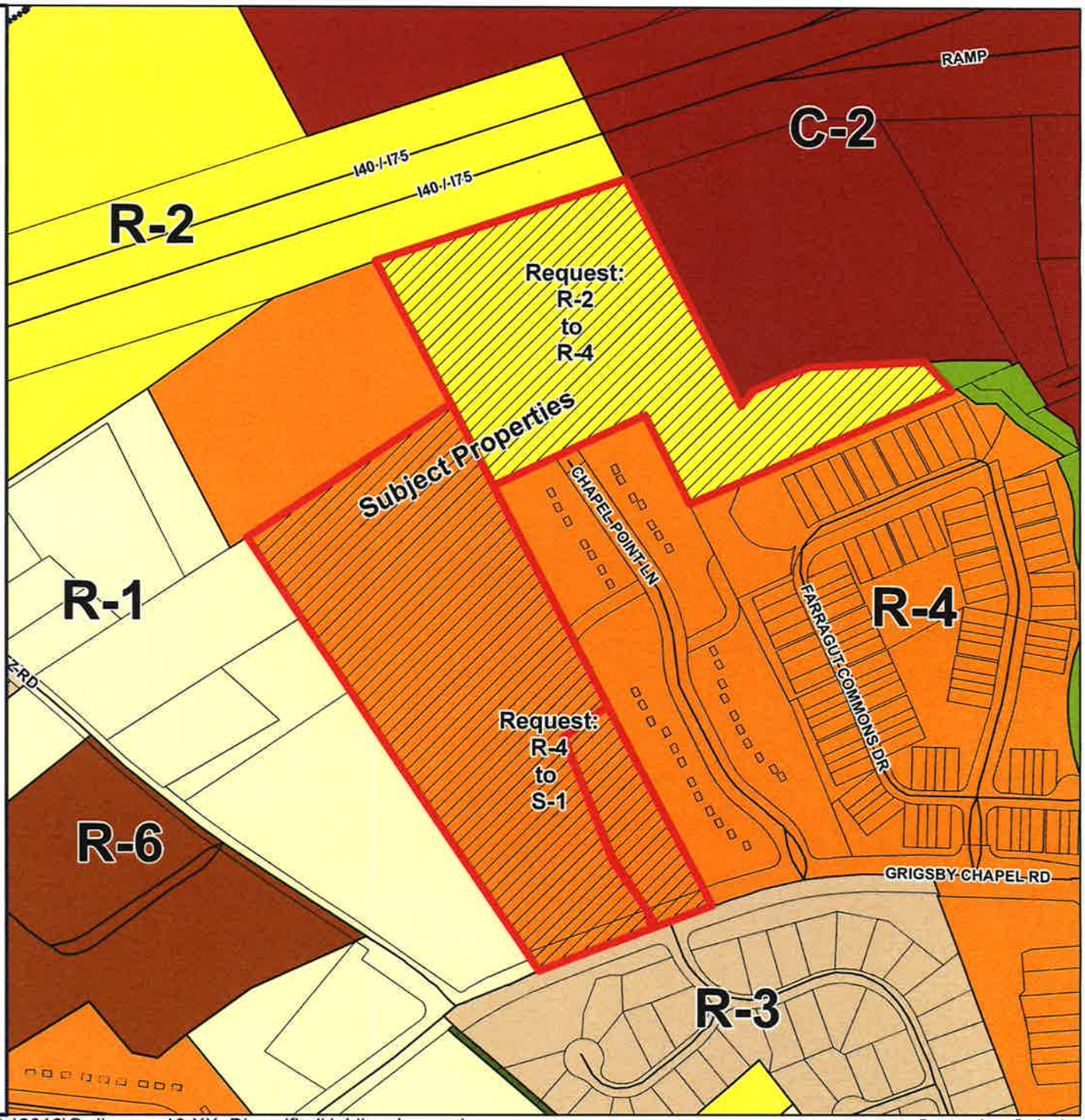
Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

farragut

Ordinance 16-26
Exhibit A

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



Legend

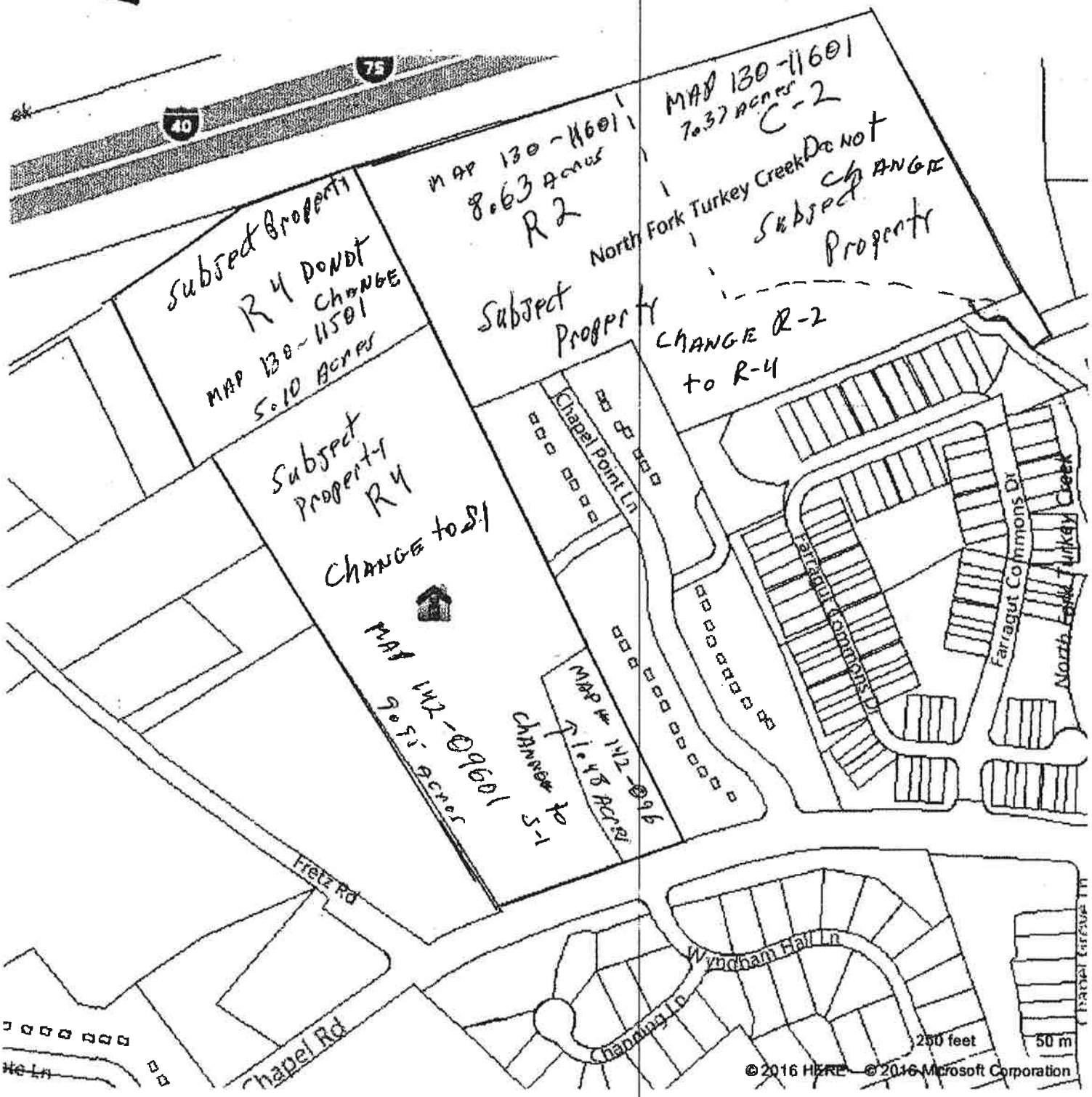
- Streets
- Diversified Request
- Parcels
- B-1, Buffer
- OS-P, Open Space/Park
- R-1, Rural Single-Family Residential
- R-2, General Single-Family Residential
- R-3, Small Lot Single-Family Residential
- R-4, Attached Single-Family Residential
- R-6, Multi-Family Residential
- C-2, Regional Commercial

1 in = 300 ft

Document Path: G:\Farragut\Map Documents\2016\Ordinance 16-XX_DiversifiedHoldingsInc.mxd

December 5, 2016

Exhibit B



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MEETING DATE: December 15, 2016

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on text amendments to the Farragut Subdivision Regulations, Article III., General Requirements and Minimum Design Standards., to provide for new requirements in relation to street widths and pedestrian facilities (Saddlebrook Properties, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This item is being presented for discussion purposes only and is also related to the next agenda item. As part of a request to have the R-4 Zoning District revisited to allow for detached single-family dwellings, the applicant has also requested that certain aspects of the subdivision regulations be re-visited. Specifically, the applicant would like for an opportunity to have a more-narrow street (e.g. 22 feet vs. 26 feet) in a small lot residential setting and have more flexibility with the locations for pedestrian facilities.

DISCUSSION: Currently the Town's minimum street width for a local street is 26 feet. This standard has been in place for a number of years and provides for a street that can accommodate on-street parking. However, in more compact developments or on steep roads, there may be less likelihood that on-street parking would occur. Having an opportunity for a more-narrow street can also help to slow traffic and lessen road maintenance costs for the Town.

In the right setting, the staff would support reducing street widths. In exchange for this flexibility the staff would encourage that such street provide some landscape enhancement, such as a village green, bioswale, landscaped eyebrow, etc., that would add visual interest and further reduce traffic speeds.

In terms of the applicant's request associated with pedestrian facilities, in more compact developments with potentially closer spaced driveways, the current requirement for a sidewalk along the main street can create some transition issues and increase the frequency of sidewalk repairs when the Town takes over maintenance of such sidewalks. An alternative may be to allow for a separated multi-use path within the development in a platted easement in lieu of a sidewalk along a street with frequent curb cuts. Such a path would need to generally match the linear distance of where a sidewalk would have been required and be connected within the development and to abutting properties.

The staff will discuss these requested amendments to the subdivision regulations in more depth at the meeting.

RECEIVED

NOV - 4 2016

TOWN OF FARRAGUT

APPLICATION TO AMEND ORDINANCE TEXT
TOWN OF FARRAGUT, TENNESSEE

FOR OFFICE USE ONLY
Fee Paid: $250.00

APPLICANT NAME: Saddlebrook Properties, LLC

Address: PO Box 23190

City/State/Zip: Knoxville, TN 37933

Phone Number: 865-362-5630

Fax Number:

E-mail: bmohney@saddlebrookproperties.com

CHANGE REQUESTED

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

Amend R-4 zoning to allow detached single-family dwellings at the R-4 density of up to 6 du/ac. Amend the side set back requirements of R-4 to allow detached single-family dwellings with a minimum of 10' separation and a 20' front set back for detached single-family units. Lot coverage percentage should be increased to 75% for single family detached. Street widths allowed to reduce to 22' with sidewalk on one side for developments where reasonable based on total number of units. Allow detached single family R-4 to be accessed off local streets (within reasonable unit count totals) to allow different income levels to live in the same neighborhood.

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

To create the opportunity to develop more affordable housing in Farragut in a neighborhood setting instead of apartments or condos. This zoning amendment will promote new developments in Farragut that would be economically accessible to young families, first time home buyers, and single occupants.

APPLICANT SIGNATURE — DATE: 11/08/16

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

MEETING DATE: December 15, 2016

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on text amendments to the Farragut Zoning Ordinance, Chapter 3., Section IX., Attached Single-Family Residential District (R-4)., to provide for new requirements (Saddlebrook Properties, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request to amend the R-4 (Attached Single-Family) Zoning District to provide for detached single-family dwelling units at a density of 6 units per acre. As you know, recently some relatively minor amendments have been made to the R-4 District. During that time the staff mentioned that, at some point, the R-4 needed to be completely re-visited so as to provide for a transitional housing option especially in areas around the periphery of a mixed use neighborhood or mixed use town center.

One potential modification to the R-4 could be to allow detached dwelling units in addition to attached dwelling units. This would provide for a mix of housing types within a development that could transition internally and, by doing so, transition better with what is surrounding the development. The desire to provide for detached units in the R-4 District has been apparent in recent years when covered breezeways have been used to meet the technical requirement in the R-4 for attachment between units. Visually, these breezeways seem out of place and serve no function other than meeting the ordinance requirement. Also, for marketing and finance purposes, most attached units that have been constructed in recent years in the Town have been largely duplexes. These have been constructed in the R-4 District rather than the R-5, Two-Family Residential Zoning District. The staff questions whether the R-5 should remain since it has rarely been used and could be addressed in a different district that would have a more broad appeal.

DISCUSSION: At this time and in addition to the amendments to the subdivision regulations noted in the previous agenda item, the applicant is requesting to amend the R-4 to allow detached dwellings and to amend the side setbacks with a minimum of 10 feet of separation and a 20 foot front setback for detached dwellings. The applicant is also proposing that the lot coverage for an individual lot be increased to 75% for single-family detached and to be accessed off local streets.

In an effort to provide for greater housing choice, as recommended in the Comprehensive Land Use Plan Update, the staff is open to the applicant's requests but there are many questions that need to be asked. For example:

1. Should most of the R-4 language remain intact and primarily a section added to address detached dwelling units and their setbacks and lot coverages?
2. Should there be locational limitations on where an R-4 development could apply? Currently, the minimum tract size for an R-4 development is 5 acres and the property must access a street that is a local collector or greater and that meets the minimum design standards in the subdivision regulations;

3. Should the R-4 be completely re-written with perhaps some form based code provisions applied (for example include build to lines with minimum and maximum setbacks)?
4. Should the desire for a small lot single-family detached dwelling with even closer setbacks than are permitted in the Small-Lot Single Family Detached Zoning District (R-3) be addressed in a separate zoning district such as a small lot open space residential overlay district? For example, the existing Open Space Overlay Zoning District (OSR) includes a density based on the Rural Residential (R-1) Zoning District which is a 20,000 square foot lot. Should an OSR district be created that could apply the density allowed in the R-3, Small Lot Single-Family Residential District, which is an 8,500 square foot lot? If this were provided should the open space be increased from 35% to something higher?
5. Should the R-3 Zoning District be amended to allow for closer setbacks and higher lot coverage? The R-3 requires a minimum 10 foot side setback and allows up to 40% total lot coverage. The applicant's request would lessen the setbacks by half and almost double the allowable lot coverage;
6. Should this request be considered as part of the development of a Mixed Use Neighborhood Zoning District? Perhaps detached and attached would be permitted along with the opportunity for some small scale non-residential where more than a set number of acres (e.g. 15 acres) were involved. For any tract greater than 15 acres non-residential would be required as part of the development along with a mixture of different housing types so as to provide a variety of housing choices within the same development;

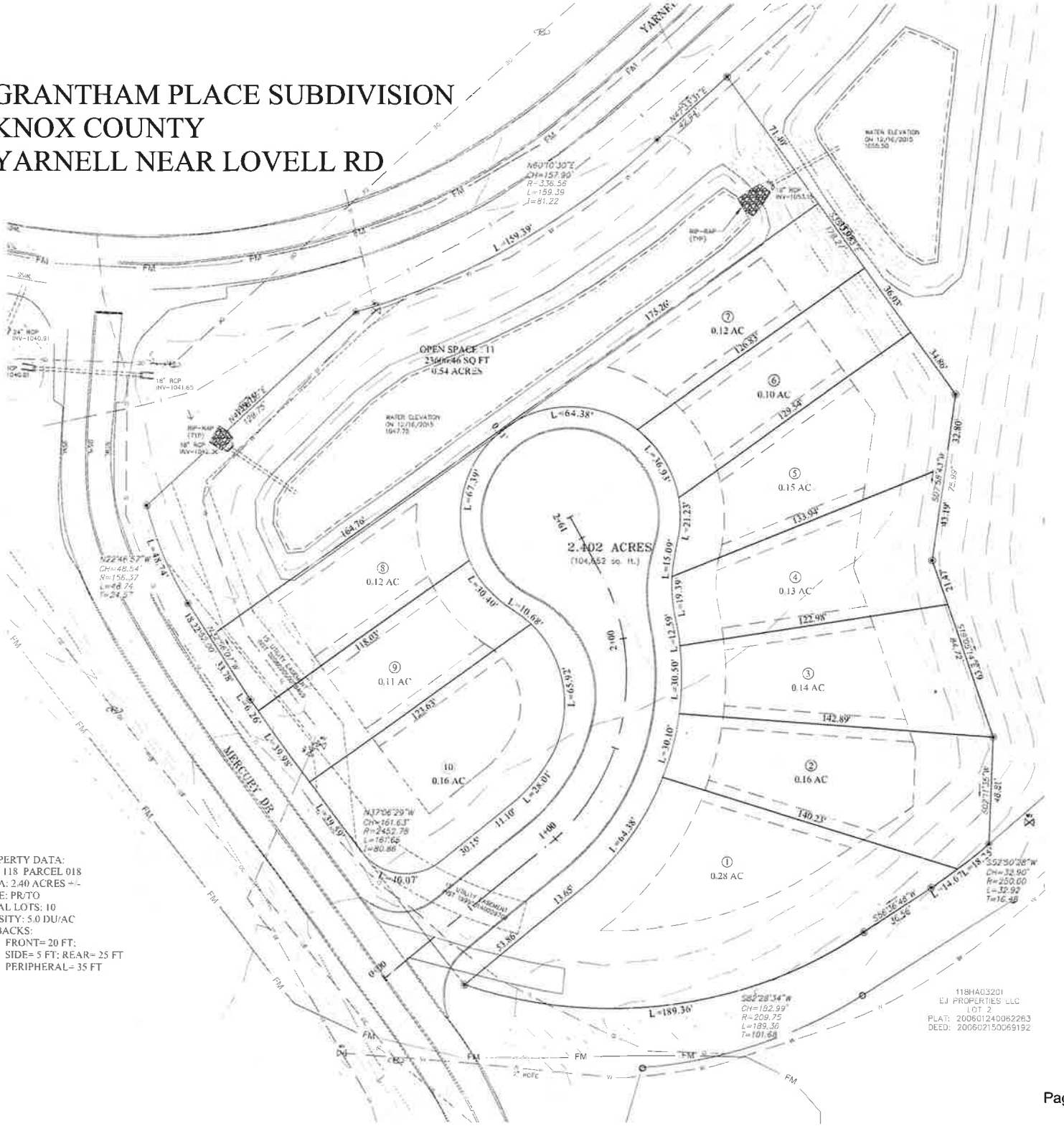
Though different requirements would most certainly apply, the applicant has recently constructed a development just outside Farragut off Yarnell Road called Grantham Place. This project generally reflects what the applicant is requesting in this text amendment. If you have a chance prior to the meeting please drive by this development to see what dwelling units spaced roughly 10 feet apart would look like. The staff has included in the packet some pictures from this and nearby developments in the immediate area. If provisions were made for detached dwelling units that were spaced closer together, the staff would encourage the following:

1. Location based limitations. This should be considered for transitional purposes and as a housing option within or abutting a mixed use neighborhood or mixed use town center. This may also be considered where a tract of land is environmentally challenging and the desire is to cluster development in relatively small pods so as to protect the environmentally sensitive areas. Another application could be as a transitional infill consistent with the CLUP;
2. Such a development should have direct access to a street that is at least a local collector and that has the infrastructure in place to serve the development;
3. If coverage increases and buildings are more clustered, provisions for open space should be increased. The staff is generally supportive of clustering development. This provides for a more efficient use of land and lessens the amount of infrastructure needed. However, in order to provide for these development benefits, an applicant should provide the community with something in return. Open space can provide those living closer together with common land that can be enjoyed and connected with other open space in the area;
4. The development should incorporate significant amenities, such as a robust and well connected walking trail system and/or nature viewing areas. The developments that the staff looked at off Yarnell and N. Campbell Station Road did not include pedestrian facilities or any apparent amenities. This is a significant problem;
5. Measures would need to be required to soften the impact of closely spaced driveways along the street. Building offsets or rear loaded garages could assist in this regard. Some of the developments the staff reviewed are visually impacted by very closely spaced and visible garage doors.

Campbell Station Villas

Yarnell
Station

GRANTHAM PLACE SUBDIVISION
KNOX COUNTY
YARNELL NEAR LOVELL RD



PROPERTY DATA:
MAP 118 PARCEL 018
AREA: 2.40 ACRES +/-
ZONE: PR/TO
TOTAL LOTS: 10
DENSITY: 5.0 DU/AC
SETBACKS:
FRONT= 20 FT;
SIDE= 5 FT; REAR= 25 FT
PERIPHERAL= 35 FT

SADDLEBROOK
SADDLEBROOK

OSR-R1 Layout. Max density allowed 16 lots (2.18 du/ac) on 7.6 acres

Detached R-4 Layout. Max density allowed 38 lots (5 du/ac) on 7.6 acres. 29 lot yield with 35% open space.
Assumes 5' side set back, 20' front set back, 50' periphery set back

MEETING DATE: December 15, 2016

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on amendments to the Farragut Zoning Ordinance, Chapter 4., Section XX., Parking and Loading., to provide for new requirements

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INTRODUCTION AND BACKGROUND: As part of a continuing effort to implement different components of the Town's adopted Architectural Design Standards (ADS), the staff presented the Commission with some options last month that could address certain aspects of the standards that have been challenging.

One site related standard in the ADS that has presented some challenges is how to soften the visual and functional impact of surface parking. The Commission approved some recent amendments to the Zoning Ordinance related to building and parking lot placement, screening parking lots along street frontages, and increasing the width of interior parking lot islands. These all assist in promoting the ADS and a higher quality of development.

DISCUSSION: Related to this is the larger question of how surface parking is allocated and its land use and financial impact to the Town. The staff noted last month that some flexibility in terms of parking space allocations and addressing sites that are over-parked is likely needed in the Zoning Ordinance. The staff presented some visual images of parking lots in the Town and the significant amount of space they consume that is mostly unused during a majority of the year. This excessive surface parking has a significant visual impact on the community and creates additional challenges in terms of strormwater management. Devoting a significant portion of valuable property to largely unused surface parking also represents a very inefficient use of real estate and detracts from the opportunity to make more productive and tax generating use of an area that otherwise creates little value. The Town is rapidly approaching build out in its commercial land and, from the staffs' perspective, it is critical to provide for regulations that promote greater land use efficiency.

Too often an applicant comes before the Commission with parking space requirements that are based on 1 or 2 days during the year that are very atypical in terms of parking space demand. Occasionally, an applicant will also come to the Commission and indicate that the Town's required amount of parking exceeds what they would need.

A key objective of Ordinance 16-27 is to address these situations and provide some flexibility in the allocation and configuration of required parking. Instead of simply providing parking to meet a Town requirement or a corporate number that may not be based on what is actually needed in the desired location, Ordinance 16-27 includes language that would give an applicant and the Commission more tools to thoughtfully consider how surface parking will be applied to a proposed development.

Ordinance 16-27 replaces the Town's existing Parking and Loading Section with many new provisions and removes some outdated provisions that do not reflect current practice. Some specific new provisions that are addressed in Ordinance 16-27 are the following:

1) Adding section headings to make information easier to find;
2) Providing for the flexibility to reduce required parking;
3) Providing for standards to justify excess parking;
4) Including visual and stormwater related enhancements that would apply when excess parking is approved;
5) Removing special exceptions that provide for unimproved surface parking (these provisions have not been used in many years and are unnecessary);
6) Providing for an opportunity for compact car parking;
7) Applying new parking space dimensions and travel lanes to standard spaces that encourage more efficient land use;
8) Applying compact car parking space and travel lane dimensions;
9) Providing for more opportunities to share parking; and
10) Establishing turning radius requirements that promote land use efficiency and pedestrian safety and reflect current practice.

RECOMMENDATION: The staff will review the key provisions of Ordinance 16-27 and will be recommending approval of Resolution PC-16-20 which recommends approval of Ordinance 16-27.

XX. - Parking and loading. (new wording in red)

A. Off-street parking requirements.

1. General requirements.

a. Residential off-street parking space shall consist of a parking lot, driveway, garage, or combination thereof and shall be located on the lot it is intended to serve.

b. ~~Any area once designated as required off-street parking shall not be changed to any other use unless and until equal facilities are provided elsewhere.~~

Unless approved by the Planning Commission as provided for in this ordinance, any area once designated as required off-street parking shall not be changed to any other use unless and until equal facilities are provided elsewhere.

~~c. Off-street parking existing at the effective date of these regulations in connection with the operation of an existing building or use shall not be reduced to an amount less than hereinafter required for a similar new building or use.~~

c. The placement of motor vehicles for sale or the repair of vehicles on required off-street parking facilities is prohibited. This provision does not apply to the placing of a "For Sale" sign on or in not more than one (1) licensed vehicle, boat, or other equipment at the same time located in a private residential driveway and which licensed vehicle, boat, or other equipment is owned by an occupant of said private residence.

d. Wherever parking is required by this ordinance, no building permit shall be issued prior to approval of entrance to affected city streets and/or state highways by the appropriate town and/or state official.

2. Location and setbacks.

a. ~~All off-street parking required by this ordinance shall be located on land owned by or, with the approval of the board, under long-term lease to the owner or owners of the principal use it is intended to serve.~~

With the exception of shared parking, as provided for in this ordinance, all off-street parking shall be located on land owned by or under long-term lease to the owner or owners of the principal use it is intended to serve.

~~b. Off-street parking for other than residential use shall be on the same lot, however, theaters and churches may establish joint parking facilities not to exceed fifty (50) percent of the required spaces, with commercial uses, public institutions and agencies that do not have a time conflict in parking demand. The joint parking facilities shall be located not to exceed four hundred (400) feet from the theater or church sanctuary.~~

b. Where the commercial parking lot abuts side lot lines of a residential district, the required buffer strip shall not be used for parking purposes.

c. Where parking is to be provided in the front yard of a commercial, office, or multi-family development, the parking lot shall be set back a minimum of twenty (20) feet from the front property line.

d. Where parking is to be provided in the rear or side yard of a commercial or office development, the parking lot shall be set back a minimum of ten (10) feet from the side or rear property line.

e. Where parking is to be provided in the rear or side yard of a multi-family development, the parking lot shall be set back a minimum of fifty (50) feet from the side or rear property line, except as provided for elsewhere in this ordinance.

3. Number of parking spaces required.

Bicycle parking. The minimum number of bicycle spaces provided in all districts at such time any non single-family or two-family residential building is constructed or modified, shall be one (1) bicycle space per five thousand (5,000) square feet of gross floor area. Such bicycle racks shall be provided in desirable locations and shall be conveniently located near the building entrance. The rack placement should not impede pedestrian movement and should not cause conflicts between bicycles and pedestrians.

~~The minimum number of off-street parking spaces provided in all districts at such time any building or structure is erected or enlarged or increased in capacity, shall be determined in accordance with the specific uses as set forth below.~~

Vehicular parking. Unless a modification, as authorized in this ordinance, is approved by the Planning Commission as part of the site plan review process, provisions for off-street parking in all districts at such time any building or structure is erected or enlarged or increased in capacity shall be based on the minimum number of off-street parking spaces provided below.

For uses not specifically mentioned herein, off-street parking requirements shall be determined by the Board of Zoning Appeals.

- Assisted-care living facility: Three-fourth (¾) parking spaces per each housing unit.
- Automobile and/or truck repair shop: One (1) parking space per two hundred fifty (250) square feet of gross floor area.
- Automobile sales, new and/or used: Five (5) plus one (1) per two hundred (200) square feet of gross floor area.
- Banks, business offices: One (1) per three hundred (300) square feet of gross floor area.
- Barber shop or beauty parlor: One (1) per two hundred (200) square feet of gross floor area.
- Boarding or rooming house: One (1) for each lodging unit.
- Bowling alleys: Five (5) per bowling lane.
- Business services: One (1) for every fifty (50) square feet of customer service area, plus two (2) per three (3) employees based on the design capacity of the largest shift.
- Carpet, rug, linoleum and floor covering sales: One (1) per four hundred (400) square feet of gross floor area.
- Churches: One (1) per thirty (30) square feet of gross floor area of auditorium.
- Coin operated laundry and/or dry cleaning establishments: One (1) per one hundred (100) square feet of gross floor area.
- Coin operated automatic automobile washing establishments: Three (3) stack-up spaces per washer bay. Such spaces must be designed so that the spaces will not limit ingress or egress to the site.
- Conveyor-type automatic automobile washing establishments: One (1) stack-up space per five (5) feet of conveyor tunnel. Such spaces must be designed so that the spaces will not limit ingress or egress to the site.
- Country club/private club: One (1) per four hundred (400) square feet of gross floor area. Plus one and one-half (1½) per hole for golf course, two (2) per tennis court, and one (1) per one hundred (100) square feet of surface for swimming pools.

- Day care center: One (1) per employee plus one (1) per twenty-five (25) children.
- Dry cleaning and laundry collection stations: One (1) per four hundred (400) square feet of gross floor area.
- Furniture and major appliance establishments: One (1) per four hundred (400) square feet of gross floor area.
- Gasoline/mini-mart station: Two (2) per one (1) gas pump island plus two (2) per each employee during the major work shift or two (2) per one (1) gas pump island plus one (1) per one hundred fifty (150) square feet of gross floor area, whichever is greater.
- Governmental office building: One (1) per three hundred (300) square feet of gross floor area.
- Handicapped/accessible parking spaces: Where parking is provided, the number of handicapped/accessible parking spaces shall be as specified by the current adopted edition of the International Building Code, as amended by the Town of Farragut.
- Hospital: Two (2) per bed.
- Hotel: One (1) per one (1) room or suite.
- Independent living and care: One (1) parking space per bedroom and one (1) guest space per ten (10) bedrooms.
- Indoor soccer, inline hockey, baseball, and softball fields: Forty-one (41) parking spaces per indoor play field.
- Kennel: One (1) per four hundred (400) square feet of gross floor area.
- Lawn and tractor sales and service establishments: One (1) parking space per six hundred ninety (690) square feet of gross floor area.
- Library: One (1) for each four hundred (400) square feet of floor area.
- Mortuary establishments: One (1) per one hundred (100) square feet of gross floor area.
- Motels and tourist courts: One (1) per guest bedroom.
- Nursing homes: One (1) per three (3) patient beds.
- Professional offices: One (1) per two hundred fifty (250) square feet of gross floor area.
- Residential:
    - Single and two-family dwellings: Two (2) spaces per dwelling unit.
    - Apartments/multi-family: One and three-fourth (1 ¾) spaces per dwelling unit.
- Residential recreational facilities:
    - Pavilion: One (1) per four hundred (400) square feet of gross floor area or a minimum of three (3) parking spaces, whichever is greater.
    - Arbor: No parking required.
    - Decorative fountain: No parking required.

- Restaurants, tea rooms, cafes, coffee houses, or other similar establishments serving food or beverage: One (1) per one hundred (100) square feet of gross floor space plus one (1) per two hundred (200) square feet of discernable outdoor dining area.
- Retail liquor store: One (1) per four hundred (400) square feet of gross floor area.
- Retail stores (except as otherwise specified herein): One (1) per two hundred fifty (250) square feet of gross floor area.
- Retail stores larger than fifty thousand (50,000) square feet: Three and one-half (3.5) per one thousand (1,000) square feet of gross floor area.
- Retail warehousing, building supplies, home improvement super centers/stores, and construction supplies establishments: One (1) parking space per four hundred (400) square feet of gross floor area.
- Schools shall be provided with parking spaces under the following schedules:
    - Elementary, junior high, and the equivalent private or parochial schools:
    - Two (2) per three (3) teachers and employees normally engaged in or about the building or grounds, plus one (1) space for each one hundred fifty (150) square feet of seating area, including aisles, in any auditorium.
    - Senior high schools and the equivalent private or parochial schools:
    - Two (2) per three (3) teachers and employees normally engaged in or about the building or grounds, plus one (1) space per five (5) students, or one (1) space for each one hundred fifty (150) square feet of seating area, including aisles, in any auditorium, gymnasium or cafeteria intended to be used as an auditorium, whichever is greater.
    - Kindergartens, day schools, and the equivalent private or parochial schools:
    - Two (2) parking spaces per three (3) teachers and employees normally engaged in or about the building or grounds, plus one (1) off-street loading space per eight (8) pupils.
- Shopping centers: For shopping centers and other multiple use buildings larger than seventy-five thousand (75,000) gross square feet, there shall be four (4) parking spaces for each one thousand (1,000) square feet of gross floor area.
- For shopping centers and other multiple use buildings between fifty thousand (50,000) and seventy-five thousands (75,000) gross square feet, there shall be four and one-half (4½) parking spaces for each one thousand (1,000) square feet of gross floor area.
- For shopping centers and other multiple use buildings with less than fifty thousand (50,000) gross square feet, there shall be five (5) parking spaces for each one thousand (1,000) square feet of gross floor area.
- Parking for detached facilities and buildings that are located on the same lot, parcel, or tract as the shopping center and/or multiple use building shall be in accordance with the regulations of parking required for such uses in these regulations.
- Skating rinks: One (1) parking space per one hundred thirty (130) square feet of skating surface area.
- Stadiums and sports arenas: One (1) per twelve (12) feet of benches.

- Swimming pools (nonresidential): One (1) per one hundred fifty (150) square feet of water area for swimming pools developed as part of a subdivision, or one (1) per one hundred (100) square feet of water area for public swimming pools.

- Theaters, auditoriums and places of assembly without fixed seats: One (1) per one hundred (100) square feet of gross area.

4. Increasing or reducing required parking.

Where an applicant requests to increase or reduce parking from the minimum number of required off-street parking spaces, such request shall be based on demonstrated parking demands that are typical for the proposed use(s) throughout a majority of the year. Allocations shall not be based on selected dates where parking demands are atypical in comparison to the remainder of the year. An applicant shall be responsible for providing such documentation and this documentation shall be current and part of the site plan submittal.

Where the Planning Commission is asked to consider an increase from the minimum number of required off-street parking spaces and the applicant can properly demonstrate a need based on the language provided in this ordinance, the Planning Commission shall not authorize additional parking spaces in excess of 10% above the minimum number required unless the following measures are provided and reflected on the approved site and landscape plans:

a. An additional interior parking lot island is provided for every 5 parking spaces in excess of the minimum required; and

b. The additional surface parking and travel lanes associated with the parking in excess of the minimum required shall be constructed in permeable pavers or a comparable and widely recognized low impact development surface parking application.

5. Off-street parking lot construction and maintenance.

Whenever the required off-street parking requires the building of a parking lot, and wherever a parking lot is built, such parking lot shall be constructed and maintained in accordance with the following regulations:

~~a. All areas with fifty (50) or more parking spaces devoted to permanent off-street parking shall be of a sealed-surface construction such as plant mix asphalt, penetrating asphalt or concrete, and shall be maintained in such a manner that no dust will result from continuous use. Surface drainage shall be collected so as to preclude uncontrolled drainage onto the paved portion of any public street.~~

~~b. Unless a request for a special exception is approved by the BZA, all commercial, office, and multi-family developments with less than fifty (50) parking spaces devoted to permanent off-street parking shall be of a sealed-surface construction such as plant mix asphalt, penetrating asphalt or concrete, and shall be maintained in such a manner that no dust will result from continuous use. Surface drainage shall be collected so as to preclude uncontrolled drainage onto the paved portion of any public street.~~

~~The BZA may grant a special exception to the requirement for the paving of areas devoted to permanent off-street parking for those parking areas with less than fifty (50) parking spaces subject to the following conditions:~~

~~(1) The parking area does not serve a generally recognized retail business.~~

~~(2) The parking area is maintained in such a manner that no dust will result from continuous use.~~

~~(3) The parking area is maintained in such a way that mud and gravel are not displaced onto public streets.~~

(4) The access drive(s) from a public street(s) is paved to the standard of subsection XX, A., 4., a of Chapter 4 for a distance of fifty (50) feet from the pavement of the public street(s).

(5) The special exception must be reconsidered by the BZA at the expiration of a two (2) year period.

c. The curbs surrounding interior parkways, terminal islands, and interior islands shall be constructed with six (6) inch high raised curbs.

a. All areas devoted to permanent off-street parking shall be of a sealed-surface construction such as plant mix asphalt, penetrating asphalt or concrete, or permeable pavers and shall be properly maintained;

b. The curbs surrounding parkways, terminal islands, and interior parking lot islands shall be constructed with six (6) inch high raised curbs to prevent uncontrolled access of vehicles. Where the area within a parkway or island is being used to accommodate stormwater an alternate means of preventing uncontrolled access of vehicles into such areas may be considered. In this manner, stormwater may be directed from the parking lot into the parkway or island without being inhibited by curbing.

6. Minimum site design.

To provide for orderly, safe, and systematic circulation within parking areas, off-street parking areas shall meet the following general requirements:

a. Except for parcels of land devoted to one (1) and two (2) family uses, all areas devoted to off-street parking shall be so designed and be of such size that no vehicle is required to back into a public street to obtain egress.

b. Parking spaces. Each parking space shall be a minimum of nine and one-half (9½) feet in width and nineteen (19) feet in length.

Each handicapped/accessible parking space shall be a minimum of eight (8) feet in width and nineteen (19) feet in length. Such spaces shall have an adjacent access aisle, which shall be a minimum of five (5) feet in width and extend the full length of the parking spaces they serve. For every six (6) handicapped/accessible parking spaces, at least one (1) shall be a van-accessible parking space. Such van-accessible parking space shall have an adjacent access aisle of eight (8) feet in width.

Handicapped/accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. In parking facilities that do not serve a particular building, accessible parking spaces shall be located on the shortest route to an accessible pedestrian entrance to the parking facility. Where buildings have multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances.

c. Minimum width of aisles and back-up areas. Minimum width of parking lot aisles shall be as follows:

(1) Ninety (90) degree parking—Twenty-five (25) feet.

(2) Sixty (60) degree parking—Eighteen (18) feet (twenty-five (25) feet for two-way aisle).

(3) Forty-five (45) degree parking—Thirteen (13) feet (twenty-five (25) feet for two-way aisle).

(4) Thirty (30) degree parking—Twelve (12) feet (twenty-five (25) feet for two-way aisle).

(5) Other—To be determined on basis of above by the Town Engineer.

Back-up or turn-around areas located at the end of dead-end parking aisles shall be a minimum of ten (10) feet in length.

~~d. In any determination of parking requirements as set forth in this section, where the resultant figure contains a fraction, any fraction less than one-half (½) may be dropped and any fraction one-half (½) or more shall be counted as one (1) parking space.~~

~~e. Driveways shall meet the requirements of the Farragut Municipal Code.~~

~~f. Perimeter parkways no less than twenty (20) feet in width shall be provided adjacent to the front property line. Perimeter parkways no less than ten (10) feet in width shall be provided adjacent to the side and rear property lines (Illustration 5 (see Chapter 1)). If an access easement exists on a front property line, a perimeter parkway no less than twenty (20) feet in width shall be provided adjacent to the edge of the access easement. If an access easement exists on a side or rear property line, a perimeter parkway no less than ten (10) feet in width shall be provided adjacent to the edge of the access easement.~~

~~g. Interior parkways not less than ten (10) feet wide shall be provided for at least every other parking aisle. The curbs shall be constructed with six (6) inch high raised curbs to prevent uncontrolled access of vehicles.~~

~~h. Terminal islands not less than five (5) feet wide from inside of curb to inside of curb shall be provided for at both ends of parking rows and interior parkways. The curbs shall be constructed with six (6) inch high raised curbs to prevent uncontrolled access of vehicles.~~

~~i. Interior islands not less than five (5) feet wide from inside of curb to inside of curb and extending the full length of the parking space shall be provided every fifteen (15) spaces within a row. As an alternative, an interior island not less than ten (10) feet wide from inside of curb to inside of curb and extending the full length of the parking space shall be provided every twenty (20) spaces within a row. The curbs shall be constructed with six (6) inch high raised curbs to prevent uncontrolled access of vehicles.~~

a. Backing Prohibited onto Public Street. Except for parcels of land devoted to one (1) and two (2) family residential uses, all areas devoted to off-street parking shall be so designed and be of such size that no vehicle is required to back into a public street to obtain egress.

   Back-up or turn-around areas located at the end of dead-end parking aisles shall be a minimum of ten (10) feet in depth.

b. Handicap Parking. Each handicapped/accessible parking space shall be a minimum of eight (8) feet in width and nineteen (19) feet in length. Such spaces shall have an adjacent access aisle, which shall be a minimum of five (5) feet in width and extend the full length of the parking spaces they serve. For every six (6) handicapped/accessible parking spaces, at least one (1) shall be a van-accessible parking space. Such van-accessible parking space shall have an adjacent access aisle of eight (8) feet in width.

   Handicapped/accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. In parking facilities that do not serve a particular building, accessible parking spaces shall be located on the shortest route to an accessible pedestrian entrance to the parking facility. Where buildings have multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances.

c. Compact Car Parking. An applicant may design and construct up to 30% of their parking spaces for compact cars, as defined by the Environmental Protection Agency, in accordance with the dimensions listed below in this ordinance. Compact car spaces shall be grouped together to the greatest possible extent in areas clearly designated for compact cars. Parking lots shall have a system of regulatory compliant signs beginning at the entrance that clearly indicates the location of compact car spaces.

d. Parking Space and Travel Lane Dimensions. For the purposes of this ordinance, the minimum parking space width shall be measured perpendicular to the center line of the parking space. For standard cars, the minimum parking space width shall be nine (9) feet and the minimum parking space depth shall be nineteen (19) feet. For compact cars, the

minimum parking space width shall be eight (8) feet and the minimum parking space depth shall be seventeen (17) feet. Travel lanes shall conform to the following minimum standards:

Parking Angle	Travel Lane Width (one way)		Travel Lane Width (two way)	
	Standard Space	Compact Car	Standard Space	Compact Car
Parallel	12 feet	12 feet	24 feet	22 feet
45°	14 feet	12 feet	24 feet	22 feet
60°	16 feet	14 feet	24 feet	22 feet
90°	22 feet	19 feet	24 feet	22 feet

e. Shared Off-Site Parking. Shared off-site parking is encouraged, where applicable, as a means of more efficient land use. The development of a site should take into consideration any opportunities to share parking with an adjacent use. Shared off-site parking shall be considered as part of a site plan review and shall be subject to the following conditions:

1. No more than 30% of an applicant's required amount of off-street parking may be shared with an adjacent use;
2. Off-site parking shall be within five hundred (500) feet of the property for which it is being requested;
3. Off-site parking may only be provided if the off-site lot has an excess number of spaces or if the applicant can demonstrate, using the latest peak demand analyses published by the Institute of Traffic Engineers (ITE) or other comparable source acceptable to the Planning Commission, that the on-site and off-site uses have non-competing peak demands;
4. The amount of required parking spaces being reduced on-site shall be equal to the amount being provided off-site;
5. Off-site parking spaces provided by a separate private property owner shall be subject to a shared parking easement agreement that is legally binding and runs with the land and that is graphically displayed on a recorded plat. Site plan approval where off-site parking is requested, shall be subject to the recorded agreement and plat; and
6. Uses sharing a parking facility shall provide for safe, convenient walking between uses and parking, including safe, well-marked pedestrian crossings, signage, and adequate lighting that complies with the Town's Outdoor Site Lighting requirements.

f. Addressing Fractions in Parking Space Determination. In any determination of parking requirements as set forth in this section, where the resultant figure contains a fraction, any fraction less than one-half (½) may be dropped and any fraction one-half (½) or more shall be counted as one (1) parking space.

g. Driveways and Other-Access Ways. Driveways and other access ways shall meet the requirements of the Farragut Municipal Code.

h. Perimeter Parkways. Perimeter parkways no less than twenty (20) feet in width shall be provided adjacent to the front property line. Perimeter parkways no less than ten (10) feet in width shall be provided adjacent to the side and rear property lines (Illustration 5 (see Chapter 1)). If an access easement exists on a front property line, a perimeter parkway no less than twenty (20) feet in width shall be provided adjacent to the edge of the access easement. If an access easement exists on a side or rear property line, a perimeter parkway no less than ten (10) feet in width shall be provided adjacent to the edge of the access easement.

i. Interior Parkways. Interior parkways not less than ten (10) feet wide shall be provided for at least every other parking aisle. The curbs shall be constructed with six (6) inch high raised curbs to prevent uncontrolled access of vehicles.

j. Terminal Islands. Terminal islands not less than five (5) feet wide from inside of curb to inside of curb shall be provided for at both ends of parking rows and interior parkways. The curbs shall be constructed with six (6) inch high raised curbs to prevent uncontrolled access of vehicles.

k. Interior Islands. Interior islands not less than seven and one-half (7½) feet wide from inside of curb to inside of curb and extending the full length of the parking space shall be provided every fifteen ten (15) spaces within a row. As an alternative, an interior island not less than ten (10) feet wide from inside of curb to inside of curb and extending the full length of the parking space shall be provided every twenty (20) spaces within a row.

l. Curbing Around Parkways or Islands. Curbing around parkways or islands shall be constructed with six (6) inch high raised curbs to prevent uncontrolled access of vehicles. Where the area within a parkway or island is being used to accommodate stormwater, an alternate means of preventing uncontrolled access of vehicles into such areas may be considered. In this manner, stormwater may be directed from the parking lot into the parkway or island area without being inhibited by curbing.

B. Off-street loading requirements.

For all commercial and institutional uses, a plan for parking lot and loading areas access shall be submitted as part of the site plan application. ~~at a scale of one (1) inch equals fifty (50) feet. The town administrator or his designated representative shall insure that adequate service access for loading and unloading for each structure is available. In making the determination, the town administrator or his designated representative shall insure that all turning radii are adequate for a truck of a minimum of thirty (30) feet in length without encroaching on any parking spaces or other vehicular lanes or aisles.~~ No service loading space shall be counted for required parking space. A plan for delivery circulation through a site shall be included as part of the site plan.

C. Turning radius requirements.

When designing curb radii for a site the default design vehicle should be the passenger vehicle. Therefore, the default corner radius should be 15 feet. Larger design vehicles should be used only where they are known to regularly make turns at the intersection, and corner radii should be designed based on the larger design vehicle traveling at crawl speed. In such case, the turning radius shall not exceed 25 feet. In all cases, consideration shall be given to minimize any pedestrian and vehicular conflicts.

~~The town administrator or his designated representative shall require access from arterial streets to comply with Illustration 4 (see Chapter 1). Where a variance is requested from this requirement in accordance with all provisions of the section, the board shall utilize Illustration 3 (see Chapter 1) as a design alternative only if the variance is warranted.~~

(Ord. No. 86-16, adopted Apr. 1986; amended Feb. 2006; Ord. No. 06-23, § 1, 8-10-2006; Ord. No. 06-10, § 2, 5-25-2006; Ord. No. 06-09, §§ 1, 2, 5-11-2006; Ord. No. 07-39, § 3, 1-10-2008; Ord No. 08-12, § 1, 7-24-2008; Ord. No. 09-01, §§ 1, 2, 2-26-2009; Ord. No. 10-19, § 1, 1-27-2011; Ord. No. 11-03, § 1, 4-28-2011; Ord. No. 11-27, §§ 1, 2, 1-26-2012; Ord. No. 14-13, §§ 1, 2, 19-9-2014)

RESOLUTION PC-16-20

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF AN AMENDMENT TO CHAPTER 4, GENERAL PROVISIONS AND EXCEPTIONS, SECTION XX., PARKING AND LOADING., TO PROVIDE FOR NEW REQUIREMENTS

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

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

WHEREAS, a public hearing was held on this request on December 15, 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 16-27.

ADOPTED this 15th day of December, 2016.

_____

Rita Holladay, Chairman

_____

Edwin K. Whiting, Secretary

ORDINANCE: 16-27
PREPARED BY: Shipley
REQUESTED BY: Town Staff
CERTIFIED BY FMPC: December 15, 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 4., GENERAL PROVISIONS AND EXCEPTIONS, SECTION XX., PARKING AND LOADING., TO PROVIDE FOR NEW REQUIREMENTS

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 4, General Provisions and Exceptions, 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 4, General Provisions and Exceptions, Section XX., Parking and Loading., is amended by deleting it in its entirety and substituting in lieu thereof the following:

XX. - Parking and loading.

A. Off-street parking requirements.

1. General requirements.

   a. Residential off-street parking space shall consist of a parking lot, driveway, garage, or combination thereof and shall be located on the lot it is intended to serve.

   b. Unless approved by the Planning Commission as provided for in this ordinance, any area once designated as required off-street parking shall not be changed to any other use unless and until equal facilities are provided elsewhere.

   c. The placement of motor vehicles for sale or the repair of vehicles on required off-street parking facilities is prohibited. This provision does not apply to the placing of a "For Sale" sign on or in not more than one (1) licensed vehicle, boat, or other equipment at the same time located in a private residential driveway and which

licensed vehicle, boat, or other equipment is owned by an occupant of said private residence.

d. Wherever parking is required by this ordinance, no building permit shall be issued prior to approval of entrance to affected city streets and/or state highways by the appropriate town and/or state official.

2. Location and setbacks.

   a. With the exception of shared parking, as provided for in this ordinance, all off-street parking shall be located on land owned by or under long-term lease to the owner or owners of the principal use it is intended to serve.

   b. Where the commercial parking lot abuts side lot lines of a residential district, the required buffer strip shall not be used for parking purposes.

   c. Where parking is to be provided in the front yard of a commercial, office, or multi-family development, the parking lot shall be set back a minimum of twenty (20) feet from the front property line.

   d. Where parking is to be provided in the rear or side yard of a commercial or office development, the parking lot shall be set back a minimum of ten (10) feet from the side or rear property line.

   e. Where parking is to be provided in the rear or side yard of a multi-family development, the parking lot shall be set back a minimum of fifty (50) feet from the side or rear property line, except as provided for elsewhere in this ordinance.

3. Number of parking spaces required.

   Bicycle parking. The minimum number of bicycle spaces provided in all districts at such time any non single-family or two-family residential building is constructed or modified, shall be one (1) bicycle space per five thousand (5,000) square feet of gross floor area. Such bicycle racks shall be provided in desirable locations and shall be conveniently located near the building entrance. The rack placement should not impede pedestrian movement and should not cause conflicts between bicycles and pedestrians.

   Vehicular parking. Unless a modification, as authorized in this ordinance, is approved by the Planning Commission as part of the site plan review process, provisions for off-street parking in all districts at such time any building or structure is erected or enlarged or increased in capacity shall be based on the minimum number of off-street parking spaces provided below.

   For uses not specifically mentioned herein, off-street parking requirements shall be determined by the Board of Zoning Appeals.

   - Assisted-care living facility: Three-fourth (¾) parking spaces per each housing unit.

   - Automobile and/or truck repair shop: One (1) parking space per two hundred fifty (250) square feet of gross floor area.

   - Automobile sales, new and/or used: Five (5) plus one (1) per two hundred (200) square feet of gross floor area.

- Banks, business offices: One (1) per three hundred (300) square feet of gross floor area.
- Barber shop or beauty parlor: One (1) per two hundred (200) square feet of gross floor area.
- Boarding or rooming house: One (1) for each lodging unit.
- Bowling alleys: Five (5) per bowling lane.
- Business services: One (1) for every fifty (50) square feet of customer service area, plus two (2) per three (3) employees based on the design capacity of the largest shift.
- Carpet, rug, linoleum and floor covering sales: One (1) per four hundred (400) square feet of gross floor area.
- Churches: One (1) per thirty (30) square feet of gross floor area of auditorium.
- Coin operated laundry and/or dry cleaning establishments: One (1) per one hundred (100) square feet of gross floor area.
- Coin operated automatic automobile washing establishments: Three (3) stack-up spaces per washer bay. Such spaces must be designed so that the spaces will not limit ingress or egress to the site.
- Conveyor-type automatic automobile washing establishments: One (1) stack-up space per five (5) feet of conveyor tunnel. Such spaces must be designed so that the spaces will not limit ingress or egress to the site.
- Country club/private club: One (1) per four hundred (400) square feet of gross floor area. Plus one and one-half (1½) per hole for golf course, two (2) per tennis court, and one (1) per one hundred (100) square feet of surface for swimming pools.
- Day care center: One (1) per employee plus one (1) per twenty-five (25) children.
- Dry cleaning and laundry collection stations: One (1) per four hundred (400) square feet of gross floor area.
- Furniture and major appliance establishments: One (1) per four hundred (400) square feet of gross floor area.
- Gasoline/mini-mart station: Two (2) per one (1) gas pump island plus two (2) per each employee during the major work shift or two (2) per one (1) gas pump island plus one (1) per one hundred fifty (150) square feet of gross floor area, whichever is greater.
- Governmental office building: One (1) per three hundred (300) square feet of gross floor area.

- Handicapped/accessible parking spaces: Where parking is provided, the number of handicapped/accessible parking spaces shall be as specified by the current adopted edition of the International Building Code, as amended by the Town of Farragut.
- Hospital: Two (2) per bed.
- Hotel: One (1) per one (1) room or suite.
- Independent living and care: One (1) parking space per bedroom and one (1) guest space per ten (10) bedrooms.
- Indoor soccer, inline hockey, baseball, and softball fields: Forty-one (41) parking spaces per indoor play field.
- Kennel: One (1) per four hundred (400) square feet of gross floor area.
- Lawn and tractor sales and service establishments: One (1) parking space per six hundred ninety (690) square feet of gross floor area.
- Library: One (1) for each four hundred (400) square feet of floor area.
- Mortuary establishments: One (1) per one hundred (100) square feet of gross floor area.
- Motels and tourist courts: One (1) per guest bedroom.
- Nursing homes: One (1) per three (3) patient beds.
- Professional offices: One (1) per two hundred fifty (250) square feet of gross floor area.
- Residential:
    - Single and two-family dwellings: Two (2) spaces per dwelling unit.
    - Apartments/multi-family: One and three-fourth (1 ¾) spaces per dwelling unit.
- Residential recreational facilities:
    - Pavilion: One (1) per four hundred (400) square feet of gross floor area or a minimum of three (3) parking spaces, whichever is greater.
    - Arbor: No parking required.
    - Decorative fountain: No parking required.
- Restaurants, tea rooms, cafes, coffee houses, or other similar establishments serving food or beverage: One (1) per one hundred (100) square feet of gross floor space plus one (1) per two hundred (200) square feet of discernable outdoor dining area.
- Retail liquor store: One (1) per four hundred (400) square feet of gross floor area.

- Retail stores (except as otherwise specified herein): One (1) per two hundred fifty (250) square feet of gross floor area.
- Retail stores larger than fifty thousand (50,000) square feet: Three and one-half (3.5) per one thousand (1,000) square feet of gross floor area.
- Retail warehousing, building supplies, home improvement super centers/stores, and construction supplies establishments: One (1) parking space per four hundred (400) square feet of gross floor area.
- Schools shall be provided with parking spaces under the following schedules:
    - Elementary, junior high, and the equivalent private or parochial schools:
    - Two (2) per three (3) teachers and employees normally engaged in or about the building or grounds, plus one (1) space for each one hundred fifty (150) square feet of seating area, including aisles, in any auditorium.
    - Senior high schools and the equivalent private or parochial schools:
    - Two (2) per three (3) teachers and employees normally engaged in or about the building or grounds, plus one (1) space per five (5) students, or one (1) space for each one hundred fifty (150) square feet of seating area, including aisles, in any auditorium, gymnasium or cafeteria intended to be used as an auditorium, whichever is greater.
    - Kindergartens, day schools, and the equivalent private or parochial schools:
    - Two (2) parking spaces per three (3) teachers and employees normally engaged in or about the building or grounds, plus one (1) off-street loading space per eight (8) pupils.
- Shopping centers: For shopping centers and other multiple use buildings larger than seventy-five thousand (75,000) gross square feet, there shall be four (4) parking spaces for each one thousand (1,000) square feet of gross floor area.
- For shopping centers and other multiple use buildings between fifty thousand (50,000) and seventy-five thousands (75,000) gross square feet, there shall be four and one-half (4½) parking spaces for each one thousand (1,000) square feet of gross floor area.
- For shopping centers and other multiple use buildings with less than fifty thousand (50,000) gross square feet, there shall be five (5) parking spaces for each one thousand (1,000) square feet of gross floor area.
- Parking for detached facilities and buildings that are located on the same lot, parcel, or tract as the shopping center and/or multiple use building shall be in accordance with the regulations of parking required for such uses in these regulations.
- Skating rinks: One (1) parking space per one hundred thirty (130) square feet of skating surface area.

- Stadiums and sports arenas: One (1) per twelve (12) feet of benches.
- Swimming pools (nonresidential): One (1) per one hundred fifty (150) square feet of water area for swimming pools developed as part of a subdivision, or one (1) per one hundred (100) square feet of water area for public swimming pools.
- Theaters, auditoriums and places of assembly without fixed seats: One (1) per one hundred (100) square feet of gross area.

4. Increasing or reducing required parking.

   Where an applicant requests to increase or reduce parking from the minimum number of required off-street parking spaces, such request shall be based on demonstrated parking demands that are typical for the proposed use(s) throughout a majority of the year. Allocations shall not be based on selected dates where parking demands are atypical in comparison to the remainder of the year. An applicant shall be responsible for providing such documentation and this documentation shall be current and part of the site plan submittal.

   Where the Planning Commission is asked to consider an increase from the minimum number of required off-street parking spaces and the applicant can properly demonstrate a need based on the language provided in this ordinance, the Planning Commission shall not authorize additional parking spaces in excess of 10% above the minimum number required unless the following measures are provided and reflected on the approved site and landscape plans:

   a. An additional interior parking lot island is provided for every 5 parking spaces in excess of the minimum required; and

   b. The additional surface parking and travel lanes associated with the parking in excess of the minimum required shall be constructed in permeable pavers or a comparable and widely recognized low impact development surface parking application.

5. Off-street parking lot construction and maintenance.

   Whenever the required off-street parking requires the building of a parking lot, and wherever a parking lot is built, such parking lot shall be constructed and maintained in accordance with the following regulations:

   a. All areas devoted to permanent off-street parking shall be of a sealed-surface construction such as plant mix asphalt, penetrating asphalt or concrete, or permeable pavers and shall be properly maintained;

   b. The curbs surrounding parkways, terminal islands, and interior parking lot islands shall be constructed with six (6) inch high raised curbs to prevent uncontrolled access of vehicles. Where the area within a parkway or island is being used to accommodate stormwater an alternate means of preventing uncontrolled access of vehicles into such areas may be considered. In this manner, stormwater may be directed from the parking lot into the parkway or island without being inhibited by curbing.

6. Minimum site design.

To provide for orderly, safe, and systematic circulation within parking areas, off-street parking areas shall meet the following general requirements:

a. Backing Prohibited onto Public Street. Except for parcels of land devoted to one (1) and two (2) family residential uses, all areas devoted to off-street parking shall be so designed and be of such size that no vehicle is required to back into a public street to obtain egress.

   Turn-around areas. Back-up or turn-around areas located at the end of dead-end parking aisles shall be a minimum of ten (10) feet in depth.

b. Handicap Parking. Each handicapped/accessible parking space shall be a minimum of eight (8) feet in width and nineteen (19) feet in length. Such spaces shall have an adjacent access aisle, which shall be a minimum of five (5) feet in width and extend the full length of the parking spaces they serve. For every six (6) handicapped/accessible parking spaces, at least one (1) shall be a van-accessible parking space. Such van-accessible parking space shall have an adjacent access aisle of eight (8) feet in width.

   Handicapped/accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. In parking facilities that do not serve a particular building, accessible parking spaces shall be located on the shortest route to an accessible pedestrian entrance to the parking facility. Where buildings have multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances.

c. Compact Car Parking. An applicant may design and construct up to 30% of their parking spaces for compact cars, as defined by the Environmental Protection Agency, in accordance with the dimensions listed below in this ordinance. Compact car spaces shall be grouped together to the greatest possible extent in areas clearly designated for compact cars. Parking lots shall have a system of regulatory compliant signs beginning at the entrance that clearly indicates the location of compact car spaces.

d. Parking Space and Travel Lane Dimensions. For the purposes of this ordinance, the minimum parking space width shall be measured perpendicular to the center line of the parking space. For standard cars, the minimum parking space width shall be nine (9) feet and the minimum parking space depth shall be nineteen (19) feet. For compact cars, the minimum parking space width shall be eight (8) feet and the minimum parking space depth shall be seventeen (17) feet. Travel lanes shall conform to the following minimum standards:

Parking Angle	**Travel Lane Width (one way)**		**Travel Lane Width (two way)**	
	Standard Space	**Compact Car**	**Standard Space**	**Compact Car**
Parallel	**12 feet**	**12 feet**	**24 feet**	**22 feet**
45°	**14 feet**	**12 feet**	**24 feet**	**22 feet**
60°	**16 feet**	**14 feet**	**24 feet**	**22 feet**

90°	**22 feet**	**19 feet**	**24 feet**	**22 feet**

e. Shared Off-Site Parking. Shared off-site parking is encouraged, where applicable, as a means of more efficient land use. The development of a site should take into consideration any opportunities to share parking with an adjacent use. Shared off-site parking shall be considered as part of a site plan review and shall be subject to the following conditions:

1. No more than 30% of an applicant's required amount of off-street parking may be shared with an adjacent use;
2. Off-site parking shall be within five hundred (500) feet of the property for which it is being requested;
3. Off-site parking may only be provided if the off-site lot has an excess number of spaces or if the applicant can demonstrate, using the latest peak demand analyses published by the Institute of Traffic Engineers (ITE) or other comparable source acceptable to the Planning Commission, that the on-site and off-site uses have non-competing peak demands;
4. The amount of required parking spaces being reduced on-site shall be equal to the amount being provided off-site;
5. Off-site parking spaces provided by a separate private property owner shall be subject to a shared parking easement agreement that is legally binding and runs with the land and that is graphically displayed on a recorded plat. Site plan approval where off-site parking is requested, shall be subject to the recorded agreement and plat; and
6. Uses sharing a parking facility shall provide for safe, convenient walking between uses and parking, including safe, well-marked pedestrian crossings, signage, and adequate lighting that complies with the Town's Outdoor Site Lighting requirements.

f. Addressing Fractions in Parking Space Determination. In any determination of parking requirements as set forth in this section, where the resultant figure contains a fraction, any fraction less than one-half (½) may be dropped and any fraction one-half (½) or more shall be counted as one (1) parking space.

g. Driveways and Other-Access Ways. Driveways and other access ways shall meet the requirements of the Farragut Municipal Code.

h. Perimeter Parkways. Perimeter parkways no less than twenty (20) feet in width shall be provided adjacent to the front property line. Perimeter parkways no less than ten (10) feet in width shall be provided adjacent to the side and rear property lines (Illustration 5 (see Chapter 1)). If an access easement exists on a front property line, a perimeter parkway no less than twenty (20) feet in width shall be provided adjacent to the edge of the access easement. If an access easement exists on a side or rear property line, a perimeter parkway no less than ten (10) feet in width shall be provided adjacent to the edge of the access easement.

i. Interior Parkways. Interior parkways not less than ten (10) feet wide shall be provided for at least every other parking aisle. The curbs shall be constructed with six (6) inch high raised curbs to prevent uncontrolled access of vehicles.

j. Terminal Islands. Terminal islands not less than five (5) feet wide from inside of curb to inside of curb shall be provided for at both ends of parking rows and interior parkways. The curbs shall be constructed with six (6) inch high raised curbs to prevent uncontrolled access of vehicles.

k. Interior Islands. Interior islands not less than seven and one-half (7½) feet wide from inside of curb to inside of curb and extending the full length of the parking space shall be provided every fifteen ten (15) spaces within a row. As an alternative, an interior island not less than ten (10) feet wide from inside of curb to inside of curb and extending the full length of the parking space shall be provided every twenty (20) spaces within a row.

l. Curbing Around Parkways or Islands. Curbing around parkways or islands shall be constructed with six (6) inch high raised curbs to prevent uncontrolled access of vehicles. Where the area within a parkway or island is being used to accommodate stormwater, an alternate means of preventing uncontrolled access of vehicles into such areas may be considered. In this manner, stormwater may be directed from the parking lot into the parkway or island area without being inhibited by curbing.

B. Off-street loading requirements.

For all commercial and institutional uses, a plan for parking lot and loading areas access shall be submitted as part of the site plan application. No service loading space shall be counted for a required parking space. A plan for delivery circulation through a site shall be included as part of the site plan.

C. Turning radius requirements.

When designing curb radii for a site, the default design vehicle should be the passenger vehicle. Therefore, the default corner radius should be 15 feet. Larger design vehicles should be used only where they are known to regularly make turns at the intersection, and corner radii should be designed based on the larger design vehicle traveling at crawl speed. In such case, the turning radius shall not exceed 25 feet. In all cases, consideration shall be given to minimize any pedestrian and vehicular conflicts.

SECTION 2.

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

_____
Dr. Ralph McGill, Mayor

_____
Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this _____ day of _____, 2017, with approval recommended.

_____
Rita Holladay, Chairman

_____
Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

MEETING DATE: December 15, 2016

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ashley Miller, Assistant Community Development Director

SUBJECT: Discussion and public hearing on the adoption of a color palette to help strengthen the implementation of the adopted Architectural Design Standards

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INTRODUCTION AND BACKGROUND: This item involves further discussion and consideration on an adopted color palette to assist in the implementation of the adopted Architectural Design Standards (ADS). At the November 17 meeting the Commission discussed and viewed some color palette options.

DISCUSSION: From the staffs' perspective the ADS has helped provide for more attractive developments in terms of both the building and the site. The ADS has been very successful in many regards and is clearly helping to enhance the Town's already high quality built environment. However, since the adoption of the ADS, the Commission has reviewed projects where the accent colors were not muted nor earth tone and staff has questioned some of the yellows, blues and reds that was used. Given these issues, the staff felt that the Planning Commission may consider adopting a color palette of earth tone colors to be used as primary and accent colors.

Since the November meeting, the staff has developed a color palette with related CMYK and Hex color codes. The staff has included in the packet a draft of the color palette, which reflects the colors on white and black backgrounds. These colors clearly indicate that an applicant would have many options to choose from. The end result would be a building with colors that are more in keeping with the ADS and provide the applicant with more clarity in terms of what the Town's expectations may be in relation to building colors. The adoption of a color palette would also assist the Commission in its decision making process since the available colors would be known and the Commission would simply assess the applicant's choice in relation to the specific project.

RECOMMENDATION: The staff will review the color palette of Ordinance 16-28 and will be recommending approval of Resolution PC-16-21 which recommends approval of Ordinance 16-28.

RESOLUTION PC-16-21

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO TITLE 14, CHAPTER 6., BEING THE FARRAGUT ARCHITECTURAL DESIGN STANDARDS, OF THE FARRAGUT MUNICIPAL CODE, ORDINANCE 15-03, TO ADD APPENDIX A, BEING AN ADOPTED COLOR PALETTE

WHEREAS, the Tennessee Code Annotated, Section 6-54-133, provides that municipalities may create and adopt general guidelines for the exterior appearance of nonresidential property, multiple family residential property, and any entrance to a nonresidential development within the municipality; and

WHEREAS, the Farragut Municipal Planning Commission has been designated as the design review commission; and

WHEREAS, a public hearing was held on this request on December 15, 2016;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen an ordinance, amending Title 14, Chapter 6., being the Farragut Architectural Design Standards, of the Farragut Municipal Code, by adding Ordinance 16-28.

ADOPTED this 15th day of December, 2016.

_____
Rita Holladay, Chairman

_____
Edwin K. Whiting, Secretary

ORDINANCE:	**16-28**
PREPARED BY:	**Shipley**
REQUESTED BY:	**Town Staff**
CERTIFIED BY FMPC:	**December 15, 2016**
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE FARRAGUT MUNICIPAL CODE, PURSUANT TO AUTHORITY GRANTED BY SECTION 6-54-133, TENNESSEE CODE ANNOTATED, BY AMENDING TITLE 14, CHAPTER 6., FARRAGUT ARCHITECTURAL DESIGN STANDARDS TO PROVIDE FOR APPENDIX A, BEING AN ADOPTED COLOR PALETTE

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Title 14., Land Use Controls, Chapter 6., Architectural Design Standards, of the Farragut Municipal Code, Ordinance 15-03,

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Architectural Design Standards are hereby amended as follows:

SECTION 1.

The Farragut Municipal Code, Title 14, Land Use Controls, Chapter 6., Farragut Architectural Design Standards, is amended by adding Appendix A as reflected in the attached document referenced as Exhibit A.

SECTION 2.

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

_____
Dr. Ralph McGill, Mayor

_____
Allison Myers, Town Recorder

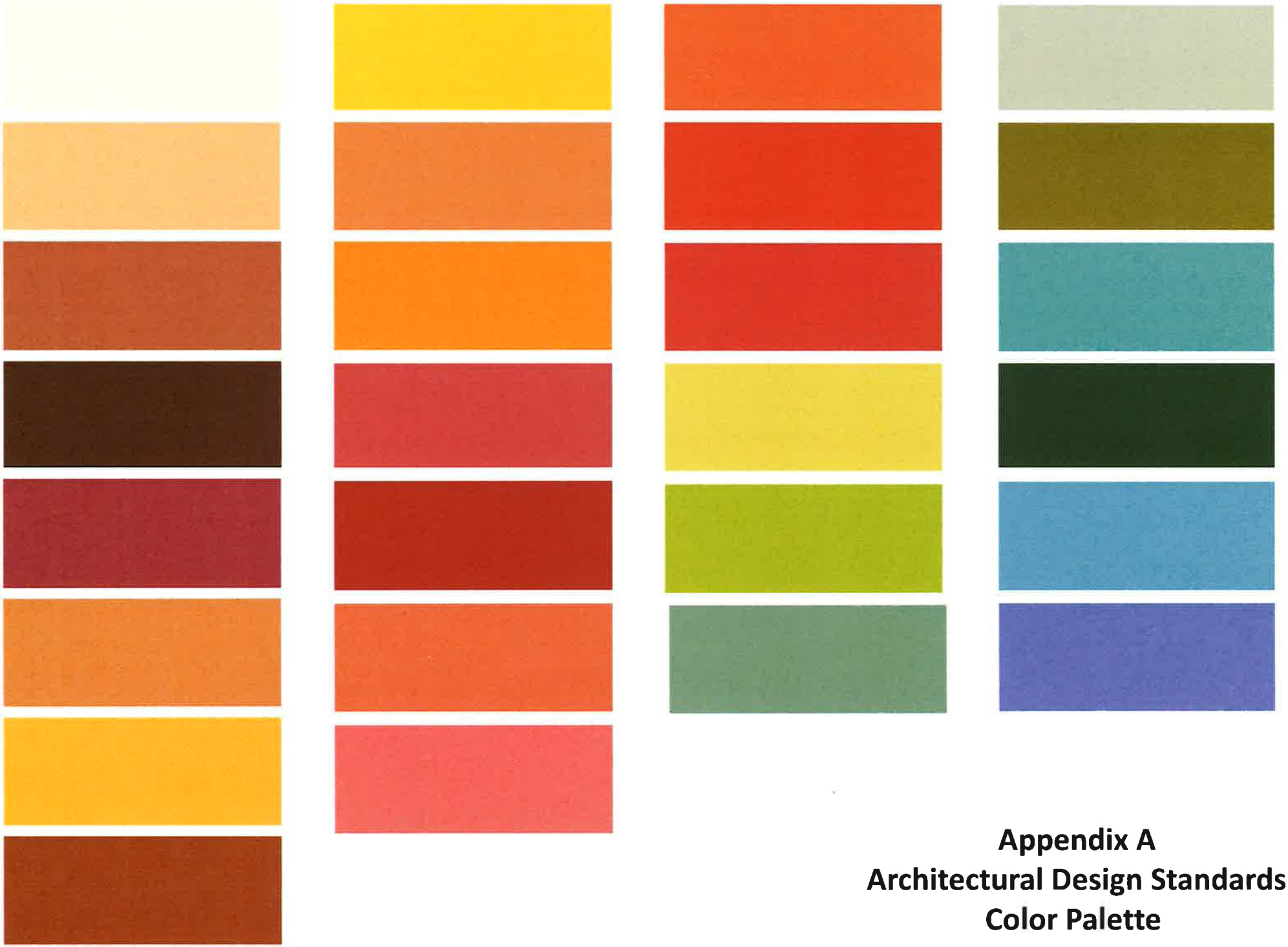
Certified to the Farragut Board of Mayor and Aldermen this _____ day of _____, 2017,

with approval recommended.

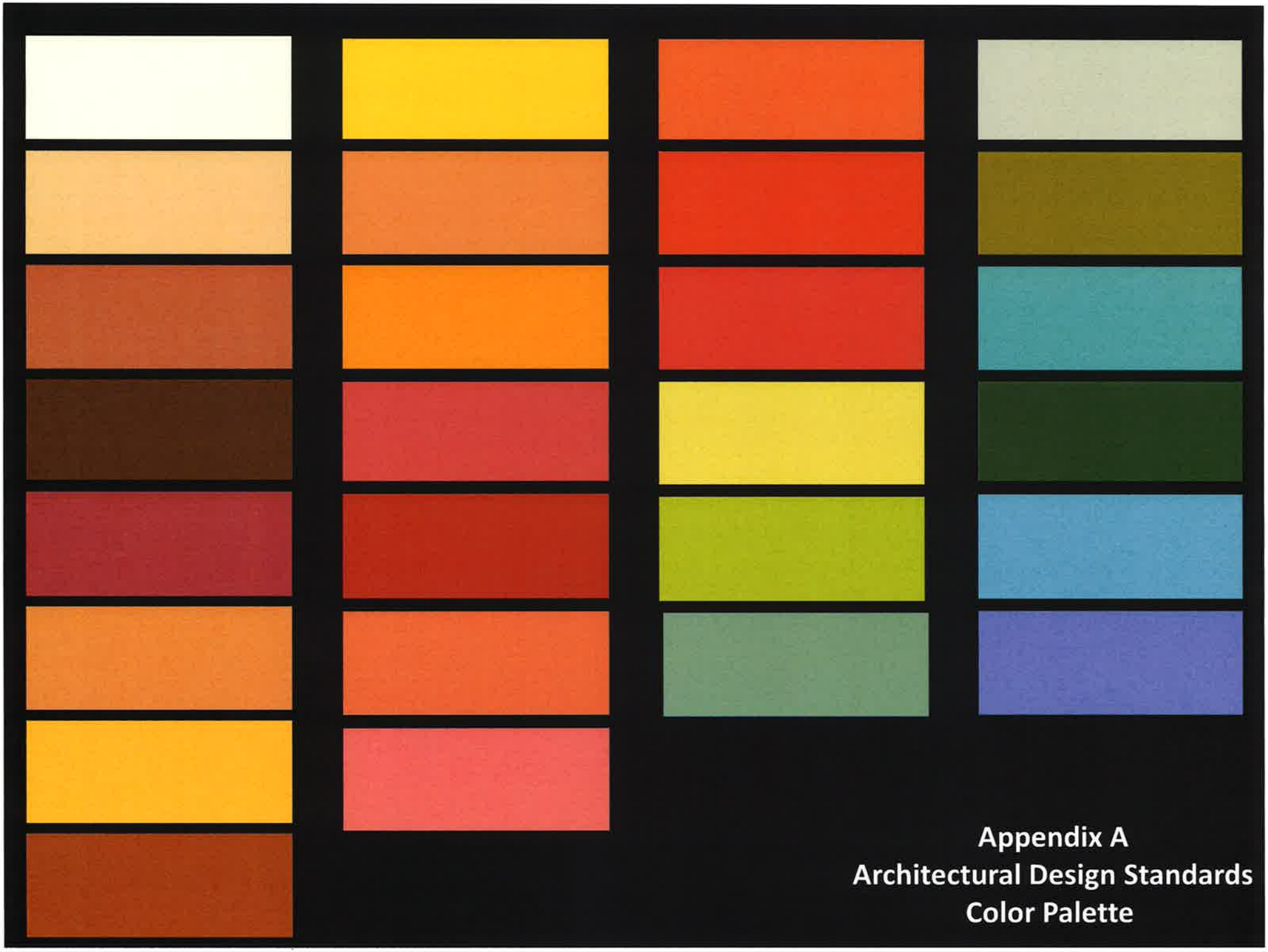
_____
Rita Holladay, Chairman

_____
Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION



Appendix A
Architectural Design Standards
Color Palette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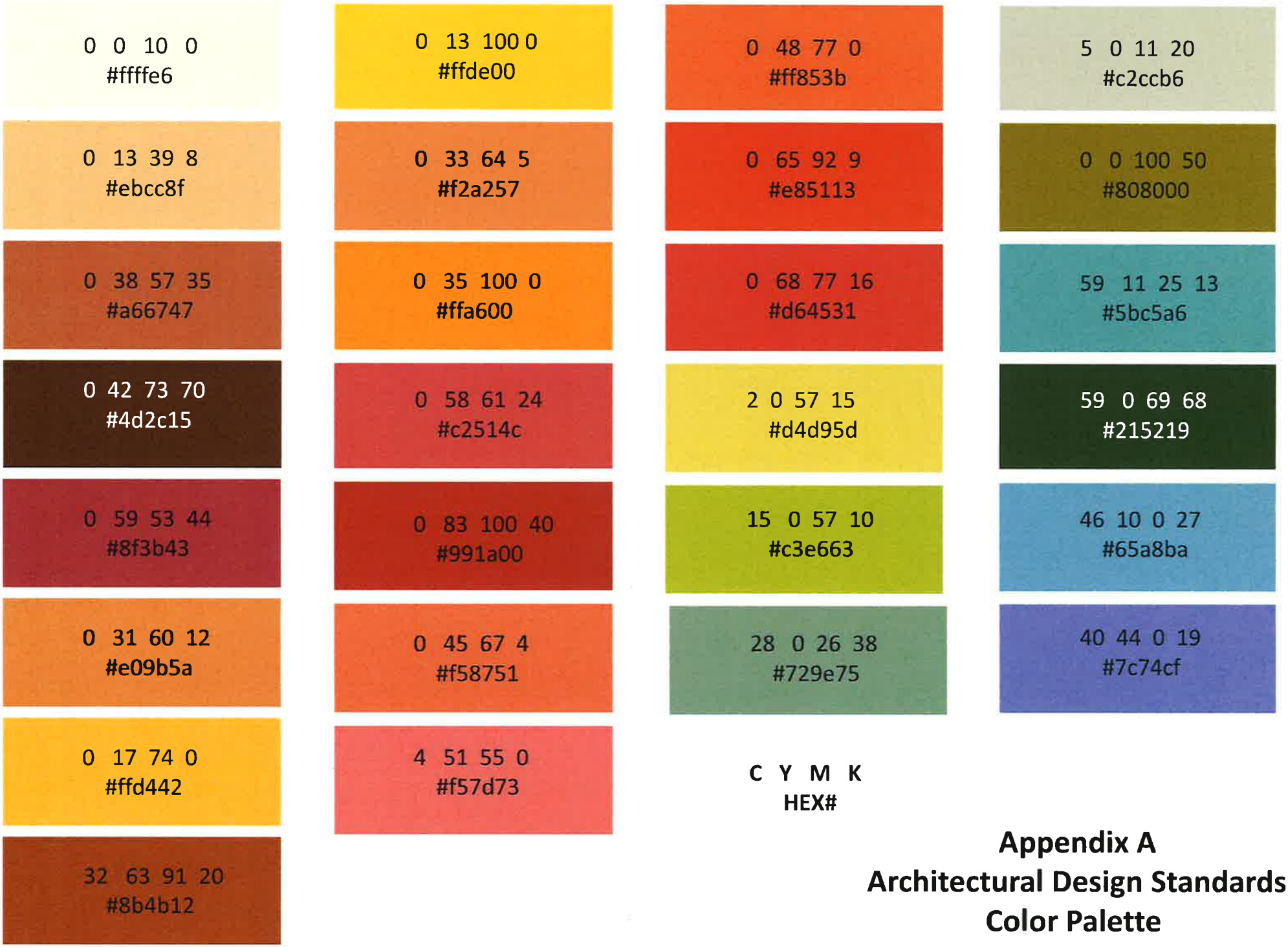

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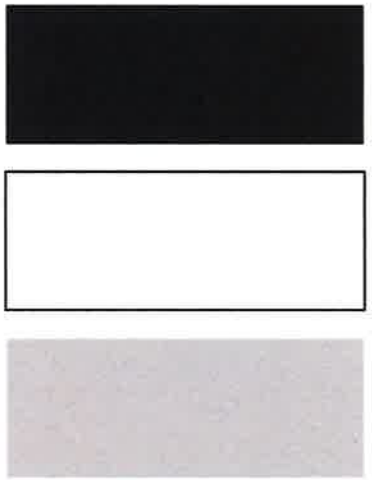

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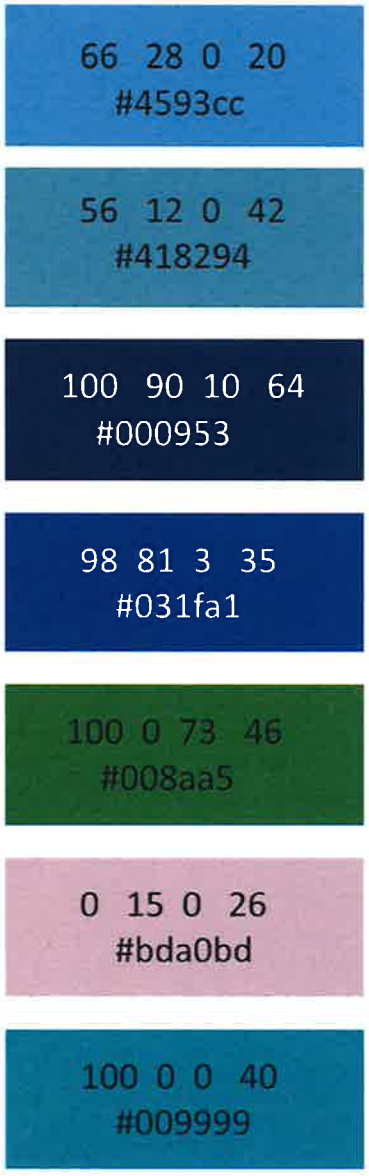

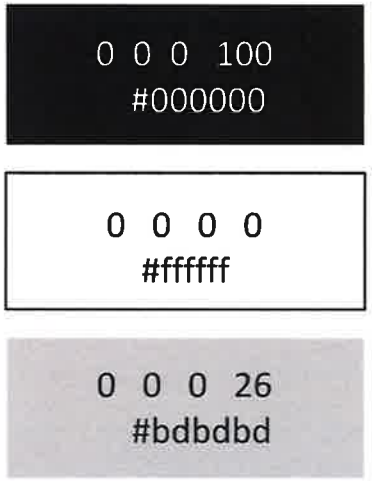

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Appendix A
Architectural Design Standards
Color Palette