



AGENDA
FARRAGUT MUNICIPAL PLANNING COMMISSION

February 16, 2017
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 – January 19, 2017**
- 4. Discussion on text amendments to the Farragut Zoning Ordinance, Chapter 3., Section IX., Attached Single-Family Residential District (R-4)., for the provision of new requirements (Saddlebrook Properties, LLC, Applicant)**
- 5. 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)**
- 6. Discussion on text amendments to the Farragut Zoning Ordinance, Chapter 3., Section XXVI., Planned Commercial Development District (PCD)., to provide for residential uses (Kingston Pike Properties, LLC, Applicant)**
- 7. Discussion on amendments related to building style and form associated with the implementation of the adopted Architectural Design Standards**
- 8. Discussion and public hearing 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**
- 9. Discussion and public hearing on an amendment to the Farragut Subdivision Regulations to clarify that collector and arterial street frontages of subdivisions shall be improved in accordance with a complete streets cross section, as provided for in the Pedestrian and Bicycle Plan**

11408 MUNICIPAL CENTER DRIVE | FARRAGUT, TN 37934 | 865.966.7057

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**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

January 19, 2017

MEMBERS PRESENT

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

MEMBERS ABSENT

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

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

1. CITIZEN FORUM

None

2. APPROVAL OF AGENDA

A motion was made by Commissioner Povlin to approve the agenda as presented. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

3. APPROVAL OF MINUTES

A motion was made by Commissioner Povlin to approve the December 15, 2016 minutes as submitted. The motion was seconded by Commissioner Dick and the motion passed unanimously with Commissioner St. Clair and Mayor McGill abstaining because they were absent.

4. DISCUSSION AND PUBLIC HEARING ON A PRELIMINARY PLAT FOR EASTON PARK SUBDIVISION, PHASE I, PARCEL 59.07, TAX MAP 152, LOCATED AT 11739 TURKEY CREEK ROAD, 38 LOTS, 15.15 ACRES (Site Incorporated, Applicant)

The remaining staff comments were as follows:

- 1) Please confirm that a firetruck can easily navigate the grade transition at Briarstone. Per the Subdivision Regulations, all intersections for this type street shall have a grade 50 feet from the intersection that does not exceed 4%;
- 2) There appears to be a severe grade break at the tie-in point (sta. 5+02.50). Staff suggests utilizing AASHTO Equivalent Design Vehicle Bus-45 template;
- 3) Staff recommends confirming that the fire hydrants provided can achieve the required 1000gpm at 20 psi flow rate, based on the current design. Please provide documentation of your hydraulic modeling;
- 4) Please provide a walking trail stub-out to the Scarbrough property so that when that property develops a path can be extended into the development;
- 5) Please note on the cover sheet that this preliminary plat is for construction purposes and is to be the guide for the development of the Easton Park Subdivision;
- 6) Please show the distances between the proposed access and those that are existing on both sides of Turkey Creek Road. The proposed access must be at least 200 feet from any existing accesses on either side of Turkey Creek Road – if it is not a variance request will have to be considered by the Planning Commission and the Board of Mayor and Aldermen;
- 7) The plat that was recorded by deed (by another surveyor) for the Smith property will be corrected ultimately with the final plat for Easton Park. Recording a plat by deed only is not permitted under State of Tennessee law;
- 8) At this stage of the project, a notarized letter from the owner of Lot 3R2 is needed as a formal acknowledgment that the fire safety vehicle easement to be used for secondary emergency access is acceptable. A recorded easement will also be needed when the final plat is approved;
- 9) Please ensure that good visibility is provided in relation to the pedestrian crosswalk that will connect the sidewalk to the walking trail between Lots 35 and 36;
- 10) Please remove the chain link fence and gate detail from Sheet C8.1. This type of fencing is not permitted;
- 11) Response letter indicated that drainage map and calculations will be revised. Please submit;
- 12) Storm sewer tabulation now indicates possibility of HDPE pipe. Please note that the Town requires RCP;
- 13) “Concrete Roundabout with Mountable Curb” note is still shown on sheet C3.0;
- 14) Swales are now shown along some portions of the greenway, though the northern side remains without swale. Have flow rates/normal depth been determined at various points along swale?
- 15) Greenway Typical Section should not show cut slope tying to edge of trail. Fill sections should be shown at 3:1 downward from trail edge, and cut slopes should be shown at 3:1 upward from bottom of swale;

- 16) Please check invert at headwall B0. Assuming this elevation is actually 844.75 (not 854.75), depth of pipe at top of slope is approximately 14 feet, which is too deep for 20' drainage easement. Please check other pipe depths at similar locations, as a similar issue presents at C0-C1. Also, please note that storm drainage structures located off the public right of way will be maintained by the development's homeowners' association;
- 17) Please check invert shown in tabulation for C0. Tabulation indicates 866.75, while grading plan shows 871.08;
- 18) Please submit NOC;
- 19) Please submit erosion control LOC in the amount of \$101,000.
- 20) Please submit Drainage Fee of \$1080.

A motion was made by Commissioner Povlin to approve the preliminary plat subject to Items 1-20. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

5. DISCUSSION AND PUBLIC HEARING ON A PRELIMINARY PLAT FOR N. PETERSON ROAD EXTENSION, PARCELS 69 AND 69.01, TAX MAP 142, LOCATED OFF OF KINGSTON PIKE, 2.75 ACRES (Goodworks Unlimited, LLC, Applicant)

The staff noted that a variance to the Subdivision Regulations requirement for pedestrian facilities along each side of a collector street is needed as a separate action. Provided the pedestrian facilities are constructed as part of site development along the west side of Peterson Road extension, the staff indicated that they would recommend approval of the variance. A plat note, however, would be needed to reflect this action.

A motion was Myers to approve the variance subject to the pedestrian facilities being constructed as part of site development along the west side of Peterson Road extension. The motion was seconded by St. Clair and the motion passed unanimously.

Staff recommended approval of the plat subject to a verification that the existing accessory building on the north end of the Farragut Press property will meet required setbacks from any new property line and the following items being satisfactorily addressed as verified in writing by the Town staff:

- 1) Since the setback requirements have changed recently for C-1, O-1, and S-1, please note that setbacks shall be per the Farragut Zoning Ordinance;
- 2) Lot 3R, which is part of Parcel 69, should be referenced as Lot 5;
- 3) As part of a final plat, lot lines may need to be re-visited to provide for more buildable lots;
- 4) Drainage Fee will be calculated at time of review of each of the lots;
- 5) The bollard reflector tape color must be coordinated with the Public Works Director;
- 6) Please submit erosion control LOC for \$16,000; and
- 7) Please submit NOC.

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

6. DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR THE VILLAGES OF FARRAGUT, PHASE I, PARCEL 69.02, TAX MAP 142, LOCATED OFF OF KINGSTON PIKE, 23.06 ACRES (Goodworks Unlimited, LLC, Applicant)

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

- 1) Please provide the required bicycle parking (or note that it will be added with the next phases);
- 2) There are a number of sheets missing. Please provide;
- 3) Please clarify how you are meeting the LID requirement. Was the detention/retention basin approved as an LID element based on your design (please verify with Lori Saal)?
- 4) Please provide details for HVAC screening. These need to be screened by the building;
- 5) Please note that allowable height is not based on the peak of the roof line but rather half way up the roof line;
- 6) Please specifically call out the trees that are being used to help satisfy canopy tree counts for the project. Those within 50 feet of the LOD may count if they are healthy and not invasive. This needs to match the landscape plan;
- 7) Please clearly label all of the materials on different portions of the building. Color and materials boards should be presented to the planning commission on Thursday and clarity provided on the materials to be used for each elevation;
- 8) Please submit SWPPP;
- 9) Please submit erosion control LOC for \$87,000;
- 10) Please submit Drainage Fee of \$2830; and
- 11) Please submit NOC.

A motion was made by Commissioner Myers to approve the site plan subject to Items 1-11. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

7. DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR DOG DAYS CANINE PLAYSCHOOL, LOCATED AT 10875 KINGSTON PIKE, 23.06 ACRES (Dog Days Canine Playschool, Applicant)

Staff presented two fencing options proposed by the applicant. Due to the potential of damage from truck turns and in order to leave the terminal island exposed, the staff noted that Plan B (in white) would be preferable with the fencing coming out to only encompass the landscaped area against the building.

After some discussion a motion was made by Commissioner Myers to approve the site plan with the fencing subject to Plan B as modified. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

8. 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

Staff recommended approval of Resolution PC-16-20 which recommended approval of Ordinance 16-27.

A motion was made by Commissioner Povlin to approve Resolution PC-16-20 which recommended approval of Ordinance 16-27. The motion was seconded by Commissioner Carson and the motion passed unanimously.

9. DISCUSSION AND PUBLIC HEARING ON THE ADOPTION OF A COLOR PALETTE TO HELP STRENGTHEN THE IMPLEMENTATION OF THE ADOPTED ARCHITECTURAL DESIGN STANDARDS

Staff recommended approval of Resolution PC-16-21 which recommended approval of Ordinance 16-28.

A motion was made by Commissioner Povlin to approve Resolution PC-16-21 which recommended approval of Ordinance 16-28 subject to changing the exhibit from Appendix A to Appendix B and adding color band language as noted by staff. The motion was seconded by Commissioner Kile and the motion passed unanimously.

10. DISCUSSION ON UPDATES TO THE COMPLETE STREETS CROSS SECTIONS IN THE PEDESTRIAN AND BICYCLE PLAN

For discussion purposes only.

11. DISCUSSION ON AN AMENDMENT TO THE FARRAGUT SUBDIVISION REGULATIONS TO CLARIFY THAT COLLECTOR AND ARTERIAL STREET FRONTAGES OF SUBDIVISIONS SHALL BE IMPROVED IN ACCORDANCE WITH A COMPLETE STREETS CROSS SECTION, AS PROVIDED FOR IN THE PEDESTRIAN AND BICYCLE PLAN

For discussion purposes only.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time.

ADJOURNMENT

The meeting adjourned at 10 p.m.

Edwin K. Whiting, Secretary

MEETING DATE: February 16, 2017

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)., for the provision of new requirements (Saddlebrook Properties, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This request was discussed as a workshop item at the December 15 Planning Commission meeting. Though the applicant asked for an amendment to the R-4 Zoning District to allow for detached dwelling units in this district, the Commission recommended that this request should be approached as a small lot open space overlay district that would target smaller tracts that could transition from residential to non-residential zoned properties.

The applicant would like to achieve a density of up to 5-6 units per acre with 10 foot setbacks between buildings and a 75% lot coverage. The R-4 Zoning District provides for a density of up to 6 units per acre but no detached buildings are permitted. In terms of detached zoning districts, the two districts that would most closely resemble the applicant's request are the R-3, Small Lot Single Family District, and the R-1/Open Space Residential (OSR) District. The R-3 requires a minimum lot size of 8,500 square feet and side setbacks of 10 feet. This creates a minimum setback between buildings of 20 feet. The OSR has no minimum lot size but has a permitted density that is based on the R-1 base district and its minimum lot size of 20,000 square feet. Similar to the R-3, the minimum setback between buildings in the OSR is 20 feet. In terms of lot coverage, the R-3 allows up to 30% for buildings and 40% for total. The OSR has a building and lot coverage that is based on a calculation that takes into account required open space and the number of lots in the development. The R-3 requires 10% open space which cannot include stormwater detention or the 25 foot planted buffer strip that is required around the periphery of the development. The OSR requires 35% open space (which may include the stormwater detention). A buffer strip may be required in the OSR and can be part of the 35% open space.

In comparison with the R-3 or the OSR, the applicant's request would lessen the side setbacks from 20 to 10 feet. The lot coverage would also increase substantially. The applicant has expressed a desire to provide for new housing that could appeal to young professionals or retirees that do not wish to have larger yards. An example of what the applicant is requesting is in their new development just outside Farragut off Yarnell Road, called Grantham Place. Included in the packet are some pictures of this and other similar projects near the Town. In terms of providing housing that could appeal to young professionals or retirees, the staff has included in your packet a map of property value distribution throughout the Town. This map indicates that almost half of the Town's residential properties are under \$300,000 and roughly 2,000 residential lots are under \$200,000.

After visiting some of the properties that would be similar to what the applicant is requesting, noticeable characteristics that are of concern are the dominance of garage doors and wide driveways and the lack of amenities (such as pedestrian facilities) and functional and connected open space. When the applicant's request was discussed in December and a small lot open space overlay was mentioned, the staff's thought

was that in exchange for greater density, relaxed setbacks, and greater individual lot coverage, the development would need more open space and to account for the visual impact of closely spaced houses and curb cuts. For discussion purposes, the staff has included some recommendations that would apply to a small lot single-family open space district. These recommendations address the intent and size of these developments, where they may be located, open space, incentives for rear loaded garages, and variations in street widths and pedestrian facility type and location based on how the dwellings units are accessed.

As mentioned above, in terms of providing for entry level housing in the Town, there are many existing residential properties that would be considered in this market. There are clearly existing housing choice opportunities in the Town and though the staff is open to exploring options for small lot developments, particularly as infill or in association with a mixed use neighborhood or mixed use town center development, the Town's expectations for amenities, curb appeal, and open space should be maintained.

Small Lot Single Family Open Space District (R-3/OSR)

Draft Discussion Items

1. Tract size must be a minimum of one (1) acre and is limited to a maximum of five (5) acres;
2. Base density shall be governed by the minimum lot size in the R-3 Zoning District;
3. Property must be infill as a transition between non-residential and residential;
4. Must front on a major collector or arterial street;
5. Minimum of 40% connected open space (lowered to 25% if all dwelling units are rear loaded via alleys). Natural drainage systems are encouraged throughout the development. Open space may include low impact development stormwater systems, including permanent natural drainage systems platted as such within the street rights of ways. Traditional detention basins do not count toward open space;
6. Minimum of 12 feet between dwelling units;
7. For front entry garages, the garage portion of the dwelling unit must be at least a minimum of 30 feet from the front property line. The remainder of the dwelling unit must be at least 25 feet from the front property line. Dwelling units with rear loaded (alley) access can have a front setback of 10 feet with a maximum of 15 feet (built to lines);
8. Front entry driveways cannot exceed 18 feet in width, exclusive of the turn-around area;
9. A peripheral setback of 50 feet is required along any abutting property zoned residential or agriculture;
10. Street width for rear loaded dwelling units shall be a minimum of 22 feet with a pedestrian facility parallel with the street. The street width for front entry garage lots shall be a minimum of 26 feet with a pedestrian facility that may be constructed away from the street provided it is at least the length of a facility that would parallel the street.



Grantham Place



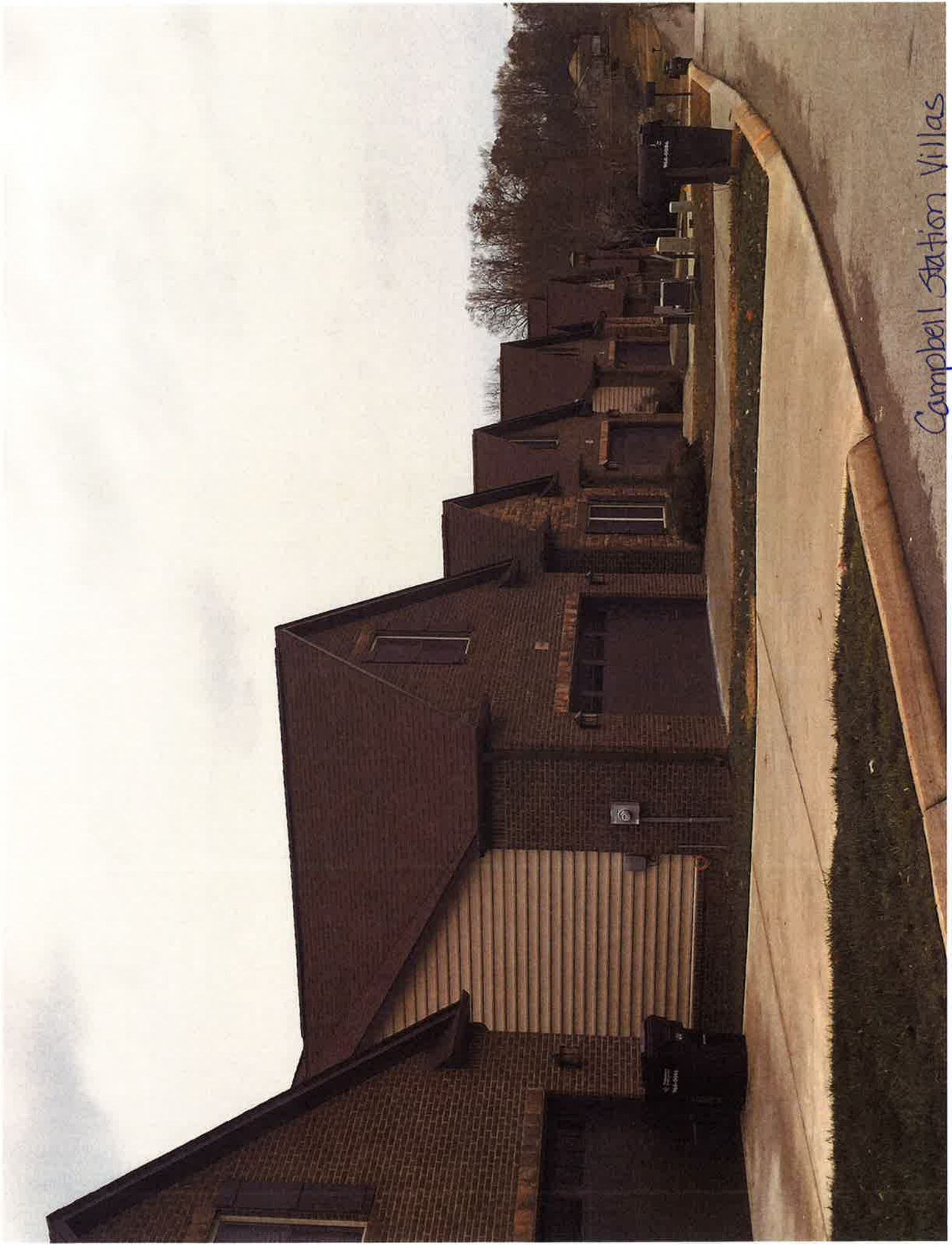
Grantham Place



Grantham Place



Grantham Place



Campbell Station Villas



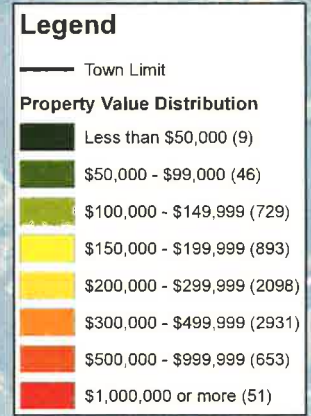
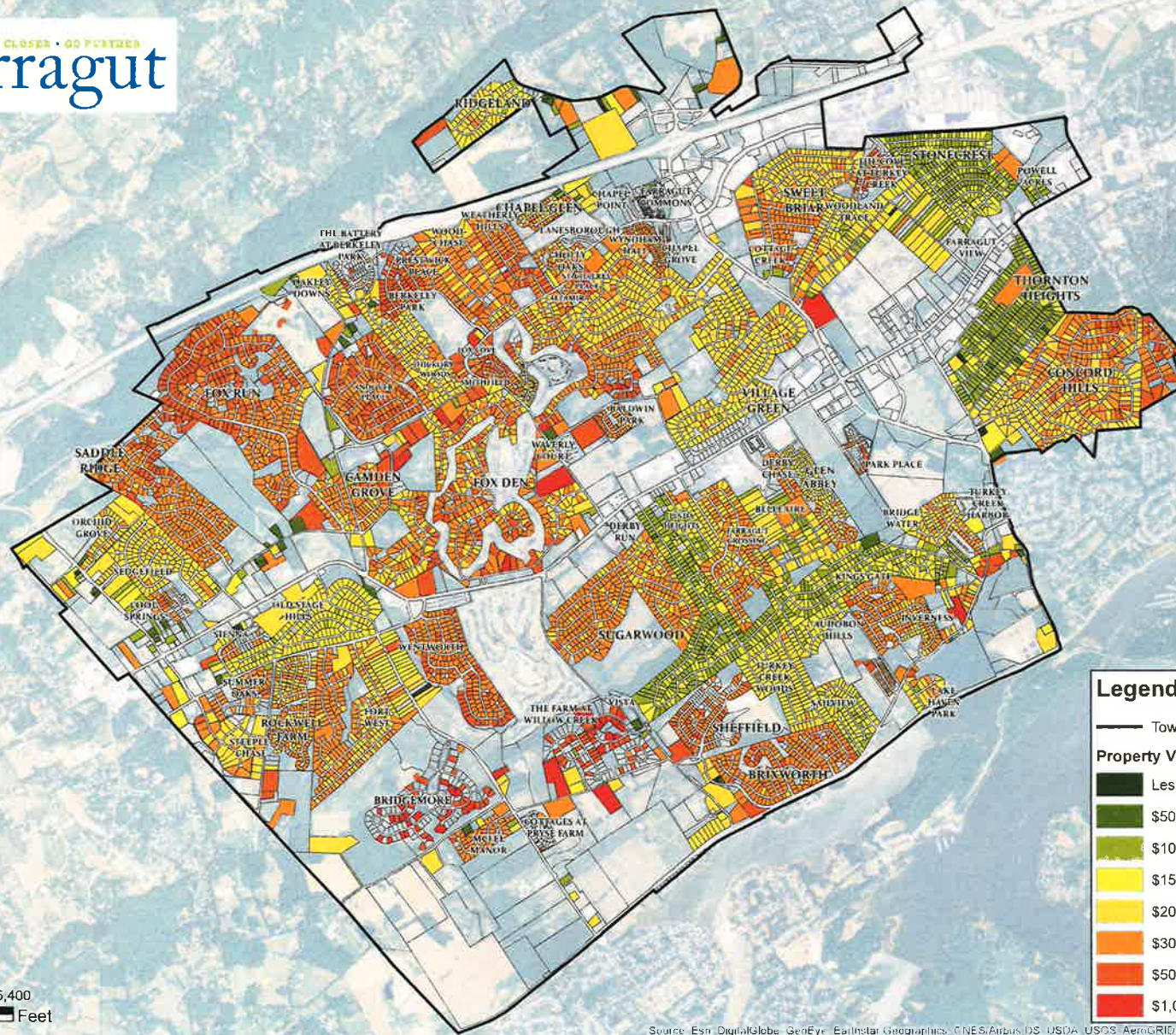
Campbell Station Villas



Yarnell Station



Yarnell Station



1 inch = 0.51 miles

0 1,350 2,700 5,400
Feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

MEETING DATE: February 16, 2017

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 related to the previous item. As mentioned in the December report to the Planning Commission and as part of a workshop discussion, the staff is open to having some flexibility in street widths, street drainage systems, and the placement and type of pedestrian facilities. These should be governed by the context. For example, in relation to the applicant's request for more densely spaced houses and front entry driveways, a sidewalk along such frontage could end up fragmented and with transitional issues between the pedestrian facility and the driveway. A pedestrian facility in this context could also be exposed to numerous conflicts with cars backing out of front entry garages. A separate multi-use path in some other portion of the development and that would be at least equal in length to where a sidewalk would otherwise be installed may make more sense for the context. The same logic could be applied to road widths and drainage systems. Where on-street parking is unlikely or an off-street area is provided due to a lack of space along the roadway, a lesser street width could be entertained.

These are all items that likely need to be addressed in more comprehensive updates to the Town's Subdivision Regulations. The staff can discuss this in more detail at the meeting.

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 XXVI., Planned Commercial Development District (PCD)., to provide for residential uses (Kingston Pike Properties, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request to amend the Town's Planned Commercial Development District (PCD) to include residential as a permitted use. As background, the PCD was created in April of 2006 in conjunction with the Kroger Marketplace development and the construction of Brooklawn Street. The area associated with the Kroger Marketplace and Shops at Brooklawn are the only areas in the Town that are currently zoned PCD.

DISCUSSION: The PCD was created primarily to provide for variety and flexibility in design for larger multiple building developments that were part of a master planned project. At the time the PCD was adopted it was envisioned for commercial and office uses and did not include a residential component. The applicant would like to amend the PCD so as to provide for the opportunity to develop a mixed use planned development in the S. Watt Road/Kingston Pike area. As envisioned, the project would include a big box building, a smaller freestanding commercial/office building, mixed use buildings with residential on the non-ground floors, and freestanding multi-family buildings on the periphery of the development. The concept master plan, as envisioned at this time, is included in your packet.

When the Comprehensive Land Use Plan update was approved in late 2012 it identified "Repairing Aging Shopping Centers" and "Encouraging Greater Housing Choice" as two of eight key land use related strategies. Providing for an opportunity to include residential in larger planned developments would help address these strategies by adding some variety, efficiency, flexibility, and marketability. Sites with vacant big box buildings may have more development options under a PCD if there were zoning opportunities to use the land in more flexible ways where different uses within a planned project or planned re-development could complement each other.

RECOMMENDATION: From the staffs' perspective, incorporating residential into the PCD would be a positive change. The key will be to properly integrate all of the elements of the planned development both internally and externally so that it is not an island disconnected from its surroundings.

Unlike the smaller scale mixed use neighborhood or the more urban elements of the mixed use town center, the PCD, if properly implemented in the correct location(s), can offer, particularly with a residential component, a hybrid option between a more traditional commercial development and a more urban mixed use town center development.

RECEIVED APPLICATION TO AMEND ORDINANCE TEXT
TOWN OF FARRAGUT, TENNESSEE

JAN 17 2017

TOWN OF FARRAGUT

FOR OFFICE USE ONLY

Fee Paid: \$ 250.00

APPLICANT NAME: Kingston Pike Properties LLC

Address: 1051 Johnnie Dodds Blvd, Suite H ~~Kingston Pike~~ SC

City/State/Zip: Mount Pleasant, South Carolina 29464

Phone Number: 865-406-0938

Fax Number: 865-971-6868

E-mail: daniel@smithlawttn.com

CHANGE REQUESTED

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

See Exhibit A, attached hereto & incorporated herein

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

See Exhibit A, attached hereto & incorporated herein

APPLICANT SIGNATURE

DATE

OR

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



NAME (SIGNATURE)

1-17-2017

DATE

810 Henley St

Street Address

Knoxville, TN 37902

City/State/Zip

865-406-0938

Telephone Number

Exhibit A to
Application to Amend Ordinance Text
Town of Farragut, Tennessee

A. CHANGE REQUESTED

1. Amend the text of Zoning Ordinance, Appendix A, Chapter 3, Section XXVI Planned Commercial District (PCD) as follows:

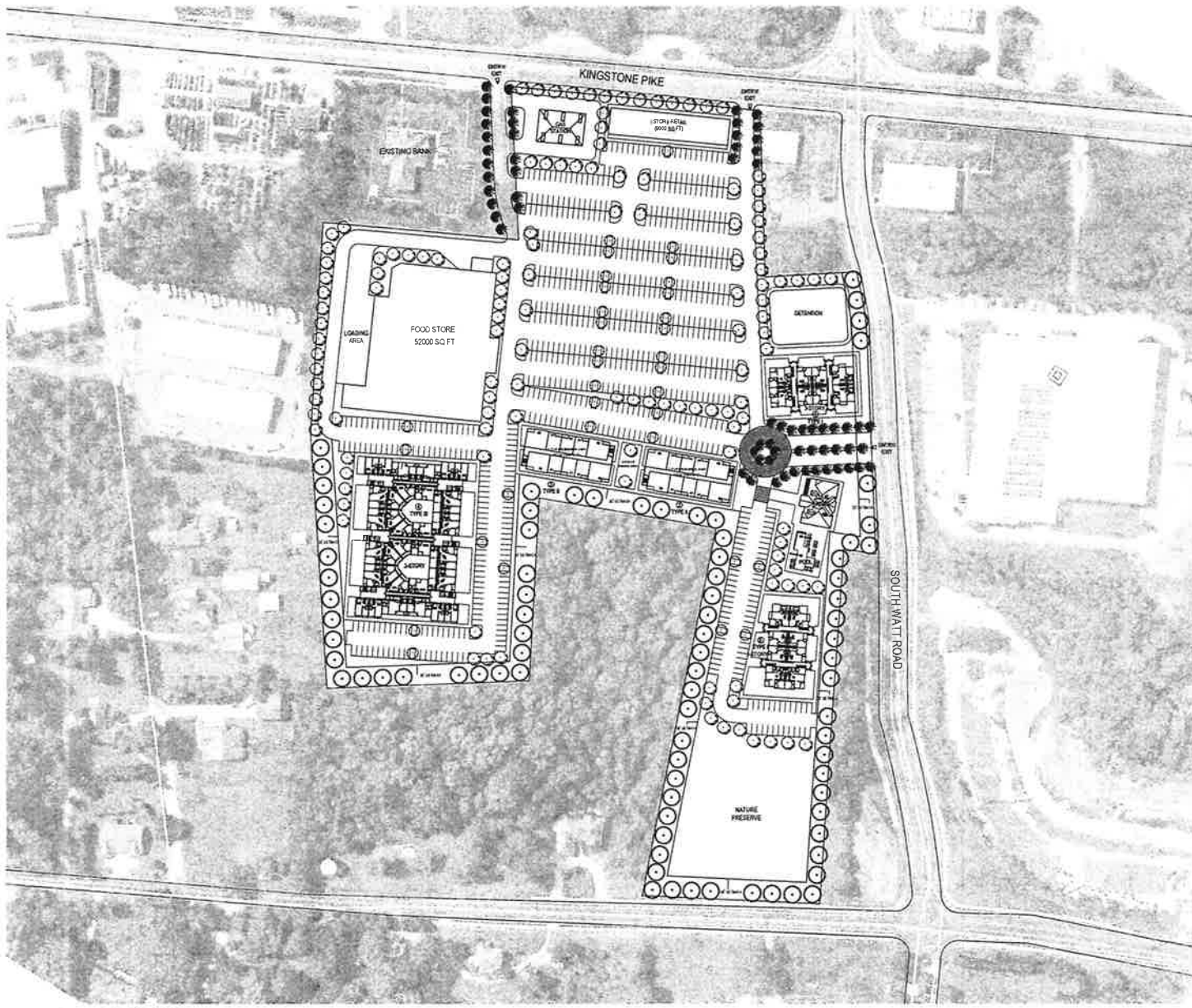
- a. Delete the phrase "commercial and office" in the first sentence of Section A. Insert in its place the following: "commercial, office and residential."
- b. Delete the phrase "commercial and office" in Section B(2). Insert in its place the following: "commercial, office and residential."
- c. Insert the phrase "or residential" after the phrase commercial in Section C(2)(c).

2. Necessity of Amendment:

Petitioner is seeking approval for a class A, grocery anchored mixed-used development at the southwest intersection of Kingston Pike and Watt Road. The proposed development would feature both commercial and residential uses (see attached concept plan).

Other than at its town center, the town of Farragut currently does not permit residential and commercial uses to be integrated under one zoning scheme. Petitioner believes that permitting village-style mix use developments in select locations provides the community of Farragut with an opportunity to achieve smart growth, while enhancing its identity and sense of place with the right kind of development at gateway locations such as the one proposed.

The incorporation of residential uses into the existing Planned Commercial Development district would serve as the most practical approach to accommodate such mix-used developments. With the proposed text amendment, the town of Farragut would retain discretion to approve and/or deny mixed-use rezoning requests on a case-by-case basis and upon the merits of each proposal.



KINGSTON PIKE VILLAGE						2016682
UNIT TABULATION - 3-STORY BREEZEWAY						1-11-17
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
A1	1br/1ba	765	24	50%	18,360	50%
B1	2br/2ba	1,100	12	25%	13,200	
B2	2br/2ba	1,150	12	25%	13,800	
TOTALS			48	100%	45,360	

UNIT AVERAGE NET SF: 945.00

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONES, PATIO/BALCONY STORAGE

PROJECT DATA

UNIT AVERAGE NET SF: 945.00 S.F.

ACREAGE: 18.55 GROSS ACRES

DENSITY: 2.59 UNITS/ACRE

PARKING:

PROVIDED 84 SPACES

SURFACE PARKING 84 SURFACE SPACES

1.75 SPACES/UNIT

KINGSTON PIKE VILLAGE						2016682
UNIT TABULATION - 3-STORY URBAN						1-11-17
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
E1	1br/1ba	570	12	11%	6,840	67%
A1	1br/1ba	695	24	22%	16,680	
A2	1br/1ba	765	24	22%	18,360	
A3	1br/1ba	812	12	11%	9,744	
B1	2br/2ba	1,100	24	22%	26,400	33%
B2	2br/2ba	1,240	12	11%	14,880	
TOTALS			108	100%	92,904	

UNIT AVERAGE NET SF: 860.22

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONES, PATIO/BALCONY STORAGE

PROJECT DATA

UNIT AVERAGE NET SF: 860.22 S.F.

ACREAGE: 18.55 GROSS ACRES

DENSITY: 2.59 UNITS/ACRE

PARKING:

PROVIDED 163 SPACES

SURFACE PARKING 163 SURFACE SPACES

1.51 SPACES/UNIT

KINGSTON PIKE VILLAGE						2016682
UNIT TABULATION - 2-STORY RESIDENTIAL OVER 1-STORY RETAIL						1-11-17
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
A1	1br/1ba	695	24	60%	16,680	60%
B2	2br/2ba	1,240	16	40%	19,840	40%
TOTALS			40	100%	36,520	

UNIT AVERAGE NET SF: 913.00

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONES, PATIO/BALCONY STORAGE

PROJECT DATA

UNIT AVERAGE NET SF: 913.00 S.F.

ACREAGE: 18.55 GROSS ACRES

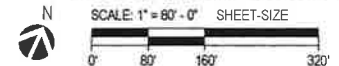
DENSITY: 2.59 UNITS/ACRE

PARKING:

PROVIDED 80 SPACES

SURFACE PARKING 80 SURFACE SPACES

1.67 SPACES/UNIT



HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5338 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

RAVENEL DEVELOPMENT

ARCHITECTURAL SITE PLAN
SCHEME 02
January 11, 2017

KINGSTON PIKE VILLAGE
FARRAGUT, TN
HP# 16682

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MEETING DATE: February 16, 2017

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on amendments related to building style and form associated with the implementation of the adopted Architectural Design Standards

INTRODUCTION AND BACKGROUND: As part of the discussion last month concerning the Architectural Design Standards (ADS) and the adoption of a color palette for accent treatments on buildings, the staff asked the Planning Commission if the existing percentage of masonry required on the net façade of buildings should be re-visited. The thought was that this could help address the percentage of a building that could have an accent color as well as promote a more traditional building style and form.

DISCUSSION: Currently, for new construction on one-story buildings, masonry must be used as the primary material on at least 60% of the net façade area. For new construction that is taller than one-story, masonry must be used as the primary material on at least 75% of the net façade area of a ground floor façade. During the Planning Commission discussion, the Commissioners recommended that the ADS be amended to increase the percentage of masonry for all new construction from 60% to 75% of the net façade area.

RECOMMENDATION: Amending the ADS to provide for a greater percentage of masonry on new buildings could address some architectural and color related issues that have come before the Planning Commission since the adoption of the ADS.

Infill. New construction where there had been vacant land before, such as a new building between two older structures.

Landscape. The totality of the built or human influenced habitat experienced at any one place. Dominant features are topography, plant cover, buildings or other structures and their patterns.

Lattice. An openwork grill of interlacing wood strips used as screening.

Low-Impact Development (LID). A stormwater management approach to manage rainfall in a way which more closely mimics the natural hydrologic system at the site prior to any development. Techniques include those which infiltrate, store, filter, evaporate and detain stormwater close to the location where the rain fell.

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

Massing. The overall composition of the exterior of the major volumes of a building, especially when the structure has major and minor elements.

Materials. The physical elements that were combined or deposited in a particular pattern or configuration to form a property.

Metal Standing Seam Roof. A roof composed of overlapping sections of metal such as copper-bearing steel or iron coated with terne alloy of lead and tin. These roofs were attached or crimped together in various raised seams for which the roof is named.

Minor Project. Limited improvements to an existing site without new construction (except accessory buildings). Minor projects include replacement of existing landscaping, modification of existing parking lots, changes to utilities, mechanical equipment or service areas, renovation or improvements to an existing façade or new/modified accessory buildings.

Molding or Moulding. A construction or decorative element that has a variety of contours or outlines.

Mortar. A mixture of sand, lime, cement and water, used as a binding agent in masonry construction.

Net Façade Area. The surface area of a building façade without including the surface area occupied by windows and doors.

Offset. See "Wall Offset."

Orientation. The relationship of a structure to the compass points or a site feature; may refer to the direction a façade faces, such as the south elevation, or the direction of a main axis, as in an east-west orientation.

Parapet. A low wall at the edge of a roof, balcony, or deck.

Parapet Block. A block of buildings with a roof profile that results from being built directly against each other such as along a traditional main street.

Pediment. A triangular crowning element forming the gable of a roof; any similar triangular element used over windows, doors, etc.

Pergola. A functional or ornamental shade structure of vertical posts or pillars that usually support cross-beams and a sturdy open lattice.

Perpendicular Wall Sign. A sign that projects in a perpendicular direction from a building wall or hangs from a bracket that projects from a building wall above pedestrian height.

Pilaster. A square pillar attached, but projecting from a wall, resembling a classical column.

Pitch. The degree of the slope of a roof.

Pole Sign. A sign that is mounted on a freestanding pole.

Porch. A structure attached to a building to shelter an entrance.

Primary Façade. The main building face; the side of a building that faces the street.

Primary Structure. The main structure on a property.

Proportion. The relationship of the size, shape, and location of one building element to all the other elements; each architectural style typically has its own rules of proportion.

Redevelopment. Any repair, reconstruction, or improvement, excluding additions as defined herein, to an existing structure where the costs of which is less than fifty (50) percent of the total replacement cost of the structure either (1) before the improvement or repair is started, or (2) if the structure has been damaged and is being restored. The term does not, however, include either (1) any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or (2) any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

2.17 Use masonry materials to promote a cohesive community image.

- For new construction, use masonry as the primary material on at least 60% of the net façade area. See Guideline 3.15 on page 58 for additional masonry requirements in the Town Center District.
- For new construction that is taller than one-story, use masonry as the primary material on at least 75% of the net façade area of a ground floor façade. See Guideline 3.15 on page 58 for additional masonry requirements in the Town Center District.
- Ensure that synthetic masonry materials convey an authenticity identical to that of genuine masonry.



Use masonry materials to promote a cohesive community image.



For new construction that is taller than one-story, use masonry as the primary material on at least 75% of the net façade area of a ground floor façade.

What is Masonry?

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

Illustrated Building Materials

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

1. Masonry - Brick

(A) (P)

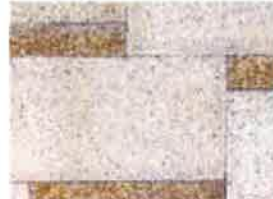
Brick is an appropriate primary façade material for buildings throughout Farragut.



2. Masonry - Stone

(A) (P)

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



3. Masonry - Detailed Concrete

(A) (P)

Concrete that has been detailed in modules similar in scale to genuine brick or stone is an appropriate primary façade material.



4. Synthetic Stone

(A)

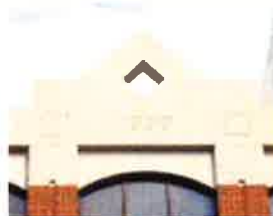
Synthetic or manufactured stone is made of artificial materials or is crushed stone that is cast to resemble genuine stone units. It is appropriate only as an accent material.



5. Metal & Concrete Accents

(A)

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



6. Synthetic Stucco & Panelized Brick Accents

(A)

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



(P) = Appropriate as a Primary Material

(A) = May be acceptable as an Accent Material

Figure 23: Illustrated Building Materials

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing 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

INTRODUCTION AND BACKGROUND: As part of a work program item to update the Town's telecommunications regulations, the Town enlisted a local telecommunications expert, Larry Perry, to go through the Town's existing provisions and make necessary modifications and updates. The technical and legal aspects of telecommunications are constantly changing and updates to the provisions that govern telecommunications are essential.

In October, Mr. Perry conducted a workshop on telecommunications and reviewed some of the legal and technical considerations that should be addressed as part of the telecommunication provisions update. Mr. Perry provided the staff with a draft of revisions. The staff subsequently reviewed Mr. Perry's draft and made some revisions that would customize the proposed changes to how they may be applied in the Town.

DISCUSSION: A major change that is proposed at this time is to eliminate the requirement that is provided for in Chapter 3 of the Farragut Zoning Ordinance to rezone property to a Tower Overlay Zone (T) in order to construct a monopole commercial telecommunications tower (such as the relatively new tower off Concord Road). Basically, due to recent court decisions, an application for such a tower must be acted on within 60 days of submittal. The Town's rezoning process extends well beyond this 60 day time frame.

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

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

Included in your packet is a final draft of the telecommunications provisions. This draft has been circulated to some telecommunications providers for their input. The Town Attorney has also received a copy and will be providing input. Some key provisions in the final draft are as follows:

- 1) New and more detailed terms related to telecommunications;
- 2) More detailed application requirements;
- 3) Additional design standards for tower structures and towers;
- 4) New provisions and design requirements for small cell and DAS systems.

The staff was prepared to present this final draft in ordinance form so that the Commission could make a recommendation to the Board of Mayor and Alderman. However, the staff is still waiting on some requested feedback that could result in some modifications to the final draft. The staff will provide an update at the meeting and have an ordinance ready for consideration in March.

TELECOMMUNICATIONS ORDINANCE UPDATE - DRAFT

A. DEFINITIONS: For the purposes of these regulations, the following definitions shall apply.

ANTENNAS OR RELATED EQUIPMENT: Any transmitting, receiving or other equipment used in conjunction with a Wireless Communications Facility. The term includes Utility or Transmission Equipment, power supplies, generators, batteries, cables, equipment buildings, cabinets and storage sheds, shelters, or similar equipment. This definition does not include Towers.

APPLICANT: An Applicant is a person or entity who is authorized by the provisions of these regulations to file for approval under these regulations.

APPLICATION: An Application is the completed site plan application form and all accompanying documents, exhibits, and fees required of an Applicant by the Town of Farragut as part of a submission for review.

BASE STATION: A structure or equipment at a fixed location that enables Federal Communications Commission ("FCC") licensed or authorized wireless communication between user equipment and a communication network. The term does not include a Tower as defined in this section or any equipment associated with a tower. The term includes, but is not limited to, equipment associated with wireless communications services such as private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

The term includes, but is not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including Small Cell Systems).

The term includes any structure other than a tower that, at the time the required Application is filed with the Planning Commission under this subsection, supports or houses equipment described in sub-paragraph (A) of this definition that has been reviewed and approved under the applicable zoning or siting process even if the structure was not built for the sole or primary purpose of providing such support.

The term does not include any structure that, at the time the required Application is filed with the Planning Commission under this definition, does not support or house equipment described in this definition.

CELLULAR TELECOMMUNICATIONS SERVICES: A retail telecommunications service that uses radio signals transmitted through cell sites and mobile switching stations.

CO-LOCATION: Locating more than one (1) transmission Antenna or Related Equipment on the same Antenna Structure.

MONOPOLE: A structure that consists of a single pole structure, designed and erected on

the ground to support communications antennas and connected appurtenances.

NON-TOWER WIRELESS COMMUNICATION FACILITIES: Wireless communications facilities other than tower-based wireless communications that are located on buildings, utility poles as defined by this section, and other existing structures.

PERSONAL COMMUNICATION SERVICES: Commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services as defined in 47 U.S.C. sec. 332(c).

PLANNING COMMISSION: The term "Planning Commission" shall mean the Farragut Municipal Planning Commission in the State of Tennessee.

PLANNING JURISDICTION: The Planning Jurisdiction includes those areas of Knox County, Tennessee, which fall under the jurisdictional authority of the Town of Farragut Municipal Planning Commission.

RIGHT-OF-WAY: The surface of and space above and below any real property in the municipality in which the federal government, Commonwealth, municipality, or municipal authority has a regulatory interest, or interest as a trustee for the public, as such interests now or hereafter exist, including, but not limited to, all streets, highways, avenues, roads, alleys, sidewalks, tunnels, bridges, or any other public place, area, or property under the control of the federal government, state, municipality, or municipal authority. Private Rights-of-Way and other government-owned lands not listed above shall not be considered a Right-of-Way. The phrase "in the Right(s)-of-Way" means, in, on, over, along, above and/or under the Right(s)-of-Way.

SMALL CELL SYSTEM/DISTRIBUTED ANTENNA SYSTEM ("DAS"): A network of remote antenna nodes that distributes radio frequency signals from a central hub through a high capacity signal transport medium to a specific area. The term includes mini commercial towers, small cells, distributed antenna systems, mini cell, or similar systems.

SMALL CELL TOWER: Any structure that does not exceed the maximum building height of the zoning district in which it is located with an antenna or transmitter that is constructed for the sole or primary purpose of supporting any Federal Communications Commission-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site. A pole originally installed for the primary purpose of supporting wireless telecommunications equipment, regardless of the timeframe between pole installation and connection/implementation of Transmission Equipment, is considered a Small Cell Tower, and is not a Utility Pole. The term Small Cell Tower includes mini cell towers, distributed antenna system towers, micro cell towers, mini cell, or similar systems.

STAFF: Those employees of the Town of Farragut assigned to support and/or administer

the powers and duties proscribed to the Farragut Municipal Planning Commission.

STEALTH TECHNOLOGY: State-of-the-art design techniques used to blend objects into the surrounding environment and to minimize visual impact. These design techniques may be applied to wireless communications towers, antennas, and other facilities, which blend the proposed facility into the existing structure or visual backdrop in such a manner as to render it less visible to the casual observer. Such methods include, but are not limited to facilities constructed to resemble light poles, flag poles or other streetscape amenities. Stealth technology may also include placing structures underground.

TOWER/STRUCTURE: A structure constructed for, or an existing facility that has been adapted for, the location of transmission or related equipment to be used in the provision of any telecommunications services or Personal Communication Services.

TRANSMISSION EQUIPMENT: Equipment that facilitates transmission for any Federal Communications Commission-licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, and regular and backup power supply. The term includes equipment associated with wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

UTILITY: Has the meaning as defined in Tennessee Code Annotated.

UTILITY, OVERHEAD: Utility infrastructure that is located primarily above ground as determined by Staff. For purposes of these regulations, Overhead Utilities include but are not limited to power lines and communications lines.

UTILITY POLE: A structure originally constructed for the support of electrical, telephone, cable television or other video services, street lighting, or other similar cables and located within the public right of way or Utility easements. A pole originally installed for the primary purpose of supporting wireless telecommunications equipment, regardless of the timeframe between pole installation and connection/implementation of Transmission Equipment, is considered a Small Cell Tower, and is not a Utility Pole.

UTILITY, UNDERGROUND: Utility infrastructure that is located primarily underground as determined by Staff. For purposes of these regulations, utilities include but are not limited to water lines, sanitary sewer lines, storm sewer lines, culverts, natural gas lines, power lines, small cell system/DAS and communications lines.

WIRELESS COMMUNICATIONS FACILITY: The set of equipment and network components including antennas, transmitters, receivers, Base Stations, cabling, and Antenna or Related Equipment, used to provide wireless data and telecommunication services.

E. TELECOMMUNICATION ANTENNA STRUCTURES/TOWERS

The following conditions apply to all applications for telecommunication antenna structures/towers:

A. APPLICATION REQUIREMENTS

Applications for a new telecommunications structure (tower, monopole, etc.) shall include the following:

1. A development site plan, per the requirements of Chapter 4 of this Ordinance showing but not limited to the following: the location of the structure, identification of structure type, location of any proposed equipment cabinets or buildings, identification of adjacent land owners;
2. A landscape plan, per requirements of Chapter 4 of this Ordinance;
3. A map showing other towers/antenna support structures within a 1 mile radius of the proposed site showing their height and ground elevations at the base;
4. A map and other documentation which demonstrates the coverage need for the proposed tower;
5. A certified survey showing a circular setback for the tower, access road and road elevations to the site, adjacent property lines, existing landscaping features, identification of all nonresidential buildings and structures, property owners, existing topography and approximate delineation of any topographical changes shown by contour with intervals not to exceed ten (10) feet, and all utility lines and easements;
6. A list of other possible alternative sites within a mile radius that were considered for possible use by applicant for the structure and the reason they were unsuccessful in each instance;
7. The name(s) and address of the initially proposed FCC licensed entity to use the structure;
8. Documentation from the FAA indicating whether lighting will be required for the structure and whether it is a Hazard to air navigation;
9. A recorded covenant or deed that runs with the land that provides for the owner of the telecommunications structure(s) to remove such structure(s) at his/her expense if the structure has not been used for a period of six (6) months or more;
10. A recorded covenant or deed that runs with the land that provides for the owner of the telecommunications structure(s) to construct such structure(s) within one year (1) from the date of approval by the Town;
11. A letter from an appropriate officer of the applicant company stating that charges made to any user of the structure will be consistent with the charges made by other tower/structure owners in the area;
12. A copy of the lease agreement or letter from the property owner giving permission for the application request;
13. A plat reflecting all newly established easements associated with a telecommunications structure, in addition to all recorded covenants or deeds;
14. Any other document that the planning staff or its consultant may request.

B. PROCESSING OF APPLICATIONS

Planning Commission staff shall review and take final action on Applications for all new Antenna

Structure/towers within sixty (60) days of a completed Application. This time period will not begin until the filing fee is submitted and the application is deemed complete by Staff. Staff shall notify the applicant once the application is deemed complete and provide the deadline for the Staff review period. As applicable, Staff or the Planning Commission shall either approve, approve with conditions, or deny the Application. If the Town does not make a final decision within the required sixty (60) days, the Application shall be deemed to be approved as submitted.

1. An applicant claiming to be injuriously affected or aggrieved by an official action, order, requirement, interpretation, grant, refusal, or decision of Planning Commission in the administration of these regulations may appeal the action to the Board of Mayor and Aldermen. Such appeal must be taken within thirty (30) consecutive calendar days of the final action by the Planning Commission. The appeal shall be filed with Staff along with an appeal fee of one hundred dollars (\$100). The Staff will fix a reasonable time for hearing the appeal and give public notice, as well as written notice to the appellant and the owner of right-of-way or property (if different from the jurisdiction) at least ten (10) days prior to the hearing.
2. An applicant claiming to be injured or aggrieved by any final action of the Town shall appeal from the final action to the Circuit Court of Knox County Tennessee. Such appeal shall be taken within thirty (30) days after such action.

C. DESIGN STANDARDS FOR TELECOMMUNICATIONS STRUCTURES/ TOWERS

1. At the time of Application submittal, the Applicant shall provide information demonstrating compliance with the following requirements. Where the Planning Commission finds that circumstances or conditions relating to the particular Application are not necessary or desirable for the protection of surrounding property or the public health, safety, and general welfare, and that such special conditions or circumstances make one or more requirements unreasonable, the Planning Commission may modify or waive such requirement, either permanently or on a temporary basis. Any modification or waiver, along with justification for each, shall be requested in writing by the Applicant.
2. All Towers and Antenna Structures shall be constructed with stealth technology, such as the mono-pine application, approved by the Planning Commission. All cables and wires shall be installed inside the stealth Monopole structure.
3. All Towers and Antennae Structures shall be set back a minimum of one-half ($\frac{1}{2}$) of a foot for each one (1) foot of Tower and Antenna height or fifty (50) feet, whichever is greater. Setbacks shall be measured from the farthest most protrusion of the Tower and Antenna to the nearest point of any property line.
4. All equipment shelters, cabinets, fencing, and all other structures accessory to a Tower shall be set back a minimum of fifty (50) feet. Setbacks shall be measured from the farthest most protrusion of the structure to the nearest point of any property line.
5. All access ways leading to a Tower and/or its accessory structures shall be set back a minimum of ten (10) feet from all side and rear property lines.

6. Towers and attached antennae shall be less than one-hundred sixty (160) feet in height. This also applies to any tower taller than ten (10) feet constructed on the top of another building or structure, with the height being the overall height of building/structure and tower together, measured from the grade to the highest point.

No accessory building or structure shall exceed fifteen (15) feet in height.

7. Antenna Structures/Towers shall not be illuminated, except in accordance with state or federal regulations.
8. The site shall be unstaffed. Personnel may periodically visit the site for maintenance, equipment modification, or repairs. To accommodate such visits, ingress/egress shall only be from approved access points.
9. Fencing used to enclose Tower structures shall be properly maintained and constructed of durable, low maintenance materials that, if painted, are earth tone, black, or white in color and contain no signage. No chain link fencing shall be permitted and all fencing shall be opaque and a minimum of six (6) feet in height.
10. A twenty-five (25) foot planted buffer strip, as specified in Chapter 4, shall be provided around the fenced compound and within the lease lines. The buffer strip/landscape plan may be submitted as part of the site plan submittal. A landscape maintenance letter of credit shall be provided for a minimum of 2 years. If a pre-existing structure is being used for stealth purposes, the buffer strip planting may be waived by the Planning Commission.

Existing trees around a Tower site shall be preserved and may count toward fulfilling a portion or all of the buffer strip landscaping requirements.

11. Any site to be purchased or leased for the installation of an Antenna Structure/ Tower, or alternative antenna tower, and ancillary facilities, shall be at least large enough to include the twenty-five (25) foot planted buffer strip around the compound, unless located on a preexisting structure such as a building, water tank, etc. that is being used for stealth compliance purposes.
12. All driveways and off-street parking areas shall be paved and properly drained and maintained.
13. There shall be no signs permitted, except those displaying emergency information, owner contact information, warning or safety instructions, or signs which are required by a federal, state, or local agency. Such signs shall not exceed five (5) total square feet in area.
14. All new Antenna Structures/Towers shall be designed and constructed to accommodate a minimum of two (2) additional service Providers.

15. All option and site lease agreements shall not prohibit the possibility of co-location.
16. Antenna Structures/Towers proposed in a residential zoning district shall be located on a lot in a location that would have the least impact on the natural setting and adjacent properties and in a location most compatible with surrounding properties.
17. Antenna Structures/Towers proposed in a residential zoning district shall be constructed with stealth technology in the form of an alternative tower structure such as an flag pole, light pole, or steeple so that it is compatible with the natural setting and surrounding structures as determined by the Planning Commission.
18. Antenna Structures/Towers shall not be permitted within the area adopted as the Mixed Use Town Center, as shown in the Comprehensive Land Use Plan Update, as amended.
19. For purposes of this Ordinance, any special exception request, variance request, or appeal of an administratively approved use requires public notice to all abutting property owners.
20. To ensure the structural integrity of Structures/Towers, the owner of such Structures/Towers shall ensure that they are maintained in compliance with standards contained in applicable state or local building codes and the applicable standards for Structures that are published by the Electronic Industries Association, as amended from time to time. If upon inspection, the Town of Farragut concludes that a Structure/Tower fails to comply with codes and standards and constitutes a danger to person or property, then upon notice being provided to the owner of the Structure/Tower, the owner shall have thirty (30) days to bring such Structure/Tower into compliance with such standards. Failure to bring such Structure/Tower into compliance within said thirty (30) days shall constitute grounds for the removal of the structure at the owner's expense.

D. DESIGN REQUIREMENTS FOR SMALL CELL/ DAS SYSTEMS

The purpose of this section is to establish general requirements for the construction, siting, and implementation of wireless communications antenna structures/towers.

1. **PRE-APPLICATION CONFERENCE:** Applicants must contact Staff and request a pre-application conference. Upon receipt of this request, Staff will set up the meeting which shall include Staff, the Applicant, any applicable Utility providers, the local jurisdiction, and the owner of the right of way or property on which the Small Cell System/DSA is proposed to be installed. This meeting will allow for early coordination by identifying existing structures that might be suitable for collocation and identifying any other items which are in conformance/nonconformance with the Comprehensive Land Use Plan, Architectural Design Standards, local zoning ordinance, and/or the provisions of these regulations. The meeting will provide an opportunity for an initial discussion regarding proposed structure locations, design and the Application submittal and approval process. Coordination with utilities for possible use of pre-existing structures will be required. Applicants should supply the Provider's preferred locations, structure design style and structure height at least one

week prior to the pre-application meeting or upon request for such meeting.

2. **APPLICATION SUBMITTAL:** Unless they are non-structural (i.e. within an existing building), all proposed Small Cell Systems/DAS shall be subject to administrative review and approval by the Planning Commission. The factual determination approving or rejecting such plans shall be made in accordance with requirements of this and other applicable sections of these regulations, the Architectural Design Standards, and the Comprehensive Land Use Plan. One Application for multiple proposed structures within the same Small Cell System is encouraged whenever possible. Where Staff finds that circumstances or conditions relating to the particular Application are not necessary or desirable for the protection of surrounding property or the public health, safety, and general welfare, and that such special conditions or circumstances make one or more requirements unreasonable, Staff may modify or waive such requirement, either permanently or on a temporary basis. Any modification or waiver, shall be requested in writing by the Applicant.
3. **REQUESTED APPLICATION INFORMATION:** All information contained in the Application and any updates, except for any map or other information that specifically identifies the proposed location of the Antenna Structure then being reviewed shall be deemed confidential and proprietary. The Planning Commission shall deny any public request for the inspection of this information, whether submitted under Tennessee's Open Records Act or otherwise, except when ordered to release the information by a court of competent jurisdiction.

- a. An application fee shall be submitted based upon the following table:

Number of proposed Small Cell Structures	Fee
1-3	\$ per
4-6	\$ per
7-10	\$ total

- b. Applications are limited to three (3) Structures per Application. Multiple Structures may only be included on a single Application if they are located within the Town.
- c. A written description and map showing the coverage area of the provider's existing facilities in the general and site-specific areas that are the subject of the Application.
- d. A statement of the telecommunications objectives for the proposed location, whether the proposed facility is necessary to prevent or fill a gap or capacity shortfall in the Applicant or provider's service area, whether it is the least obtrusive means of doing so, and whether there are any alternative sites that would have fewer aesthetic impacts while providing comparable service.
- e. A statement by an authorized representative that the Applicant or provider holds all applicable licenses or other approvals required by the Federal Communications Commission, and any other agency of state or federal government with authority to regulate telecommunications facilities that are required in order for the Applicant to construct the proposed facility.

- f. A statement by an authorized representative that the Applicant or provider is in compliance with all conditions required for such license and approvals.
 - g. A full description of the number and dimensions of all Small Cell Structures to be installed including, but not limited to, all underground structures, antennae, the height of above ground structures and any equipment cabinets or buildings associated with the installation.
 - h. A site development plan, signed and sealed by a professional engineer registered in Tennessee, showing the proposed location of the Structure and existing structures within five hundred (500) feet of the proposed site. For Applications in which multiple structures are proposed, an overall site development plan showing all proposed locations within the Town or unincorporated area must be provided.
 - i. Where permitted above ground, a vertical profile sketch or drawing of the Structures, signed and sealed by a professional engineer registered in Tennessee, indicating the height of the Structure and the placement of all antennas and equipment enclosures.
 - j. Written approval from the property owner stating the Applicant or provider has permission to construct a facility on their property. In the case of public Right-of-Way or public property, written approval must be submitted from the duly-authorized representative of the governing body holding ownership.
 - k. Photographs of view shed from each proposed Structure location, taken in at least four directions.
 - l. Description of whether other Overhead Utilities exist within five hundred (500) feet of the proposed antenna location and any intended usage by the applicant.
 - m. A letter from the local utility company indicating the approval of any of the utility's facilities proposed by the applicant.
4. **SMALL CELL STRUCTURE LOCATION AND DESIGN REGULATIONS:** A new Small Cell System is subject to design review and approval by the Planning Commission. The design criteria required for the new Small Cell Systems is determined by the type of location or zoning district in which the facility is to be located.
- a. **NON-STRUCTURE SMALL CELL SYSTEM LOCATIONS:** Unless the Staff determines otherwise based on the nature of an Application request, Planning Commission approval is required for antennas located on existing telecommunications structures, water structures, buildings, within buildings, Utility Poles (as defined by this regulation), or other similar existing structures. These Non-Structure locations must adhere to all other applicable federal, state, and local zoning codes, building codes or any applicable permitting requirements.

5. NEW SMALL CELL SYSTEM STRUCTURE LOCATIONS IN ALL ZONING

DISTRICTS: The regulations in this subsection apply to all new Small Cell System Structures. Temporary, mobile or wheeled cellular antenna Structures shall not be permitted without prior approval from the Town.

- a. New Small Cell Structures shall not exceed the maximum building height for the zoning district within which they are located.
- b. New Small Cell Structures shall be designed and constructed to accommodate a minimum of two (2) service providers.
- c. New Small Cell Structures may be located on public land, public Right-of-Way, or private land not zoned residential provided they do not interfere with other utilities, functionality of sidewalks and other pedestrian or bicycle facilities, landscaping, visibility, or other matters of public safety.
- d. If a new Small Cell Structure is located in an area with primarily underground utilities, such new small cell structure(s) shall be placed underground with the exception of an antenna. All wiring shall be concealed with the pole and antenna.

If a new Small Cell Structure is located in an area with primarily overhead utilities, the use of Stealth Technology for all small cell structures shall be required and such measures shall be specifically addressed as part of the application.

- e. New Small Cell Structures shall not be illuminated, except in accord with state or federal regulations, or unless illumination is integral to the Stealth Technology, such as a design intended to look like a street light pole.
- f. New Small Cell Structures shall not include advertisements and may only display information required by a federal, state, or local agency. Such display shall not exceed one (1) square foot in area, unless required by state or federal regulations, or unless a larger display is integral to the Stealth Technology. Such display shall not exceed the width of the pole, unless a wider sign is integral to the Stealth Technology such as a design which integrates a decorative banner.
- g. Small Cell systems proposed on property zoned residential shall be Non-Structure Wireless Communication Facilities (such as those contained within buildings or concealed within other existing structures) unless a special exception is applied for and approved for an alternate Small Cell Structure. In such case, any new Small Cell Structure shall be placed underground.
- h. The use of cooling fans is discouraged. When needed, fans with lower noise profiles must be used.
- i. New Small Cell Structures shall not be located within five hundred (500) feet of an existing Small Cell Structure. Multiple carriers are permitted and encouraged to locate on one Structure, where possible.

- j. Reasonable efforts shall be made to locate new Small Cell Structures in the order of hierarchy below, based on the following functional roadway classification from the most to least preferred:

Interstate
Arterial
Collector
Local

- k. Reasonable effort shall be given to locate new Small Cell Structures based on the following hierarchy of zones and land uses from the most to least preferred:

Institutional
Commercial
Public parks
Agricultural
Residential

E. EVALUATION CRITERIA FOR ALL ANTENNA STRUCTURE/TOWERS

Evaluation of the proposal shall be based upon the following criteria:

1. Agreement with the various elements of the provisions in this ordinance, the Comprehensive Land Use Plan (as amended), the Architectural Design Standards (as amended) and/or any other adopted regulations or plan that may relate to the proposal.
2. The extent to which the proposal is consistent with the purposes of these regulations.
3. The adequacy of the proposed site, considering such factors as the sufficiency of the size of the site to comply with the established criteria, the configuration of the site, and the extent to which the site is formed by logical boundaries (e.g., topography, natural features, streets, relationship of adjacent uses, etc.) that provide for the ability to comply with the provisions of this ordinance.
4. The extent to which the proposal responds to the impact of the proposed development on adjacent land uses, especially in terms of visual impact.
5. The extent to which the proposed Antenna Structure/Tower is camouflaged (i.e., use of Stealth Technology, underground, etc.,).
6. The extent to which the proposed facility is integrated with existing structures (i.e., buildings, signs).

F. AMENDMENTS TO APPROVED PLANS

Amendments to approved plans shall be reviewed by the Staff once the Application for the associated amendment is deemed complete and, where applicable, forwarded to the Planning Commission for consideration and approval. Evaluation of the amendment shall be based on the

applicable criteria of this ordinance.

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on an amendment to the Farragut Subdivision Regulations to clarify that collector and arterial street frontages of subdivisions shall be improved in accordance with a complete streets cross section, as provided for in the Pedestrian and Bicycle Plan

INTRODUCTION AND BACKGROUND: This item was discussed as a workshop item last month in association with updates to the complete streets cross sections in the Pedestrian and Bicycle Plan – 2010. The staff noted at that time that although it has been the Town’s practice and expectation to provide for a complete streets cross section as part of improvements to collector and arterial streets and as part of subdivision development along collector or arterial street frontages, the Subdivision Regulations need to more clearly acknowledge this practice and expectation.

The language provided for in Resolution PC-17-01. would amend and replace Article III., Section A., 1., which is currently entitled “Conformity to the Major Thoroughfare Plan” and provide for a new heading entitled “Conformity to the Major Road Plan and Pedestrian and Bicycle Plan – 2010, As Amended.”

In this updated section the language would state the following:

1. Conformity to the Major Road Plan and the Pedestrian and Bicycle Plan – 2010, as Amended

The Town’s adopted Major Road Plan, as amended, shall serve as the official document regarding street classifications involving the Town’s existing and future transportation system. For those streets that are classified on the Major Road Plan as collector or arterial, an abutting subdivision that fronts along such street(s) shall be improved along such frontage as part of the subdivision process to provide for a context appropriate (i.e. appropriate in relation to the proposed development, the street in question, and its physical surroundings) complete streets cross section consistent with the Complete Streets Cross Section exhibits in the Pedestrian and Bicycle Plan – 2010, as amended. Where a subdivision fronts on only one side of a collector or arterial street, only the side of such street abutting the subdivision shall be required to be improved to the complete streets cross section.

RECOMMENDATION: In the language above, the words “as amended” have been included so as to capture any updates that may occur to the Pedestrian and Bicycle Plan – 2010. The staff is currently going through this Plan and making notations of where updated language should be considered. The staff is also working on adding more graphics to the Pedestrian and Bicycle Plan – 2010 to help the reviewer better understanding certain policy statements.

The update to the Pedestrian and Bicycle Plan – 2010 will also likely create additional updates to the Subdivision Regulations. At this time, however, the staff recommends that the language in Resolution

PC-17-01 be adopted to more clearly convey the Town's practice and expectation to provide for a complete streets cross section as part of improvements to collector and arterial streets and as part of subdivision development along collector or arterial street frontages.

- Existing -

ARTICLE III. - GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN

A. - Streets.

- **1. Conformity to the major thoroughfare plan. The location and width of all streets and roads shall conform to the official major thoroughfare plan which includes the major street plan within the municipality and the major road plan within the remainder of the jurisdiction.
2. Relation to adjoining street system. The proposed street system shall extend existing streets within proposed projects at the same or greater width, but in no case less than the required minimum width.
3. Access streets to subdivision boundaries. Sufficient access streets to adjoining properties shall be provided in subdivisions to permit harmonious development of the area.
4. Right-of-way and pavement widths. The minimum width of any right-of-way is measured from lot line to lot line. The width of pavement is measured from pavement edge to pavement edge, thus excluding the gutter and curb section. Standards for both right-of-way and lane width for applications falling within the jurisdiction of these regulations shall not be less than as follows:
 - a. Major arterial streets:

Right-of-way	100 feet
Curb and gutter (TDOT 6-30)	30 inches
Lane width	12 feet*

*Reduction in lane width may be permitted due to existing conditions based on the recommendation of the town engineer.

Such streets are used primarily for fast or heavy traffic and are located on the major road plan. Turn lanes may be required by the Planning Commission if warranted by the traffic impact study.

- b. Minor arterial streets:

Right-of-way	80 feet
Curb and gutter (TDOT 6-30)	30 inches
Lane width	12 feet*

*Reduction in lane width may be permitted due to existing conditions based on the recommendation of the town engineer.

RESOLUTION PC-17-01

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO AMEND THE FARRAGUT SUBDIVISION REGULATIONS, ARTICLE III. GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN, A. STREETS, 1. CONFORMITY TO THE MAJOR THOROUGHFARE PLAN, TO PROVIDE FOR NEW LANGUAGE

WHEREAS, the Farragut Municipal Planning Commission has adopted regulations governing the subdivision of land within the Town in the manner provided for in Section 13-4-303, Tennessee Code Annotated,

WHEREAS, the Farragut Municipal Planning Commission may amend the Subdivision Regulations in the manner provided for in Section 13-4-303, Tennessee Code Annotated, and after a public hearing has been held thereon;

WHEREAS, such public hearing was held on February 16, 2017; and

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission adopts the following amendment to the Farragut Subdivision Regulations:

SECTION 1.

Article III. General Requirements and Minimum Standards of Design, A. Streets, 1. Conformity to the Major Thoroughfare Plan, is amended by deleting it in its entirety and substituting in lieu thereof the following:

1. Conformity to the Major Road Plan and the Pedestrian and Bicycle Plan – 2010, as Amended

The Town's adopted Major Road Plan, as amended, shall serve as the official document regarding street classifications involving the Town's existing and future transportation system. For those streets that are classified on the Major Road Plan as collector or arterial, an abutting subdivision that fronts along such street(s) shall be improved along such frontage as part of the subdivision process to provide for a context appropriate (i.e. appropriate in relation to the proposed development, the street in question, and its physical surroundings) complete streets cross section consistent with the Complete Streets Cross Section exhibits in the Pedestrian and Bicycle Plan – 2010, as amended. Where a subdivision fronts on only one side of a collector or arterial street, only the side of such street abutting the subdivision shall be required to be improved to the complete streets cross section.

RESOLUTION PC-17-01

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SECTION 2.

This amendment shall be in full force and effect from and after the date of passage of this Resolution.

RESOLUTION passed February 16, 2017.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary