



AGENDA
FARRAGUT MUNICIPAL PLANNING COMMISSION

March 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 – February 16, 2017**
- 4. Discussion and public hearing on a revised preliminary plat for Hanover Court, Parcel 37, Group A, Tax Map 151K, located on Old Stage Road at the S. Watt Road intersection, 2.2965 Acres (Turner Homes, LLC, Applicant)**
- 5. Discussion and public hearing on a concept plan for Brookwood Court Subdivision, Parcel 105.02, Tax Map 151, located at 12630 Old Stage Road, Zoned R-2, 8 Lots, 5.64 Acres (Steve Bethel, Applicant)**
- 6. Discussion and public hearing on a request to amend the 2012 Comprehensive Land Use Plan for Parcel 44, Tax Map 152, located at 430 Virtue Road, 87.1 Acres, from Medium Density Residential to Open Space Cluster Residential (Glen Glafenheim, Applicant)**
- 7. Discussion and public hearing on a request to rezone Parcel 44, Tax Map 152, located at 430 Virtue Road, 87.1 Acres, from A, R-2 and FPD to R-1/OSR and FPD (Glen Glafenheim, Applicant)**
- 8. Discussion and public hearing on text amendments to the Farragut Zoning Ordinance, Chapter 3., Section XXVI., Planned Commercial Development District (PCD)., to provide for residential uses and update other provisions (Kingston Pike Properties, LLC, Applicant)**
- 9. Discussion and public hearing on amendments related to building style and form associated with the implementation of the adopted Architectural Design Standards**
- 10. 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**

11408 MUNICIPAL CENTER DRIVE | FARRAGUT, TN 37934 | 865.966.7057

WWW.TOWNOFFARRAGUT.ORG

It is the policy of the Town of Farragut not to discriminate on the basis of race, color, national origin, age, sex, or disability pursuant to Title VI of the Civil Rights Act of 1964, Public Law 93-112 and 101-336 in its hiring, employment practices and programs. To request accommodations due to disabilities, please call 865-966-7057 in advance of the meeting.

- 11. Discussion and public hearing on a request for a text amendment to the Farragut Zoning Ordinance, Chapter 3., Section XI., Multi-family Residential District (R-6), Subsection G., Building Façade Requirements, to reference the adopted Farragut Architectural Design Standards**
- 12. Discussion and public hearing on a request for a text amendment to the Farragut Zoning Ordinance, Chapter 3., Section XXVIII., Open Space Multi-family Residential Overlay District (OSMFR), Subsection H., Building Façade Requirements, to reference the adopted Farragut Architectural Design Standards**
- 13. Discussion and public hearing on a request for a text amendment to the Farragut Zoning Ordinance, Chapter 4., General Provisions and Exceptions, Section XXIV., Special Events Permit, (a)(1)(e), Commercial, Office and Not-For-Profit/Non-Profit Entities to include sales from trucks being permitted per special events application approval**



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

February 16, 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
David Smoak, Town Administrator
Gary Palmer, Assistant Town Administrator

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

1. CITIZEN FORUM

There is BZA Training on March 22 for anyone wanting to attend. Commissioner Kile wanted to commend Aldermen Povlin and Williams on holding Community Sessions on a quarterly basis.

2. APPROVAL OF AGENDA

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

3. APPROVAL OF MINUTES

A motion was made by Commissioner St. Clair to approve the January 19, 2017 minutes as submitted. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

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)**

For discussion purposes only. The planning commission asked the staff to schedule a workshop to discuss this item further.

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)**

For discussion purposes only.

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)**

For discussion purposes only.

7. **DISCUSSION ON AMENDMENTS RELATED TO BUILDING STYLE AND FORM ASSOCIATED WITH THE IMPLEMENTATION OF THE ADOPTED ARCHITECTURAL DESIGN STANDARDS**

For discussion purposes only.

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**

For discussion purposes only.

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**

A motion was made by Commissioner Povlin to approve Resolution PC-17-01. The motion was seconded by Commissioner Carson and the motion passed unanimously

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time.

ADJOURNMENT

The meeting adjourned at 9:32 p.m.

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a revised preliminary plat for Hanover Court, Parcel 37, Group A, Tax Map 151K, located on Old Stage Road at the S. Watt Road intersection, 2.2965 Acres (Turner Homes, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request for an amendment to the previously approved preliminary plat for the Hanover Court Subdivision at the east intersection of Old Stage Road and S. Watt Road.

DISCUSSION: The Hanover Court Subdivision is currently under construction and, at completion, will include 34 attached single-family dwelling units on just under 10 acres. When the subdivision was originally approved, a sizable tree covered area in the north central portion of the development was identified as a desirable area for designated open space. As outlined on the preliminary plat, this area was approximately 17,401 square feet. The area was separated from the detention basin area and was envisioned to be left undisturbed since it includes a number of large hardwood trees and provides an attractive natural area for many of the house lots in the subdivision. This tree covered area also helps buffer the subdivision from the commercial properties to the north.

As part of the preliminary plat that was approved for the subdivision, sanitary sewer for some of the units on the western portion of the development was to have pumps installed that would force the sewage to the south and into a sanitary sewer line which would have gravity flow back to the north along the east side Castle Downs Lane. This sanitary sewer plan was approved by First Utility District (FUD).

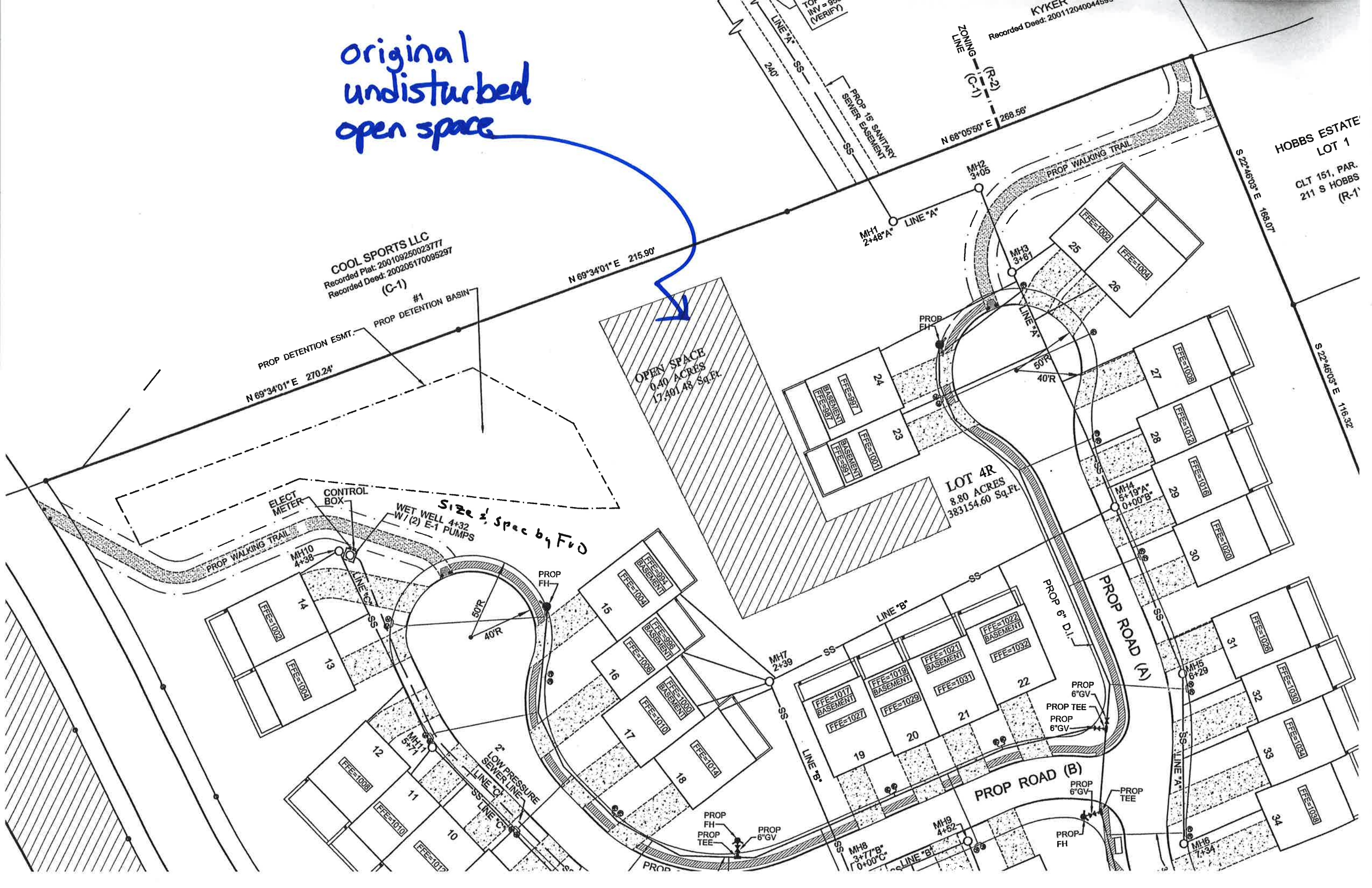
Now, the current developer is getting ready to construct homes along the western portion of the subdivision and would like to install a gravity based sanitary sewer line from this portion of the subdivision to the sanitary sewer line on the eastern portion of the subdivision. In order to accomplish this, the approved undisturbed open space would be bisected as shown on the plan included in the packet. The alignment of this sanitary sewer is shown to zig zag around the south portion of the open space so as to attempt to minimize disruption to existing tree cover. Due to the depth of the sanitary sewer, an area at least 25 feet in width would be cleared.

RECOMMENDATION: From the staffs' perspective the original plan that was approved will work and is acceptable to FUD. Extending a sewer in a non-perpendicular fashion through a portion of open space that was to be undisturbed is not something the staff could support. If there were no other options and this open space area did not contain quality tree cover that provides an amenity for all of the development, the staffs' position may be different. The staff would recommend to deny to the request.

Should the Commission permit some crossing of the open space for a gravity flow sanitary sewer, the staff would strongly recommend that a certified arborist be hired by the developer to review the alignment and make recommendations for minimizing the impact to existing tree cover. These recommendations would

then need to be followed and the arborist conduct site visits and assessments to ensure that the work was completed and any post installation measures could be employed. The arborist would submit inspection reports and recommendations to the Town staff. In addition to this, the staff would recommend that replacement trees be provided on a caliper per caliper basis for any non-invasive exotic trees greater than 2 inches in caliper that would be removed for the sewer extension. A list of these trees and a tree completion letter of credit would be required prior to the issuance of a grading permit. The trees could be planted based on an approved landscape plan within other portions of the open space lot.

COOL SPORTS LLC
Recorded Plat: 20010925002377
Recorded Deed: 200205170095297
(C-1)



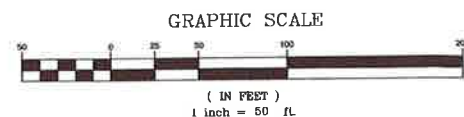
proposed
gravity
sewer



LEGEND	
SMH	SANITARY SEWER MANHOLE
PMH	PHONE MANHOLE
WMH	WATER MANHOLE
SMH	STORM DRAIN MANHOLE
CB	CATCH BASIN
SP	SERVICE POLE
PP	POWER POLE
GW	GUY WIRE
FH	FIRE HYDRANT
IV	IRRIGATION VALVE
MW	MONITOR WELL
WM	WATER METER
LS	LIGHT STANDARD
CO	CLEANOUT
EL	ELECTRIC BOX
SP	STAND PIPE
GM	GAS METER
FL	FLOOD LIGHT
IR(O)	IRON ROD (OLD)
IR(N)	IRON ROD (NEW)
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
W	WATER LINE
G	GAS LINE
OE	OVERHEAD ELECTRIC
UE	UNDERGROUND ELECTRIC
OP	OVERHEAD PHONE LINE
UP	UNDERGROUND PHONE LINE
OU	OVERHEAD UTILITY LINE
UN	UNDERGROUND UTILITY LINE
ND	NATURAL DRAINAGE
S	SINK HOLE
CD	CHECK DAM
H.C.	HANDICAP RAMP
STOP	STOP SIGN
SILT FENCE	SILT FENCE
TREE PROTECTION FENCING	TREE PROTECTION FENCING
OPEN SPACE	OPEN SPACE
FFE=1000	FINISH FLOOR ELEVATION
TWE=1000	TOP WALL ELEVATION

SITE NOTES

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- A FIVE (5') FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, A TEN (10') FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR BOUNDARY LINES.
- DEED REFERENCE: INSTR. NO. 200209030018614 (PARCEL 94.02 & 94.03)
PLAT REFERENCE: INSTR. NO. 200512190053273
- PROPERTY SHOWN ON CLT 151, PARCEL 94.02 & 94.03
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
- TOTAL AREA: 9.87 ACRES
- TOTAL UNITS PROPOSED: 34
- CURRENTLY ZONED: R-4
R-4 BUILDING SETBACKS: PERIPHERAL = 5' - (BUFFER STRIP INCLUDED)
FRONT YARD = GARAGE FACES STREET: 20'
SIDE = BUILDINGS CONSTRUCTED IN A ROW X 12'
SIDE = TWO BUILDINGS ADJACENT: 10' (MIN.)
REAR YARD = BUILDING REARS ARE ADJACENT: 40'
SIDE/REAR YARD = BUILDING SIDES/REARS ARE ADJACENT: 25'
BUFFER STRIPS: 25' (MIN.) ON FRONT, SIDE & REAR PERIPHERAL PROPERTY LINES.
MAXIMUM LOT COVERAGE: 50%
DENSITY: (8) UNITS PER ACRE (MAX.)
OPEN SPACE: 10% (MIN.) OF THE GROSS LAND AREA OF THE DEVELOPMENT.
HEIGHT REGULATIONS: NOT TO EXCEED 2-1/2 STORIES OR 35' HIGH.
- THE WALKING TRAILS ARE TO BE FIELD LOCATED WITH TOWN OF FARRAGUT STAFF.
- THE 20' WALKING TRAIL EASEMENT SHALL BE IN FAVOR OF THE TOWN OF FARRAGUT AND RESERVED FOR PUBLIC USE. THE TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF USE OF SAID EASEMENTS.
- OPEN SPACE REQUIRED: 1.33 ACRES
OPEN SPACE PROVIDED: 1.48 ACRES
- THERE WILL BE NO STREET LIGHTS
- SIGNS TO BE INSTALLED: STOP SIGNS, STREET NAMES, SPEED LIMITS.
- BUILDING FOOTPRINTS AS SHOWN INDICATE PORCHES, DECKS, AND ALL APPURTENANCES THEREOF AND ARE THE MAXIMUM BUILDING ENVELOPES. FUTURE CHANGES TO FOOTPRINTS MUST BE APPROVED BY THE PLANNING COMMISSION AND MUST BE A UNANIMOUS REQUEST BY ALL HOMEOWNERS.
- THE OPEN SPACE AREAS ARE NON-BUILDABLE.
- THERE WILL BE NO INDIVIDUAL DRIVEWAYS TO OLD STAGE ROAD OR S. WATT ROAD.
- THE HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL OPEN SPACE.
- THERE IS TO BE AT LEAST 400 Sq. Ft. OF PRIVATE OUTDOOR AREA FOR EACH UNIT.
- LOT COVERAGE CALCULATIONS: 3.042 ACRES IMPERVIOUS - 30.83% COVERAGE
- IN THE NON-TREE COVERED PORTIONS OF THE BUFFER STRIP WHERE GRADING IS PROPOSED, THE FINISHED GRADE CANNOT EXCEED A SLOPE OF 4:1.
- THE TOWN STAFF MAY REQUIRE AN ARBORIST REVIEW AND RECOMMENDATIONS FOR SELECTED TREES IF IT IS ANTICIPATED, BASED ON THE PRE-CONSTRUCTION MEETING, THAT SPECIAL MEASURES BEYOND TREE PROTECTION FENCING WILL BE NEEDED. THE ARBORIST RECOMMENDATIONS WILL THEN BECOME PART OF THE APPROVED TREE PRESERVATION/REMOVAL PLAN.



LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

PH: 865-671-0183 FAX: 865-671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37922

THE PURPOSE OF THIS PLAN IS TO INDICATE THE EXTENSION
OF SANITARY SEWER ACROSS OPEN SPACE

REVISED PRELIMINARY PLAN

SHEET 1 OF 2

HANOVER COURT

DISTRICT 6 * TOWN OF FARRAGUT
KNOX COUNTY * TENNESSEE

CLT MAP 151, PARCEL 94.02 & 94.03

DRAWN BY: GMS	APPROVED BY: REL	DATE: 02-10-2017	LATEST REVISION	SCALE: 1" = 50'	DRAWING NUMBER: 3261
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OWNER / DEVELOPER
TURNER HOMES, LLC
KINGSTON PIKE
KNOXVILLE, TN 37934

RECEIVED
FEB 13 2017
TOWN OF FARRAGUT

DESIGNED
2-10-17

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a concept plan for Brookwood Court Subdivision, Parcel 105.02, Tax Map 151, located at 12630 Old Stage Road, Zoned R-2, 8 Lots, 5.64 Acres (Steve Bethel, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a concept plan review for a small subdivision off Old Stage Road between Phases I and IV of the Fort West Subdivision. The existing house on this lot would be removed. At this point, the subdivision is named Brookwood Court and contains 9 houselots, a detention basin lot, and an open space lot with a walking trail that would stub into a corner of the Fort West Subdivision that is owned by the Fort West Homeowners Association.

DISCUSSION: Though this walking trail may never be extended into Fort West, having a trail stub to the property would provide for an opportunity for Fort West residents to access the pedestrian facilities along Old Stage Road without having to walk along the busy streets of Lawton Boulevard or Long Bow Road. This subdivision will also provide a sidewalk along one side of the entrance road to the apex of the cul-de-sac. Given the short length of the street and the fact that, due to an existing built out condition around the property, the street will not be extended into other properties, the applicant is proposing a 24 foot wide street instead of the required 26 foot wide street. This width would still provide for on street parking if desired and, from the staffs' perspective, would be more appropriate for this small street section.

This is the kind of context appropriate approach that the staff has been discussing with the Planning Commission during recent meetings in relation to how certain improvements are administered in the Subdivision Regulations. The reduction in width will require a request for a variance from the Subdivision Regulations. The staff supports this variance.

RECOMMENDATION: In your packet is a copy of the staffs' comments on the original concept plan. Also included is a copy of the revised concept plan and comment response letter. The staff will make a recommendation at the meeting based on whether the original comments have been addressed.

Ashley Miller

From: Mark Shipley
Sent: Wednesday, February 22, 2017 2:14 PM
To: Richard LeMay
Cc: Ashley Miller; Darryl Smith; Dan Johnson; Gary Palmer; David Sparks
Subject: Brookwood Court

Richard,

Hope you are doing well. Below are the staff comments on the concept plan for Brookwood Court. Please let me know if you have any questions. Thanks.

February 22, 2017

Mr. Steve Bethel
121 Anchor Lane
Andersonville, TN 37705

SUBJECT: STAFF COMMENTS ON CONCEPT PLAN FOR THE BROOKWOOD COURT SUBDIVISION AT 12630 OLD STAGE ROAD

Dear Mr. Bethel:

The Town staff has reviewed the above referenced plan for compliance with the Town's regulations. Please address the comments below and submit four (4) full size sheets and one (1) 11x17 sheet to the Town Hall by no later than **Monday, March 6, 2017**. As part of this re-submittal please include a comment response letter that specifically addresses each staff comment and where the information can be found on the plat.

This item will be discussed at the staff/developer meeting on February 28 at 9:30 a.m. The purpose of this meeting will be to discuss any questions you may have on the comments below. Modifications to the plans are not due until Monday, March 6, 2017. If the modifications are not provided by this date this item will not be taken to the Planning Commission for their next meeting on March 16.

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

1. Given its short length and limited ADT's, please consider a more-narrow street than 26 feet. A variance to the Subdivision Regulations may be considered to lessen the width so that it is appropriate for its context;
2. Please show the distance between driveways from the nearest edge each access point to the nearest edge of Brookwood Lane;
3. At this point, Brookwood Lane should be noted as Road A since no street name has yet been assigned;
4. Please show handicap ramps where needed. Sidewalks and walking trails must be ramped to the street where applicable;
5. Please include crosswalks and stop bars in relation to the pedestrian crossing of Road A along Old Stage Road;
6. The subdivision must contain at least 10% in open space and this cannot include stormwater detention. This open space must be on its own lot and will be owned and maintained by the required homeowner's association. Areas of desirable tree cover should be used for the open space;

7. Please include a note that the open space will be owned and maintained by the homeowners association that will be required for this subdivision;
8. Please provide verification that the man made pond is not a sinkhole. This must be verified by the sinkhole division of TDEC;
9. Please include the approximate acreage of all tree covered areas;
10. Please show the top of bank on the drainage way to the south;
11. Please verify if any portion of the property includes an aquatic buffer. If so, please add the required note specified in the Concept Plan Checklist;
12. Within the tree covered areas please include the predominant species and predominant level of maturity;
13. Please stub out a walking trail to the Fort West Homeowner's Association property in the southeast corner of Lot 4. Much of Lot 4, with its specimen oak trees, should be an open space lot and could include the walking trail meandering between these trees. The required open space must have a functional component and the walking trail would satisfy this requirement;
14. What is the dark black line above Old Stage Road?
15. The detention area has to be on its own lot and accessible for maintenance purposes;
16. Please remove the building envelopes. These are incorrect in some cases;
17. Please verify that the required amount of street frontage is provided for all proposed house lots;
18. Please include a detail of the walking trail along with bollards;
19. Please include a dimension from the centerline of Old Stage Road to verify that the required right of way will be provided. The required right of way must be at least 30 feet from the centerline;
20. Please correct Note #9. The buffer strip and lot coverage information is incorrect;
21. A demolition permit will be required for any demolition. Hopefully, the house can be moved to another location;
22. Please remove Note #12;

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

23. The detention basin must be located on separate lot, with access;
24. Please show existing gas, electric, telephone and cable.

If you have any questions please e-mail me or Darryl at the above e-mail addresses. Thank you for your assistance.

Sincerely,

Mark Shipley, AICP
Community Development Director

Darryl Smith, PE
Town Engineer

mark shipley, AICP
COMMUNITY DEVELOPMENT DIRECTOR

EMAIL • MSHIPLEY@TOWNOFFARRAGUT.ORG
PHONE • 865.966.7057
ADDRESS • 11408 MUNICIPAL CENTER DRIVE
FARRAGUT, TN 37934



  townoffarragut.org

LEMAY AND ASSOCIATES

10816 Kingston Pike, 2nd Floor
Knoxville, TN 37934
Phone: 865-671-0183 – Fax: 865-671-0213
E-mail: rlemay@lemayassociates.com

RECEIVED

MAR 6 2017

TOWN OF FARRAGUT

DATE: March 5, 2017

TO: Mr. Mark Shipley
Town of Farragut

FROM: Richard LeMay, P.E.

RE: Brookwood Court
Lots 23 & 24
(Response to comment sheet dated February 22, 2017)

-
1. Street width revised to 24'.
 2. Driveway separation distances revised to edge of pavements.
 3. Street name changed.
 4. Handicap ramps shown at all street and walk intersections.
 5. Cross and stop bar shown at intersection.
 6. Open space lot added (Lot 5).
 7. Homeowners note added.
 8. Note added. Verification to follow from TDEC or Geotech firm.
 9. Acreages added.
 10. Top of bank added.
 11. Aquatic buffer line and note added.
 12. Species and Maturity added.
 13. Walking trail added.
 14. Line removed.
 15. Detention basin lot added 9Lot 6).
 16. Building envelopes and setback lines removed.
 17. Lot frontages labeled. Minimum on building lots is 60'.
 18. details added.
 19. dimension added to centerline.
 20. Note #9 revised.
 21. Noted.
 22. Note 12 removed. New note 12 added.

Engineering Division

23. Lot with access added 9Lot 6).
24. Existing utilities shown.

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ashley Miller, Assistant Community Development Director

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

INTRODUCTION AND BACKGROUND: This request was a workshop item at the October 20, 2016, planning commission meeting and involves an 87.1 acre tract located on the east side of Virtue Road. The property has some environmental limitations with Little Turkey Creek flowing through the property from north to south along Virtue Road and steep slopes along the southeastern portion of the property adjoining the Kingsgate Subdivision. Additionally, the Colonial Pipeline bisects the property. The applicant is requesting to amend the future land use map in the Comprehensive Land Use Plan (CLUP) from Medium Density Residential (6-12 Units/Acre) to Open Space Cluster Residential. The floodplain portion of the property would remain as an Open Space designation.

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

Included in your packet is the CLUP amendment request, a copy of the property in question, and a copy of the future land use map and comprehensive plan map from the CLUP. On the CLUP amendment application, the requested future land use designation is R-1/OSR, which is a zoning district. The closest existing future land use designation to the R-1/OSR is the Open Space Cluster Residential, which is in line with what the applicant is proposing to do with the property.

RECOMMENDATION: The staff recommends the future land use map for the portion of Parcel 44, Tax Map 152 that is being requested for a rezoning from A, R-2 and FPD to R-1/OSR and FPD be amended from Medium Density Residential and Open Space to Open Space Cluster Residential and Open Space subject to final rezoning being approved and improvements to and/or a surety provided for the needed improvements to Virtue Road. Please be aware that the applicant will have to continue to work with staff and the Board of Mayor and Aldermen as it relates to the improvements to Virtue Road.

RECEIVED

SEP - 2 2016

TOWN OF FARRAGUT

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

PA # 300
9/2/16

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

PETITIONER INFORMATION

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

Contact information (phone and email):

David Alley (865) 389-7361, david@alleyauction.com/Glen Glafenheim 363-4321, glen.glafenheim@gmail.com

OWNER INFORMATION (if not petitioner)

Name(s): Lacey E. Harwell & Judith O. Harwell

Full address(es): 430 Virtue Rd, Knoxville, TN

Contact information (phone and email):

Judy Harville, (865) 789-6835, jharville@coldwellbanker.com

PROPERTY/AREA INFORMATION:

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

Current Future Land Use Designation(s):

Med Density
Residential

Proposed Future Land Use Designation(s):

R-1 OSR Residential

Zoning of Each Property to be Considered:

Agricultural R-1 OSR

Existing Use of Property to be Considered :

Agricultural

Proposed Future Use of Property (if known):

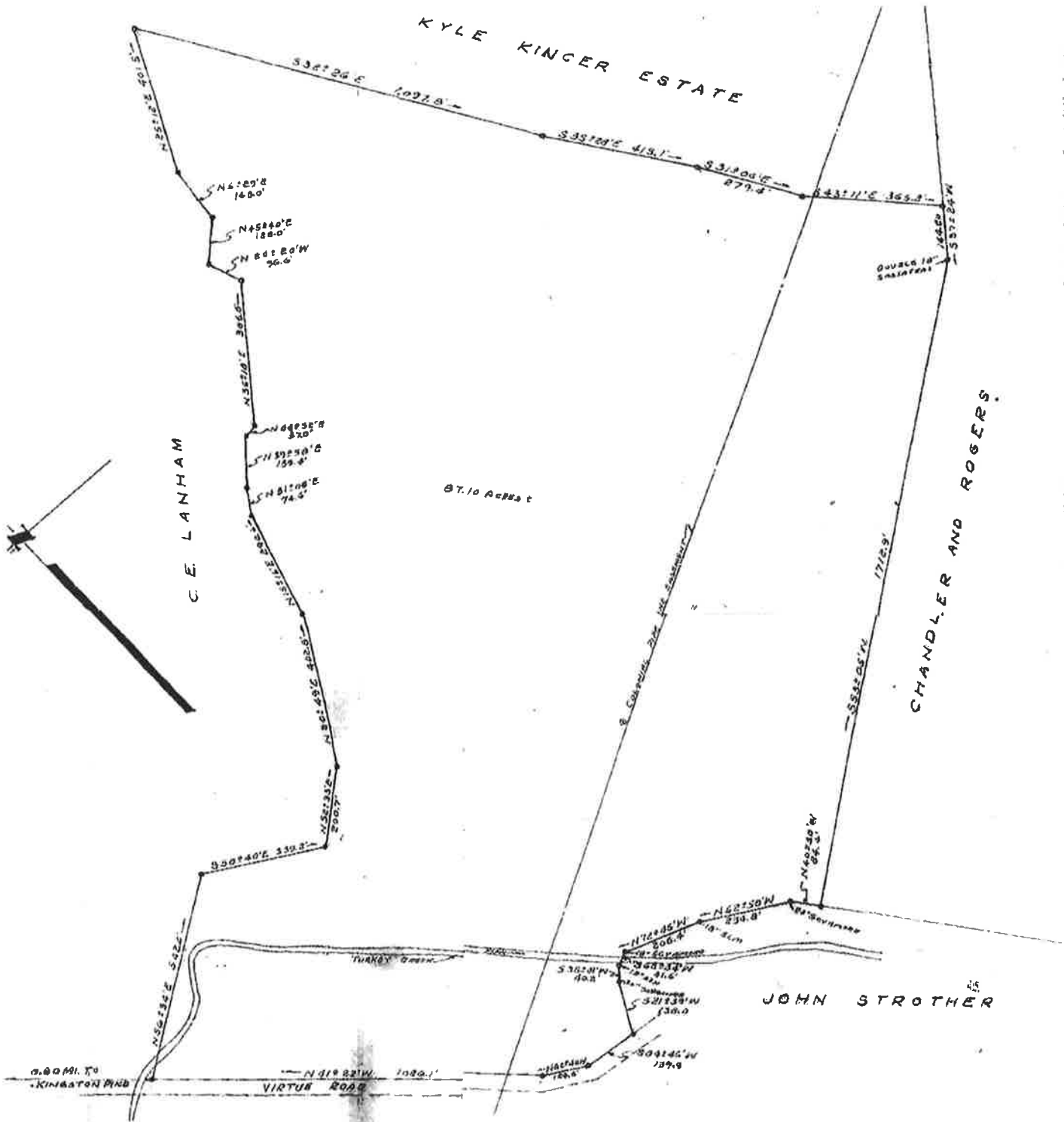
Residential Subdivision R-1 OSR

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

Glen Glafenheim agent for Judy Harville
9-2-2016

APR 2 2015 11:12AM Teller-McClain

NO. 3150 P. 1/3



PROPERTY OF
DR. L. E. HARVILLE, JR.
6TH DIST. — KNOW COUNTY — TENN.
SCALE 1" = 800'-0" SEPT. 21-1
SEN. N. & KENNEDY 152-44

-NTS-



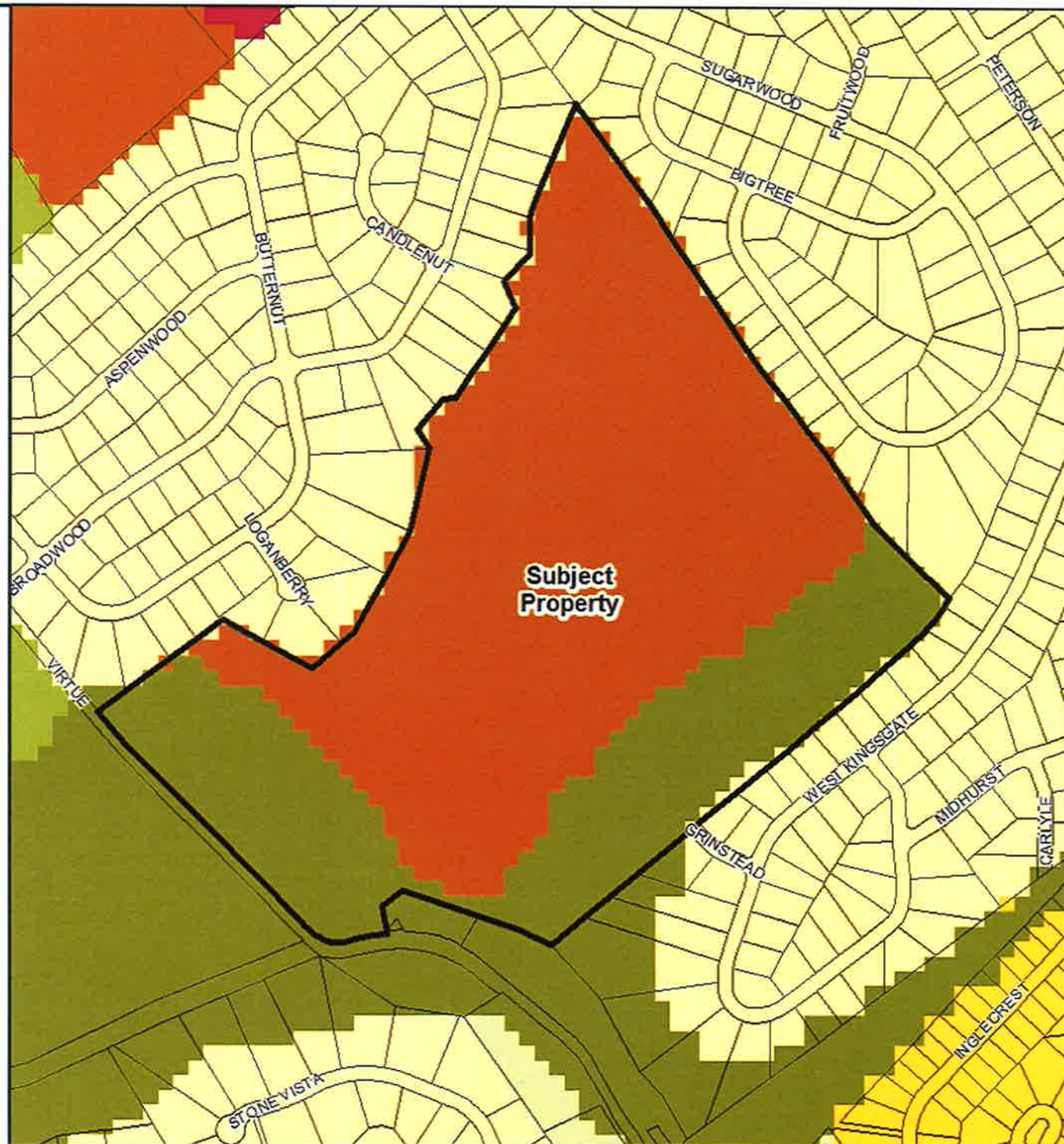
LIVE CLOSER • GO FURTHER
farragut

Future Land Use Map

-  ParcelOwners_TOF selection selection
-  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 = 500 ft



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ashley Miller, Assistant Community Development Director

SUBJECT: Discussion and public hearing on a request to rezone Parcel 44, Tax Map 152, located at 430 Virtue Road, 87.1 Acres, from A, R-2 and FPD to R-1/OSR and FPD (Glen Glafenhein, Applicant)

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

DISCUSSION: Consistent with the CLUP amendment, the applicant is requesting a rezoning from A (Agricultural) and General Single-Family Residential (R-2) to R-1/OSR Zoning District, the FPD designated areas would remain unchanged. From the staffs' perspective, if the CLUP amendment is approved, the request will be consistent with the CLUP and is the best residential designation for this property given its environmental characteristics.

The most significant issue with the rezoning or any subdivision development on the property is the reality that this section of Virtue Road does not physically meet the Town's specifications for a major collector street as provided for in the subdivision regulations. Nor does the road follow the Complete Streets provisions that have been adopted by the Town. As staff has noted in the past with other rezoning requests on substandard roads, the increase in density on a given property is the trigger for improvements to said road.

At this time, the applicant has requested to move forward with the CLUP and rezoning requests in an effort to determine if (and under what conditions) a rezoning of the property is feasible. However, the applicant is somewhat hindered at this time due to uncertainty in terms of whether the Town will adopt impact fees. The Planning Commission may consider making a favorable recommendation for the rezoning and impose some conditions to make sure improvements are made to Virtue Road. In this scenario, the applicant will still need to work with staff and the Board of Mayor and Aldermen (BOMA) related to the improvements. Staff would only support the recommendation for rezoning moving forward if the process is halted prior to second reading before the BOMA until such time a guarantee for the improvements to Virtue Road are made or at a minimum a funding surety is in place for the improvements, whether that be via an adopted road impact fee, cost-share agreement with the Town, or some other means agreed upon for the improvements to Virtue Road.

RECOMMENDATION: The staff does feel that the requested zoning district is a good match for the property. Any rezoning approval however would be subject to Virtue Road being improved to the

specifications of the subdivision regulations for a major collector street and to the incorporation of Complete Streets provisions that have been adopted by the Town.

The staff would not support any rezoning of the property without the above noted improvements to Virtue Road, unless the Planning Commission is comfortable allowing for the rezoning to move forward with an additional condition imposed that the process will be halted prior to second reading before the BOMA until such time Virtue Road is improved or a surety is in place to ensure such improvements. Given the fact that a traffic signal has recently been installed at the intersection of Virtue Road and Kingston Pike, the staff does not recommend that a traffic impact study is necessary.

Included in your packet is Resolution PC-17-07 which recommends approval of Ordinance 17-07.

RECEIVED

APPLICATION TO AMEND ZONING MAP

TOWN OF FARRAGUT, TENNESSEE

SEP - 2 2016

TOWN OF FARRAGUT

FOR OFFICE USE ONLY

Fee Paid: \$300

APPLICANT NAME: **AKP Properties**Address: **2099 Thunderhead Rd, Suite 204** City/State/Zip: **Knoxville, TN 37922**Phone Number: **363-4321 or 389-7361** Fax Number:E-mail: **David@AlleyAuction.com or Glen.Glafenheim@gmail.com**

DESCRIPTION OF PROPERTY (Attach map of property):

Address: **430 Virtue Rd, Knoxville, TN**Size of Tract: **Approx 87+/- acres**Lot(s)/Parcel(s) No.: **152**Tax Map No. **044**

WD - Book 1304, Page 899

Previous Rezoning Applications: **None**

Change Requested:

From: **Agricultural**To: **R-1 OSR**Proposed Use of Property (Be specific): **Residential Subdivision**Existing Land Use: **Agricultural**

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

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

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

APPLICANT SIGNATURE

DATE

OR

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

AKP properties, LLC by Glen Glafenheim 8/31/16
NAME (SIGNATURE) DATE2099 Thunderhead Rd Suite 204 Knoxville, TN 37922 (865) 363-
Street Address/City/State/Zip Telephone Number 435

RESOLUTION PC-17-07

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 PARCEL 44, TAX MAP 152, LOCATED AT 430 VIRTUE ROAD, 87.1 ACRES, FROM A (AGRICULTURAL), R-2 (GENERAL SINGLE-FAMILY RESIDENTIAL) District AND FPD (FLOODPLAIN) DISTRICT TO R-1 (RURAL SINGLE-FAMILY RESIDENTIAL) District, OSR (OPEN SPACE RESIDENTIAL) OVERLAY AND FPD (FLOODPLAIN) DISTRICT

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 March 16, 2017;

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 17-07.

ADOPTED this 16th day of March, 2017.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	17-07
PREPARED BY:	Shipley
REQUESTED BY:	Glen Glafenhein
CERTIFIED BY FMPC:	March 16, 2017
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 Parcel 44, Tax Map 152, located at 430 Virtue Road, 87.1 Acres, from A, R-2 and FPD to R-1/OSR and FPD (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

**Ordinance 17-07
Exhibit A**

CURRENT ZONING

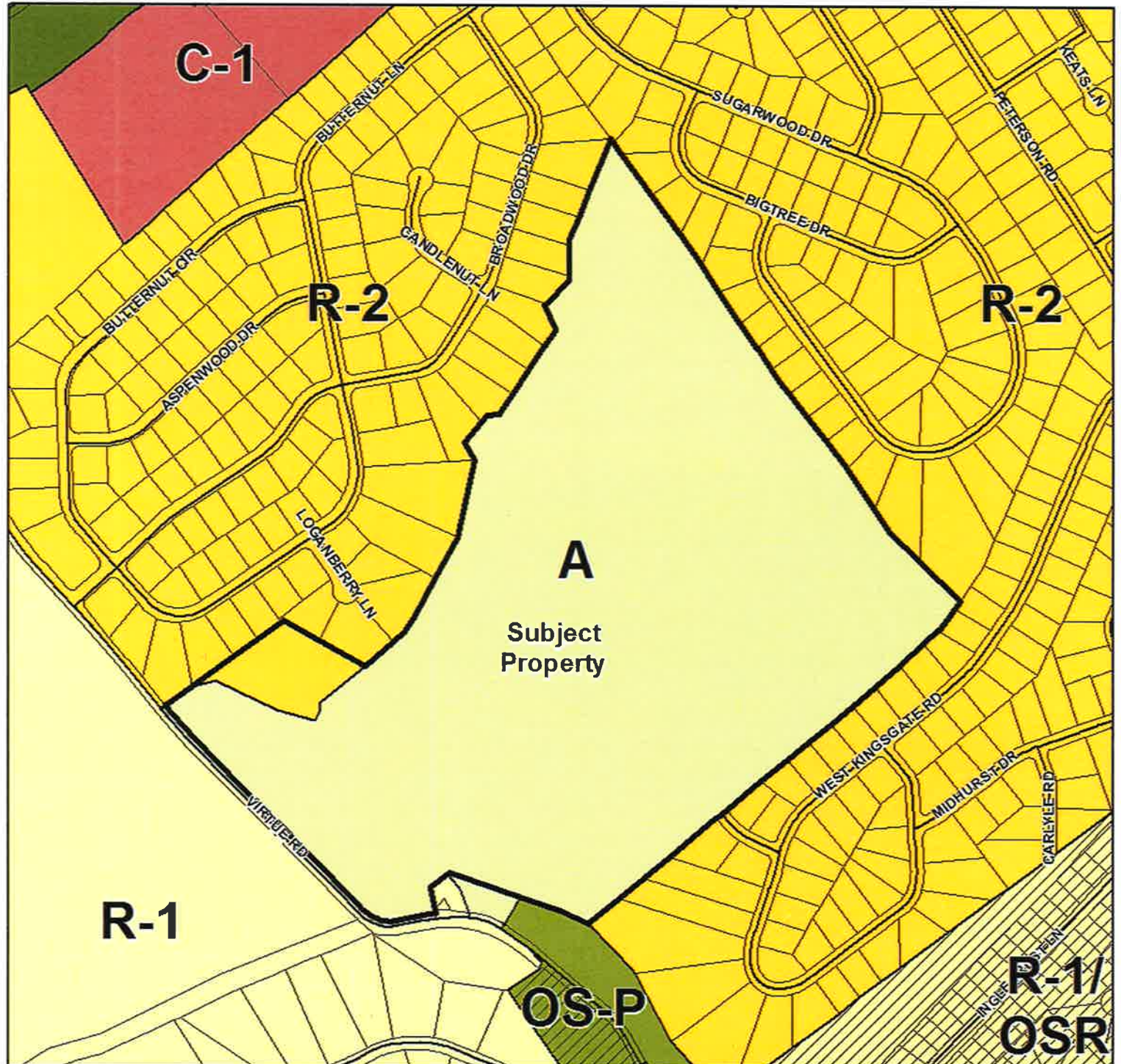
Rezone
Parcel 44, Tax Map 152

Legend

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



1 in = 500 ft



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on text amendments to the Farragut Zoning Ordinance, Chapter 3., Section XXVI., Planned Commercial Development District (PCD), to provide for residential uses and update other provisions (Kingston Pike Properties, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This item was discussed as a workshop item last month. The applicant is interested in developing 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.

Since it would be a multiple phase master planned development, the Planned Commercial Development District (PCD) was seen as the most applicable to the request. However, in order to have a mixed use and residential component, the applicant is requesting to provide for residential as a permitted use in the PCD.

DISCUSSION: When the applicant's amendment request was discussed with the Planning Commission the Commissioners and the staff viewed this as a favorable change to the PCD. This would help implement certain aspects of the Comprehensive Land Use Plan and would provide for an opportunity to have varied land use components within the same development that could support each other and help maintain a more timeless character.

RECOMMENDATION: As part of the requested update to the PCD, the staff is proposing to also include updates that reflect some recent amendments that have been made to different sections of the zoning ordinance. These amendments mainly relate to implementing certain aspects of the Architectural Design Standards and include site elements that would fit in well with a planned development. The staff has shared these additional PCD amendments with the applicant and the applicant has expressed no issues with what the staff is proposing.

Specifically, the amendments to the PCD proposed in Ordinance 17-03 include the following:

- 1) Providing for residential as a permitted use;
- 2) Providing additional language concerning open space and how to use open space to provide focal points to be actively used within the development;
- 3) Providing for the use of Low Impact Development (LID) practices in the design;
- 4) Providing for a requirement to ensure vehicular and pedestrian connectivity;
- 5) Updating the front setbacks to allow for the opportunity to have buildings closer to the street;
- 6) Specifying that automobile oriented uses, if part of the planned development, be contained in the interior of the development;
- 7) Providing for screening of parking lots that are situated in a front yard;

- 8) Replacing the buffer strip language with transition language so that the project can better protect adjacent properties while integrating them into their project rather than isolating them from their project; and
- 9) Adjusting the permitted height to reflect changes that were made to the multi-family residential zoning district that would provide for appropriate height transitions to adjacent residential properties.

Staff recommends approval of Resolution PC-17-03 which recommends approval of Ordinance 17-03.

XXVI. - Planned commercial development district (PCD).

- A. General description. The planned commercial development district (PCD) is established to encourage creative and resourceful projects for interrelated commercial, ~~and~~ office, ~~and~~ **residential** uses unified by a Development Plan. The PCD district is intended to provide for variety and flexibility in design necessary to implement integrated planned ~~commercial~~ development projects. It is intended that the PCD district be established along streets having a designated classification of arterial on the Farragut Major Road Plan or a street which directly accesses a street having a designated classification of arterial on the Farragut Major Road Plan.
- B. Objectives. The Planned Commercial Development District (PCD) shall have the following characteristics:
1. Open space. Encourage ingenuity, creativity, and resourcefulness in land planning techniques by developing functional common open spaces. **Locate and orient outdoor open spaces (e.g. plazas, courtyards, patios, outdoor seating and benches, small park spaces or landscaped features) to provide focal points to be actively used. Provide landscape enhancements (e.g. bioswales, rain gardens, planters, flower gardens) to add visual interest, screen parking areas, and complement outdoor open spaces.**
 2. Sense of place. Allow the design of commercial, office, ~~and~~ **residential** developments that are architecturally and environmentally innovative and that achieve more efficient use of land than is possible through the application of conventional zoning and subdivision standards.
 3. Protection of natural resources. Ensure the conservation of the natural environment including trees, floodplains, sinkholes, wetlands, springs, streams, wet weather conveyances, endangered species habitat, steep slopes, rock formations, other unique topographic features, and historic features per federal, state, and the Town of Farragut's laws and/or ordinances. Protect geological resources such as groundwater, soils, and drainage areas.
 4. Efficient ~~and innovative land use practices~~. Encourage efficient ~~and innovative~~ use of land, street networks, utility locations, and parking. **At a minimum, the Development shall incorporate a minimum of one (1) of the following Low Impact Development (LID) practices into the design:**
 1. **Twenty-five (25) percent of the parking lot being constructed with permeable pavers;**
 2. **Stormwater runoff draining to rain gardens;**
 3. **A building(s) being constructed with a vegetated roof, commonly referred to as a green roof;**
 4. **Stormwater draining to bios wales/bioretention facilities; or**
 5. **Rainwater being harvested for irrigation or gray water uses.**
 5. **Connectivity. Provide for context appropriate (i.e. appropriate in relation to the proposed development and its physical surroundings) pedestrian and vehicular connectivity. This shall include providing connections within the property and to abutting properties,**

pedestrian connections into the development from the public street(s), and the construction of pedestrian facilities along the public street(s) frontages.

5. Compatibility and consistency. Maintain compatibility with nearby development and consistency with the Farragut Comprehensive Land Use Plan Update, Pedestrian and Bicycle Plan, **Architectural Design Standards**, and all other adopted plans and ordinances of the Town of Farragut and any subsequent amendments.

C. Minimum standards.

1. Land uses.

- a. Unless otherwise prohibited through the approved Development Plan, any use permitted within the **general** commercial and office districts shall be allowed within the PCD district. **Residential and mixed use may also be permitted as part of the Development Plan.** Where a property is zoned PCD and is shown to be within the area identified as Mixed Use Town Center (MUTC) on the Future Land Use Map the use shall be permitted and comply as established in Chapter 3, Section XII.F.;
- b. **Uses within a PCD that are automobile oriented, such as fuel centers, drive-throughs, automobile services, retail rental and leasing of automobiles, etc., shall be arranged so that they are situated internal to the development;**
- c. The total land area of the PCD shall be designed as a planned development and, for the purposes of building and parking lot setbacks and landscaping requirements, shall be treated as a single parcel/lot;
- d. The development shall be designed in a manner that ensures compatibility with adjacent land uses; and
- e. Traffic circulation shall not route traffic through adjacent residential areas.

2. General conditions. By acceptance of approval of the PCD zoning, the applicant agrees to the conditions set forth in this section as part of such approval. As part of the approval of the PCD district, the town may require the following:

- a. Rearrangement of structures, open space, driveways, and parking areas;
- b. Modification of density, setbacks, and buffering; and
- c. Limitation of specific commercial uses.

3. Area regulations.

a. Front yard.

- 1) ~~If the street is classified as an arterial or a major collector on the Major Road Plan, all buildings shall be setback from the nearest point of any right-of-way a minimum of forty (40) feet, except as provided for elsewhere in this ordinance or the Municipal Code;~~
- 2) ~~If the street is classified as a minor collector or a local street on the Major Road Plan, all buildings shall be set back from the nearest point of any right-of-way a minimum of thirty (30) feet, except as provided for elsewhere in this ordinance or the Municipal Code;~~

- 1) Unless provided for elsewhere in this ordinance or the Municipal Code, all buildings shall be setback from the nearest point of any right-of-way a minimum of twenty (20) feet;
 - 2) If the street is classified as a local street on the Major Road Plan and is constructed as part of the approved Development Plan, all buildings shall be setback from the nearest point of any right-of-way a minimum of ten (10) feet. All other structures shall be set back from the nearest point of any right-of-way a minimum of twenty (20) feet, except as provided for elsewhere in this ordinance or the Municipal Code; and
 - 3) Driveway aisles, accessways, parking lots, and other vehicular ways shall be setback a minimum of twenty (20) feet from all public right-of-ways and a perimeter parkway shall be maintained.
 - 4) In order to minimize the visual impact of surface parking, where parking is situated between a building and a street or is parallel with a building along a street, a berm shall be constructed or landscaping shall be planted so as to limit the viewability of the parking lot from the street. A minimum of sixty (60) percent of the total parking lot length adjacent to the front property line shall be screened from view with a berm or landscaping.
- b. Peripheral side and rear property lines. All buildings shall be set back a minimum of thirty-five (35) feet from all peripheral side and rear property lines, except as provided for elsewhere in this ordinance ~~of~~ or the Municipal Code. Any required buffer strip shall be included in the required peripheral structure setback.
- c. ~~Buffer strips.~~
- ~~1) There shall be a buffer strip a minimum of thirty-five (35) feet in width on all front property lines when the street adjacent to that front property line is classified as a local street on the Major Road Plan, is not constructed as part of the Development Plan, the property on the opposite side of the street is not part of the Development Plan, and the property on the opposite side of the street is zoned residential or agricultural;~~
 - ~~2) There shall be a buffer strip a minimum of thirty-five (35) feet in width on all peripheral side and rear property lines when the abutting property is zoned residential or agriculture;~~
 - ~~3) Existing, mature vegetation shall be preserved and incorporated into the buffer strip; and~~
 - ~~4) Detention basins, measured from top of slope to top of slope, and associated structures shall not be located within any buffer strips.~~
- c. Transition areas.
- a. Unless specified otherwise in this ordinance, where an abutting property is zoned residential and/or agriculture, a transition area of at least fifty (50) feet in width shall be provided. The intent of a transition area is to provide for a

visually appealing interface to an abutting residential area that will serve to establish protection for but also context appropriate integration with the surrounding plan of development. Transition areas shall accommodate the connectivity requirements of this district. This will result in some modest breaks in the transition element. As provided for in this district, transition areas shall include, at a minimum, any one of the following or a combination thereof:

1. An existing tree covered area that consumes largely the full depth of the transition area and where the existing tree count within such area clearly exceeds the plant unit count and minimum tree sizes for a thirty-five (35) foot buffer strip per 100 linear feet;
2. A landscaped low impact development stormwater management area, such as a rain garden(s), bioswale(s), or naturalized areas with existing and/or new tree plantings that, in total, consume the full depth of the transition area. At a minimum, such an area shall include a plant unit count that equals the count required for a thirty-five (35) foot buffer strip, as provided for in Chapter 4 of this ordinance. Under this option, the arrangement of plant material may include more flexibility than an traditional buffer strip planting, provided this arrangement best promotes the intended stormwater function of the low impact development measure(s);
3. A heavily landscaped pocket park area designed for passive use and that is approved as part of a site and landscape plan as an equivalent to other natural transition measures provided for in this subsection. Such area could serve as a shared amenity between a use in this district and an abutting residential neighborhood;
4. A traditional planted buffer strip area that complies with the thirty-five (35) foot buffer strip plantings provided for in Chapter 4 of this ordinance;

Where a development combines different transition elements these shall be considered as part of the concept plan and then reflected on the site and landscape plans. Such an approach must clearly fulfill the intent of the transition area provision. Existing tree covered areas within transitions shall be protected. Exceptions would apply for the removal of invasive exotic plant material and context appropriate (i.e. appropriate in relation to the proposed development and its physical surroundings) pedestrian and/or vehicular connections and utilities adjacent to such improvements that bisect the transition area in a generally perpendicular manner.

Transition areas shall not be required for developments that abut properties that are not zoned residential and/or agriculture.

- d. Maximum lot coverage. Total lot coverage for the entire development—seventy (70) percent.
- e. Land area. Minimum development size of five (5) acres.

- f. Minimum common open space. A minimum of ten (10) percent of the gross land area of the development shall be reserved as common open space.
 4. Common open space ownership regulations. Provision for the permanent ownership, operation, and maintenance of the common open space shall be provided by covenant, deed restriction, and/or easement. Ownership shall be a property owners association, land trust, or other legal authority.
 5. Height regulations.
 - a. ~~Whenever the adjacent property is zoned residential or agricultural, no buildings to be constructed within one hundred (100) feet of a periphery property line shall exceed the maximum height permitted for principal dwelling units in the adjacent zoning district(s).~~
 When abutting all other zoning districts or where buildings are greater than one hundred (100) feet from a periphery property line such buildings shall not exceed three (3) stories, or forty-five (45) feet in height, ~~no building shall exceed three (3) stories, or forty-two (42) feet in height,~~ except as provided for elsewhere in this ordinance of the Municipal Code; and
 - b. No accessory structure, ~~other than a clubhouse or comparable amenities building,~~ shall exceed fifteen (15) feet in height, except as provided for elsewhere in this ordinance or the Municipal Code. ~~A clubhouse or comparable amenities building shall not exceed twenty-five (25) feet in height.~~
 6. Street frontage. All lots created as part of the development shall have a minimum of twenty-five (25) feet street frontage. Access to individual properties and establishments shall be restricted to shared access easements.
 7. Parking. Parking requirements as defined in Chapter 4 shall serve as a guide only. All parking areas shall be shared parking easements for the total PCD development.
 8. Landscaping. As regulated in Chapter 4. Requirements shall apply to the total PCD development.
 9. Outdoor site lighting. As regulated in Chapter 4.
 10. Signs. As regulated in the Farragut Municipal Code. Requirements shall apply to the total PCD development.
 11. Development controls. As regulated in this ordinance, the Farragut Municipal Code, and the Farragut Subdivision Regulations.
- D. Application for rezoning to Planned Commercial Development District (PCD). The application for rezoning to PCD shall include a Development Plan, which shall consist of three (3) primary components:
1. A survey of the total land area for consideration of rezoning.
 2. A written narrative statement describing the planned development shall include the following information:
 - a. A general statement of objectives to be achieved by the Planned Commercial Development District. This statement shall indicate the responsible person/entity for

- the development, indicate a description of the character of the proposed development, the market for which the development is oriented, and how the PCD district would be consistent with the Farragut Comprehensive Land Use Plan Update, Pedestrian and Bicycle Plan, and all other adopted plans and ordinances of the Town of Farragut and any subsequent amendments;
- b. A statement describing the project phasing, including:
 - 1) A development schedule indicating the phases in which the project will be built and the dates when construction of each phase can be expected to begin;
 - 2) A statement of the intended schedule for the selling or leasing of each phase of the project; and
 - 3) A description of how each phase shall be self-contained and self-sustaining with regard to access, traffic circulation, parking, utilities, common open spaces, and landscaping, as well as capable of substantial occupancy, operation, and maintenance upon completion of construction and development of each phase.
 - c. A schedule by which the developer will complete all open space and landscaping features;
 - d. Quantitative data for site development standards including, but not limited to density, setbacks, maximum heights, proposed lot coverage of buildings, parking lots and other structures, parcel sizes, gross densities per acre, and total amount of common open space;
 - e. An explanation and construction schedule for the utility and infrastructure requirements of the Planned Commercial Development, including all utilities serving the site, surface water runoff, and other pertinent information;
 - f. A statement pertaining to any architectural and community design guidelines to provide information on building designs, orientations, styles, lighting plans, landscape plans, signs, etc.; and
 - g. Specific provisions, including appropriate legal forms, to assure the permanent ownership, operation, and maintenance of common open space, parking lots, accessways, etc. This can be achieved through covenant, deed restriction, easement, or ownership by a property owners association, land trust, or other legal authority.
3. Concept master plan. The concept master plan shall be of sufficient clarity and scale to accurately identify the location, nature, and character of the proposed total development. At a minimum, the concept master plan shall include the following information:
- a. Site location map;
 - b. GIS topography of the site;
 - c. The approximate density, predominant species, general distribution of predominant species, and predominant level of maturity of trees within all tree covered area. Maturity levels shall be classified per the Tree Protection Ordinance;
 - d. All environmentally sensitive areas including but not limited to floodplains, sinkholes, wetlands, springs, streams, wet weather conveyances, endangered species

habitat, steep slopes, rock formations, other unique topographic features, and historic features;

- e. Sufficient information on the existing development within one hundred fifty (150) feet from the boundaries of the subject property to indicate their relationships with the proposed development related to land uses, lot lines, open space corridors, vehicular and pedestrian circulation systems, environmentally sensitive areas, and other unique natural features of the landscape;
- f. General location of proposed buildings, including building uses;
- g. Boundaries of the total development, including all proposed interior property lines and boundaries for the proposed development phases;
- h. Location of existing and proposed public streets and access easements;
- i. Existing and proposed general vehicular circulation system including all points of access to the proposed development and existing driveways and intersections within the vicinity of the proposed points of access;
- j. Location of proposed off-street parking and loading facilities;
- k. Location of proposed internal and external alignments of existing and proposed sidewalks, bicycle and pedestrian facilities, and greenways/walking trails;
- l. Location of existing utilities;
- m. Proposed treatment of surface water runoff flow from and through the site;
- n. Specific locations and sizes of all areas to be reserved as common open space;
- o. Proposed landscaping plan;
- p. Proposed signage plan;
- q. Calculations of lot coverage for the total development; and
- r. Certification that all requirements of the Tree Protection, Sinkhole, Aquatic Buffer, and the Stormwater Ordinances can be met.

E. Future modifications.

1. Revisions of plans after final approval.

- a. If it becomes necessary for an approved concept plan or site plan to be changed, then the changes shall be defined as "minor" or "major" by the Town staff. If a proposed change, in the opinion of the Town staff will not substantially affect the terms of the original approval, then the change will be defined as "minor". Minor changes may be reviewed and approved by Town staff. If a proposed change, in the opinion of the Town staff, will substantially affect the terms of the original approval, then the change shall be defined as "major". Major changes require review and approval by the planning commission and the Board of Mayor and Aldermen. In both cases, full sets of revised site plans in accordance with the Town site plan submittal requirements along with a narrative describing the need for the changes shall be submitted.

- (1) Minor Changes Defined. Minor modifications are changes that do not substantially affect the character or intensity of the development, vehicular or pedestrian circulation, drainage patterns, the demand for public services, or the vulnerability to hazards. Town staff shall report any request defined as minor to the planning commission and Board of Mayor and Alderman. Examples of minor modifications include but are not limited to the following:
 - (a) Adding or deleting parking spaces.
 - (b) Constructing additional stories that do not substantially affect other ordinance requirements of the development.
 - (c) An increase or decrease in floor space by no more than twenty-five (25) percent in the overall development that does not dramatically affect the other ordinance requirements, intent, and nature of the overall development.
 - (d) Re-occupancy of a building by a similar use permitted by the ordinance.
 - (e) Changes to building height/facade that do not add an additional floor.
 - (f) Additions or alterations to the landscape plan or landscape materials.
 - (g) Relocation or resizing of utility supply lines or service connections.
 - (h) Relocation or screening of utilities, HVAC equipment, transformers, or trash receptacles.
 - (i) Alterations to the internal parking layout of an off-street lot in which the total available spaces is unchanged.
 - (2) Major Modifications Defined. Major modifications are changes that substantially affect the character or intensity of the use, vehicular or pedestrian circulation, drainage patterns, the demand for public services, or the vulnerability to hazards or natural terrain features. Examples of major modifications include but are not limited to the following:
 - (a) Request for a variance.
 - (b) Construction of a new building or structure which will substantially affect the ordinance requirements of the development.
 - (c) Increase in the overall density of the development.
 - (d) Introduction or deletion of curb cuts into a public roadway.
2. Additional area may be added to an established Planned Commercial Development District if it adjoins and forms a logical addition to the approved development.
 - a. The procedure for the addition of land to the PCD district shall be the same as if an original application was filed.
 - b. All requirements of the PCD district shall apply except for minimum lot area requirement.
- F. Annual review. To ensure continued progress toward completion, the approved Development Plan shall be submitted to the Farragut Municipal Planning Commission for annual review.

(Ord. No. 06-08, § 1, 5-11-2006; Ord. No. 07-21, § 1, 5-24-2007; [Ord. No. 14-25, § 2, 1-22-2015](#))

RESOLUTION PC-17-03

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION XXVI., PLANNED COMMERCIAL DEVELOPMENT DISTRICT (PCD)., 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 March 16, 2017;

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 17-03.

ADOPTED this 16th day of March, 2017.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	17-03
PREPARED BY:	Shipley
REQUESTED BY:	Kingston Pike Properties, LLC, Applicant
CERTIFIED BY FMPC:	
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION XXVI., PLANNED COMMERCIAL DEVELOPMENT DISTRICT (PCD),. TO PROVIDE FOR NEW REQUIREMENTS

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

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

SECTION 1.

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section XXVI. Planned Commercial Development District (PCD), is amended by deleting in its entirety and substituting in lieu thereof the following:

XXVI. - Planned commercial development district (PCD).

- A. General description. The planned commercial development district (PCD) is established to encourage creative and resourceful projects for interrelated commercial, office, and residential uses unified by a Development Plan. The PCD district is intended to provide for variety and flexibility in design necessary to implement integrated planned development projects. It is intended that the PCD district be established along streets having a designated classification of arterial on the Farragut Major Road Plan or a street which directly accesses a street having a designated classification of arterial on the Farragut Major Road Plan.
- B. Objectives. The Planned Commercial Development District (PCD) shall have the following characteristics:
 - 1. Open space. Encourage ingenuity, creativity, and resourcefulness in land planning techniques by developing functional common open spaces. Locate and orient outdoor open spaces (e.g. plazas, courtyards, patios, outdoor seating and benches, small park

spaces or landscaped features) to provide focal points to be actively used. Provide landscape enhancements (e.g. bioswales, rain gardens, planters, flower gardens) to add visual interest, screen parking areas, and complement outdoor open spaces.

2. Sense of place. Allow the design of commercial, office, and residential developments that are architecturally and environmentally innovative and that achieve more efficient use of land than is possible through the application of conventional zoning and subdivision standards.
3. Protection of natural resources. Ensure the conservation of the natural environment including trees, floodplains, sinkholes, wetlands, springs, streams, wet weather conveyances, endangered species habitat, steep slopes, rock formations, other unique topographic features, and historic features per federal, state, and the Town of Farragut's laws and/or ordinances. Protect geological resources such as groundwater, soils, and drainage areas.
4. Efficient and innovative land use practices. Encourage efficient and innovative use of land, street networks, utility locations, and parking. At a minimum, the Development shall incorporate a minimum of one (1) of the following Low Impact Development (LID) practices into the design:
 1. Twenty-five (25) percent of the parking lot being constructed with permeable pavers;
 2. Stormwater runoff draining to rain gardens;
 3. A building(s) being constructed with a vegetated roof, commonly referred to as a green roof;
 4. Stormwater draining to bios wales/bioretenention facilities; or
 5. Rainwater being harvested for irrigation or gray water uses.
5. Connectivity. Provide for context appropriate (i.e. appropriate in relation to the proposed development and its physical surroundings) pedestrian and vehicular connectivity. This shall include providing connections within the property and to abutting properties, pedestrian connections into the development from the public street(s), and the construction of pedestrian facilities along the public street(s) frontages.
5. Compatibility and consistency. Maintain compatibility with nearby development and consistency with the Farragut Comprehensive Land Use Plan Update, Pedestrian and Bicycle Plan, Architectural Design Standards, and all other adopted plans and ordinances of the Town of Farragut and any subsequent amendments.

C. Minimum standards.

1. Land uses.
 - a. Unless otherwise prohibited through the approved Development Plan, any use permitted within the general commercial and office districts shall be allowed within the PCD district. Residential and mixed use may also be permitted as part of the Development Plan. Where a property is zoned PCD and is shown to be within the area identified as Mixed Use Town Center (MUTC) on the Future Land Use Map the use shall be permitted and comply as established in Chapter 3, Section XII.F.;

- b. Uses within a PCD that are automobile oriented, such as fuel centers, drive-throughs, automobile services, retail rental and leasing of automobiles, etc., shall be arranged so that they are situated internal to the development;
 - c. The total land area of the PCD shall be designed as a planned development and, for the purposes of building and parking lot setbacks and landscaping requirements, shall be treated as a single parcel/lot;
 - d. The development shall be designed in a manner that ensures compatibility with adjacent land uses; and
 - e. Traffic circulation shall not route traffic through adjacent residential areas.
2. General conditions. By acceptance of approval of the PCD zoning, the applicant agrees to the conditions set forth in this section as part of such approval. As part of the approval of the PCD district, the town may require the following:
- a. Rearrangement of structures, open space, driveways, and parking areas;
 - b. Modification of density, setbacks, and buffering; and
 - c. Limitation of specific commercial uses.
3. Area regulations.
- a. Front yard.
 - 1) Unless provided for elsewhere in this ordinance or the Municipal Code, all buildings shall be setback from the nearest point of any right-of-way a minimum of twenty (20) feet;
 - 2) If the street is classified as a local street on the Major Road Plan and is constructed as part of the approved Development Plan, all buildings shall be setback from the nearest point of any right-of-way a minimum of ten (10) feet. All other structures shall be set back from the nearest point of any right-of-way a minimum of twenty (20) feet, except as provided for elsewhere in this ordinance or the Municipal Code; and
 - 3) Driveway aisles, accessways, parking lots, and other vehicular ways shall be setback a minimum of twenty (20) feet from all public right-of-ways and a perimeter parkway shall be maintained.
 - 4) In order to minimize the visual impact of surface parking, where parking is situated between a building and a street or is parallel with a building along a street, a berm shall be constructed or landscaping shall be planted so as to limit the viewability of the parking lot from the street. A minimum of sixty (60) percent of the total parking lot length adjacent to the front property line shall be screened from view with a berm or landscaping.
 - b. Peripheral side and rear property lines. All buildings shall be set back a minimum of thirty-five (35) feet from all peripheral side and rear property lines, except as provided for elsewhere in this ordinance or the Municipal Code. Any required buffer strip shall be included in the required peripheral structure setback.
 - c. Transition areas.

- a. Unless specified otherwise in this ordinance, where an abutting property is zoned residential and/or agriculture, a transition area of at least fifty (50) feet in width shall be provided. The intent of a transition area is to provide for a visually appealing interface to an abutting residential area that will serve to establish protection for but also context appropriate integration with the surrounding plan of development. Transition areas shall accommodate the connectivity requirements of this district. This will result in some modest breaks in the transition element. As provided for in this district, transition areas shall include, at a minimum, any one of the following or a combination thereof:
 1. An existing tree covered area that consumes largely the full depth of the transition area and where the existing tree count within such area clearly exceeds the plant unit count and minimum tree sizes for a thirty-five (35) foot buffer strip per 100 linear feet;
 2. A landscaped low impact development stormwater management area, such as a rain garden(s), bioswale(s), or naturalized areas with existing and/or new tree plantings that, in total, consume the full depth of the transition area. At a minimum, such an area shall include a plant unit count that equals the count required for a thirty-five (35) foot buffer strip, as provided for in Chapter 4 of this ordinance. Under this option, the arrangement of plant material may include more flexibility than an traditional buffer strip planting, provided this arrangement best promotes the intended stormwater function of the low impact development measure(s);
 3. A heavily landscaped pocket park area designed for passive use and that is approved as part of a site and landscape plan as an equivalent to other natural transition measures provided for in this subsection. Such area could serve as a shared amenity between a use in this district and an abutting residential neighborhood;
 4. A traditional planted buffer strip area that complies with the thirty-five (35) foot buffer strip plantings provided for in Chapter 4 of this ordinance;

Where a development combines different transition elements these shall be considered as part of the concept plan and then reflected on the site and landscape plans. Such an approach must clearly fulfill the intent of the transition area provision. Existing tree covered areas within transitions shall be protected. Exceptions would apply for the removal of invasive exotic plant material and context appropriate (i.e. appropriate in relation to the proposed development and its physical surroundings) pedestrian and/or vehicular connections and utilities adjacent to such improvements that bisect the transition area in a generally perpendicular manner.

Transition areas shall not be required for developments that abut properties that are not zoned residential and/or agriculture.

- d. Maximum lot coverage. Total lot coverage for the entire development—seventy (70) percent.

- e. Land area. Minimum development size of five (5) acres.
 - f. Minimum common open space. A minimum of ten (10) percent of the gross land area of the development shall be reserved as common open space.
 - 4. Common open space ownership regulations. Provision for the permanent ownership, operation, and maintenance of the common open space shall be provided by covenant, deed restriction, and/or easement. Ownership shall be a property owners association, land trust, or other legal authority.
 - 5. Height regulations.
 - a. Whenever the adjacent property is zoned residential or agricultural, no buildings to be constructed within one hundred (100) feet of a periphery property line shall exceed the maximum height permitted for principal dwelling units in the adjacent zoning district(s).

When abutting all other zoning districts or where buildings are greater than one hundred (100) feet from a periphery property line such buildings shall not exceed three (3) stories, or forty-five (45) feet in height, except as provided for elsewhere in this ordinance of the Municipal Code; and
 - b. No accessory structure, other than a clubhouse or comparable amenities building, shall exceed fifteen (15) feet in height, except as provided for elsewhere in this ordinance or the Municipal Code. A clubhouse or comparable amenities building shall not exceed twenty-five (25) feet in height.
 - 6. Street frontage. All lots created as part of the development shall have a minimum of twenty-five (25) feet street frontage. Access to individual properties and establishments shall be restricted to shared access easements.
 - 7. Parking. Parking requirements as defined in Chapter 4 shall serve as a guide only. All parking areas shall be shared parking easements for the total PCD development.
 - 8. Landscaping. As regulated in Chapter 4. Requirements shall apply to the total PCD development.
 - 9. Outdoor site lighting. As regulated in Chapter 4.
 - 10. Signs. As regulated in the Farragut Municipal Code. Requirements shall apply to the total PCD development.
 - 11. Development controls. As regulated in this ordinance, the Farragut Municipal Code, and the Farragut Subdivision Regulations.
- D. Application for rezoning to Planned Commercial Development District (PCD). The application for rezoning to PCD shall include a Development Plan, which shall consist of three (3) primary components:
- 1. A survey of the total land area for consideration of rezoning.
 - 2. A written narrative statement describing the planned development shall include the following information:
 - a. A general statement of objectives to be achieved by the Planned Commercial Development District. This statement shall indicate the responsible person/entity for

the development, indicate a description of the character of the proposed development, the market for which the development is oriented, and how the PCD district would be consistent with the Farragut Comprehensive Land Use Plan Update, Pedestrian and Bicycle Plan, and all other adopted plans and ordinances of the Town of Farragut and any subsequent amendments;

- b. A statement describing the project phasing, including:
 - 1) A development schedule indicating the phases in which the project will be built and the dates when construction of each phase can be expected to begin;
 - 2) A statement of the intended schedule for the selling or leasing of each phase of the project; and
 - 3) A description of how each phase shall be self-contained and self-sustaining with regard to access, traffic circulation, parking, utilities, common open spaces, and landscaping, as well as capable of substantial occupancy, operation, and maintenance upon completion of construction and development of each phase.
 - c. A schedule by which the developer will complete all open space and landscaping features;
 - d. Quantitative data for site development standards including, but not limited to density, setbacks, maximum heights, proposed lot coverage of buildings, parking lots and other structures, parcel sizes, gross densities per acre, and total amount of common open space;
 - e. An explanation and construction schedule for the utility and infrastructure requirements of the Planned Commercial Development, including all utilities serving the site, surface water runoff, and other pertinent information;
 - f. A statement pertaining to any architectural and community design guidelines to provide information on building designs, orientations, styles, lighting plans, landscape plans, signs, etc.; and
 - g. Specific provisions, including appropriate legal forms, to assure the permanent ownership, operation, and maintenance of common open space, parking lots, accessways, etc. This can be achieved through covenant, deed restriction, easement, or ownership by a property owners association, land trust, or other legal authority.
3. Concept master plan. The concept master plan shall be of sufficient clarity and scale to accurately identify the location, nature, and character of the proposed total development. At a minimum, the concept master plan shall include the following information:
- a. Site location map;
 - b. GIS topography of the site;
 - c. The approximate density, predominant species, general distribution of predominant species, and predominant level of maturity of trees within all tree covered area. Maturity levels shall be classified per the Tree Protection Ordinance;
 - d. All environmentally sensitive areas including but not limited to floodplains, sinkholes, wetlands, springs, streams, wet weather conveyances, endangered species

habitat, steep slopes, rock formations, other unique topographic features, and historic features;

- e. Sufficient information on the existing development within one hundred fifty (150) feet from the boundaries of the subject property to indicate their relationships with the proposed development related to land uses, lot lines, open space corridors, vehicular and pedestrian circulation systems, environmentally sensitive areas, and other unique natural features of the landscape;
- f. General location of proposed buildings, including building uses;
- g. Boundaries of the total development, including all proposed interior property lines and boundaries for the proposed development phases;
- h. Location of existing and proposed public streets and access easements;
- i. Existing and proposed general vehicular circulation system including all points of access to the proposed development and existing driveways and intersections within the vicinity of the proposed points of access;
- j. Location of proposed off-street parking and loading facilities;
- k. Location of proposed internal and external alignments of existing and proposed sidewalks, bicycle and pedestrian facilities, and greenways/walking trails;
- l. Location of existing utilities;
- m. Proposed treatment of surface water runoff flow from and through the site;
- n. Specific locations and sizes of all areas to be reserved as common open space;
- o. Proposed landscaping plan;
- p. Proposed signage plan;
- q. Calculations of lot coverage for the total development; and
- r. Certification that all requirements of the Tree Protection, Sinkhole, Aquatic Buffer, and the Stormwater Ordinances can be met.

E. Future modifications.

1. Revisions of plans after final approval.

- a. If it becomes necessary for an approved concept plan or site plan to be changed, then the changes shall be defined as "minor" or "major" by the Town staff. If a proposed change, in the opinion of the Town staff will not substantially affect the terms of the original approval, then the change will be defined as "minor". Minor changes may be reviewed and approved by Town staff. If a proposed change, in the opinion of the Town staff, will substantially affect the terms of the original approval, then the change shall be defined as "major". Major changes require review and approval by the planning commission and the Board of Mayor and Aldermen. In both cases, full sets of revised site plans in accordance with the Town site plan submittal requirements along with a narrative describing the need for the changes shall be submitted.
- (1) Minor Changes Defined. Minor modifications are changes that do not substantially affect the character or intensity of the development, vehicular or

pedestrian circulation, drainage patterns, the demand for public services, or the vulnerability to hazards. Town staff shall report any request defined as minor to the planning commission and Board of Mayor and Alderman. Examples of minor modifications include but are not limited to the following:

- (a) Adding or deleting parking spaces.
- (b) Constructing additional stories that do not substantially affect other ordinance requirements of the development.
- (c) An increase or decrease in floor space by no more than twenty-five (25) percent in the overall development that does not dramatically affect the other ordinance requirements, intent, and nature of the overall development.
- (d) Re-occupancy of a building by a similar use permitted by the ordinance.
- (e) Changes to building height/facade that do not add an additional floor.
- (f) Additions or alterations to the landscape plan or landscape materials.
- (g) Relocation or resizing of utility supply lines or service connections.
- (h) Relocation or screening of utilities, HVAC equipment, transformers, or trash receptacles.
- (i) Alterations to the internal parking layout of an off-street lot in which the total available spaces is unchanged.

(2) Major Modifications Defined. Major modifications are changes that substantially affect the character or intensity of the use, vehicular or pedestrian circulation, drainage patterns, the demand for public services, or the vulnerability to hazards or natural terrain features. Examples of major modifications include but are not limited to the following:

- (a) Request for a variance.
- (b) Construction of a new building or structure which will substantially affect the ordinance requirements of the development.
- (c) Increase in the overall density of the development.
- (d) Introduction or deletion of curb cuts into a public roadway.

2. Additional area may be added to an established Planned Commercial Development District if it adjoins and forms a logical addition to the approved development.

- a. The procedure for the addition of land to the PCD district shall be the same as if an original application was filed.
- b. All requirements of the PCD district shall apply except for minimum lot area requirement.

F. Annual review. To ensure continued progress toward completion, the approved Development Plan shall be submitted to the Farragut Municipal Planning Commission for annual review.

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

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

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

INTRODUCTION AND BACKGROUND: This item was discussed at the last two Planning Commission meetings in relation to a discussion involving 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: As noted last month, 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. After discussing this in more detail, the Planning Commission asked the staff to prepare an amendment to the ADS that would increase the percentage of masonry for all new construction from 60% to 75% of the net façade area.

RECOMMENDATION: Included in your packet is a copy of Ordinance 17-02 which would increase the percentage of masonry required on new buildings from 60% to 75% of the net façade area. This would apply to all buildings, including those that are more than one-story. The staff recommends approval of Resolution PC-17-02 which recommends approval of Ordinance 17-02. Increasing the masonry percentage would better promote a number of standards that are provided for in the ADS.

RESOLUTION PC-17-02

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 PROVIDE FOR NEW REQUIREMENTS ASSOCIATED WITH BUILDING MATERIALS

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 March 16, 2017;

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 17-02.

ADOPTED this 16th day of March, 2017.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	17-02
PREPARED BY:	Shipley
REQUESTED BY:	Town Staff
CERTIFIED BY FMPC:	March 16, 2017
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 NEW REQUIREMENTS ASSOCIATED WITH BUILDING MATERIALS

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, Standard 2.17 - Use masonry materials to promote a cohesive community image, is amended by deleting subsection b. and renumbering subsection c. to b. and amending subsection a. to state "For new construction, use masonry as the primary material on at least 75% of the net façade area. See Guideline 3.15 on page 58 for additional masonry requirements in the Town Center District."

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

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: This item dates back to October when the Town's telecommunications consultant, Larry 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 that is on the Community Development work program for this fiscal year. Mr. Perry reviewed the Town's existing provisions and provided the staff with a draft of proposed changes. The staff has subsequently reviewed with Mr. Perry some additional drafts and is proposing as Ordinance 17-08 to replace Chapter 4, Section III., of the Farragut Zoning Ordinance with new provisions. The Town's Tower Overlay District in Chapter 3 of the Zoning Ordinance will need to be removed from the Ordinance and this will be initiated once the Commission has made a recommendation with regards to the new provisions reflected in Ordinance 17-08.

DISCUSSION: After the Planning Commission's last meeting when the latest draft ordinance was discussed, the staff took the input provided by Commissioners and met with Larry Perry and another telecommunications expert to go through the draft ordinance and address certain remaining questions and comments. The staff has also received feedback from a number of telecommunications providers.

The staff has taken all of this information and developed, in Ordinance 17-08, new parameters for the taller traditional cell towers and the newer technologies that include shorter telecommunications structures in the form of small cells and DAS facilities. The staff has also addressed in the ordinance what is referred to as Non-Tower Wireless Communication Facilities. These are basically telecommunications structures proposed on existing structures that were not originally designed for telecommunications applications. This would include buildings, water tanks, billboards, utility poles, steeples, etc.

The staff has approached this from the perspective of what we are trying to regulate (e.g. tall vs. short poles or devices mounted on existing structures, their location, height, and general appearance) and has, to the greatest extent possible, avoided technical jargon that is unnecessary for purposes of what we are trying to accomplish. As proposed, Ordinance 17-08 would retain, as recommended by our consultant, the current provisions for dish antennas and amateur radio towers that are separate from commercial cellular towers. Some key provisions in Ordinance 17-08 include the following:

- 1) Adding new terms that address towers and small cell support structures;
- 2) Adding application review processes that are consistent with recent court decisions in terms of when an application must be acted on;
- 3) Specific provisions for towers that include differences in setbacks and heights for residential vs. non-residential zoned property;

- 4) Specific provisions for small cell support structures and DAS that address their location, height, and general appearance and differentiation between areas with overhead vs. underground utilities and structures proposed on land zoned residential;
- 5) Specific provisions for non-tower wireless communication facilities where telecommunication structures are mounted to existing structures;
- 6) Prioritization for the land uses where telecommunication facilities may be installed; and
- 7) Evaluation criteria for application reviews.

RECOMMENDATION: The staff has circulated this ordinance to our consultant and the Town Attorney and will report on any comments or changes at the meeting. Though telecommunications are constantly evolving, the provisions in Ordinance 17-08 address the basic type of structures that we will likely see in the near future and how to lessen their visual impact to the community while still providing for the technology. The staff recommends approval of Resolution PC-17-08 which recommends approval of Ordinance 17-08.

RESOLUTION PC-17-08

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 4., GENERAL PROVISIONS AND EXCEPTIONS, SECTION III., ANTENNAS AND TOWERS., 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 March 16, 2017;

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 17-08.

ADOPTED this 16th day of March, 2017.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	17-08
PREPARED BY:	Shipley
REQUESTED BY:	Town Staff
CERTIFIED BY FMPC:	March 16, 2017
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 III., ANTENNAS AND TOWERS, 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 III., Antennas and Towers, is amended by deleting it in its entirety and substituting in lieu thereof the following:

III. – Telecommunications.

The following requirements shall apply to dish antennas, amateur radio towers (excluding Towers, as defined in this Ordinance), Towers, Non-Tower Wireless Communication Facilities, and Small Cell Support Structures.

- A. The following conditions shall apply to dish antenna placements in all zones:
 - 1. No text, pictures, logo's, or advertising shall be displayed on any surface of the dish antenna.
 - 2. Installation of the required screening shall be done concurrently with the construction of the base mount for any dish antenna.
 - 3. Where screening is required, the dish antenna shall be screened from view from public rights-of-way and from adjacent property by any combination or single treatment of vegetative or structural barriers. The screening shall provide eighty (80)

percent opacity at a height of seven (7) feet within two (2) years of its installation. Defective or dead screening shall be replaced to maintain the screening of the dish antenna while the dish antenna remains in its permitted location.

4. The dish antenna or any required screening shall not penetrate any recorded easement.
- B. The following conditions shall apply to dish antenna placements in residential and agricultural zoning districts:
1. Only one (1) dish antenna shall be permitted per lot, parcel, or tract.
 2. No freestanding dish antenna shall exceed eleven (11) feet in height, as measured at its highest point above the surrounding grade.
 3. No dish antenna with a dish size greater than twenty-four (24) inches shall be placed on any roof or attached to any principal or accessory structure. Dish antennas with a dish size of twenty-four (24) inches or less may be placed on a roof or wall of a principal or accessory structure provided it does not project above the roof line, it is not visible from any public rights-of-way, and it does not violate any required setback.
 4. Freestanding dish antennas shall be set back from the side and/or rear property lines a minimum distance equal to at least two (2) times the height of the mounted dish antenna or the minimum distance for accessory structures whichever is greater.
 5. Screening shall be required for all dish antenna with a dish size greater than twenty-four (24) inches.
- C. The following conditions shall apply to dish antenna placements in Community Service, Commercial, and Office Zoning Districts:
1. Only one (1) dish antenna shall be permitted per business.
 2. A ground-mounted dish antenna shall not exceed eleven (11) feet in height, as measured at its highest point above the surrounding grade. A roof-mounted dish antenna shall not exceed eleven (11) feet above the attachment of the base mount to the roof.
 3. The maximum building height shall apply, relative to the particular zoning district in which the dish antenna is to be located.
 4. Dish antennas may be permitted to be located in the rear yard or on the roof. A dish antenna with a dish size of twenty-four (24) inches or less may be permitted to be attached to a wall provided it does not project above the roof line, it is not visible from any public rights-of-way, and it does not violate any required setback.
 5. Rear yard placements of the dish antennas may not be located in any other required buffer zone or screening required for other purposes.
 6. Screening shall be required for all rear yard placements of dish antennas.
 7. Roof-mounted dish antennas shall be screened on three (3) sides. The open side shall correspond with the directional requirements of the dish antenna.
- D. The following conditions shall apply to amateur radio towers and other antenna placements, excluding Towers, as defined in this Ordinance:

1. All amateur radio towers and antennas shall be setback a minimum of ten (10) feet from all rear and side property lines, plus an additional one-third (1/3) of a foot for each one (1) foot of tower/antenna height over thirty-five (35) feet tall. Setbacks shall be measured from the farthest most protrusion of the amateur radio tower and its appurtenances.
 2. All guy wires shall be set back from the side and/or rear property lines a minimum of ten (10) feet.
 3. No amateur radio tower shall exceed seventy (70) feet in height and the combined total height of an amateur radio tower and its antenna shall not exceed one hundred (100) feet in height.
 4. A certified survey shall be submitted at the discretion of the building official which shall verify amateur radio tower and antenna heights, and setbacks for the tower, its appurtenances, and the guy wires.
 5. No amateur radio tower, antenna, or guy wires shall be located within a front yard or on any recorded easement.
 6. No amateur radio tower shall be placed on a roof.
 7. A maximum of one (1) amateur radio tower greater than thirty-five (35) feet in height shall be permitted per lot, parcel, or tract that is less than five (5) acres. If a lot, parcel, or tract is greater than five (5) acres, a maximum of one (1) amateur radio tower per five (5) acres shall be permitted.
 8. An amateur radio tower shall be fenced, walled, or protected in some manner so as to prevent uncontrolled access by children from the street or from adjacent properties. Said wall, fence, or protection shall be maintained in good condition.
 9. All amateur radio towers shall be removed when no longer in service.
- E. The following terms shall apply to commercial cellular Towers and Small Cell Support Structures, as provided for in the remainder of this Ordinance. For terms not defined herein, the Federal Communications Commission ("FCC") definition 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 this Ordinance 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: Equipment at a fixed location that enables Federal Communications Commission ("FCC") licensed or authorized wireless communication between user equipment and a communication network.

Cellular Telecommunications Services: A retail telecommunications service that uses radio signals transmitted through cell sites and switching stations.

Co-Location: Locating more than one (1) transmission Antenna or Related Equipment on the same Small Cell Support Structure or Tower.

Monopole: A structure that consists of a single vertical pole without guy wires, 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. This would include facilities mounted to existing structures that were not originally intended to accommodate wireless communications facilities, such as buildings, Utility Poles, water towers, steeples, billboards, flags, etc.

Ordinance: Shall refer to this and any other applicable sections of the Farragut Municipal Code, as amended.

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, state government, 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 distribute radio frequency signals from a central hub through a high capacity signal transport medium to a specific area.

Small Cell Support Structure: For purposes of this Ordinance, a Small Cell Support Structure could include Non-Tower Wireless Communications Facilities or a Monopole

that is erected within the public Right of Way or on private property and that does not exceed the lesser of either the maximum building height permitted in the associated zoning district or no more than three (3) feet above the predominant height of the shortest existing Utility Poles in the immediate area. Any other Monopoles shall be considered a Tower, as defined herein, and subject to the regulations that would apply to Towers.

Small Cell Support Structures are 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.

Staff: Those employees of the Town of Farragut assigned to support and/or administer the powers and duties prescribed to the Farragut Municipal Planning Commission.

Stealth Technology: Design techniques applied to telecommunication structures that will help conceal them or make them less visible to the casual observer. Such techniques may include, but are not limited to, facilities constructed to resemble light poles, trees, flag poles, steeples, or other streetscape elements. Stealth Technology may also include concealment wrap and similar technologies and placing applicable structures underground.

Tower: A support structure and all appurtenances 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. This would include traditional Monopole commercial cell towers and Transport Poles. For purposes of this Ordinance, a Tower is differentiated from a Small Cell Support Structure in that a Tower is a Monopole that may exceed the permitted building height of the associated zoning district and is not permitted within the public right-of-way.

Transport Poles: A type of Tower that includes microwave backhaul. Transport poles are subject to all requirements associated with a Tower.

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 this Ordinance, Overhead Utilities include but are not limited to power lines and communications lines.

Utility Pole: A structure used 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 Small Cell Support Structure may be incorporated onto a Utility Pole provided such pole does not extend, with the application of Small Cell Support Structures, to a height greater than three (3) feet above the predominant height of the shortest Utility Poles within five-hundred (500) feet.

Utility, Underground: Utility infrastructure that is located primarily underground as determined by Staff. For purposes of this Ordinance, underground utilities include but are not limited to water lines, sanitary sewer lines, storm sewer lines, culverts, natural gas lines, power lines, certain Small Cell Support System/DAS structures, 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.

F. Towers. The following provisions shall apply to Towers, as defined herein.

1. Application Requirements

Pre-Application Filing Meeting. Prior to filing an application for a Tower a pre-application meeting with the Staff is required. At this meeting the applicable provisions associated with the requested Tower can be reviewed and discussed. An application will not be accepted if the required pre-application meeting has not been completed.

An Application for a new Tower shall include the following as applicable to the request:

- a) A completed site plan application and filing fee;
- b) A development site plan, per the requirements 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;
- c) A landscape plan, per the requirements of this Ordinance;
- d) A map showing other Towers within a one (1) mile radius of the proposed site showing their height and ground elevations at the base;
- e) A map and other documentation which demonstrates the coverage need for the proposed Tower;
- f) 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;
- g) A list of other possible alternative sites within a one (1) mile radius that were considered for possible use by Applicant for the structure and the reason they were unsuccessful in each instance;
- h) The name(s) and address of the initially proposed FCC licensed entity to use the structure;

- i) Documentation from the Federal Aviation Administration (FAA) indicating whether lighting will be required for the Tower and whether it is a Hazard to air navigation;
- j) A recorded covenant or deed that runs with the land (or alternate assurance approved by the Town Attorney) that provides for the owner of the Tower 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;
- k) A recorded covenant or deed that runs with the land (or alternate assurance approved by the Town Attorney) that provides for the owner of the Tower to construct such structure(s) within one (1) year from the date of approval by the Town;
- l) 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 owners in the area;
- m) A copy of the lease agreement or letter from the property owner giving permission for the Application request;
- n) Where applicable, a plat reflecting all newly established easements associated with a Tower, in addition to all recorded covenants or deeds;
- o) Pre-addressed and unsealed postage stamped envelopes to be used by the Staff to notify property owners that are within a 1,000 foot radius of the Tower as measured from the base of the Tower; and
- p) Any other document that the Staff, Planning Commission, or their consultant may request.

2. Processing of Applications

- a) Staff shall review all Applications for new Towers within 30 days of Application filing to determine if an Application is complete. During this time frame, the Staff may request a third party consultant review to verify certain applicable information.
- b) Staff shall issue initial comments to the Applicant within this 30 day time frame so that the Applicant can address any identified deficiencies. Once Staff comments have been addressed the Staff shall notify the Applicant in writing that the Application is complete. As applicable, the Staff or the Planning Commission shall then either approve, approve with conditions, or deny the Application within sixty (60) days. 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.
- c) Requests for co-locations on existing Towers shall be subject to obtaining a building permit. A site plan review will not be required for a co-location, provided the co-location is determined by Staff to comply with all applicable provisions of this Ordinance.
- d) An applicant claiming to be injuriously affected or aggrieved by an official action, order, requirement, interpretation, grant, refusal, or decision of the Staff or Planning Commission in the administration of this Ordinance may appeal the action to the Board of Zoning Appeals. Such appeal must be taken within thirty (30) consecutive calendar days of the final action by the Staff or Planning Commission. The appeal shall be filed with the 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.

- e) 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.

3. Design Standards for Towers

- a) At the time of Application submittal, the Applicant shall provide information demonstrating compliance with the applicable provisions of this Ordinance. 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 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.
- b) All Towers, as well as Non-Tower Wireless Communications Facilities mounted on top of existing buildings or other structures, shall be constructed with Stealth Technology that has been approved by the Planning Commission. All cables and wires shall be installed inside the stealth Monopole structure. Stealth Technology shall not apply to existing Towers, provided such Towers are not replaced. Replacement Towers shall be constructed with Stealth Technology.
- c) All Towers that are proposed on property that is not zoned residential and does not abut property that is zoned residential 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.
- d) All Towers that are proposed on property that is zoned residential or Towers that are proposed on property that is not zoned residential but abuts property that is zoned residential shall be set back a minimum of one (1) foot for each one (1) foot of Tower and Antenna height. Setbacks shall be measured from the farthest most protrusion of the Tower and Antenna to the nearest point of any property line.
- e) All equipment shelters, cabinets, fencing, and all other structures accessory to a Tower shall be set back a minimum of fifty (50) feet on property that is not zoned residential and that does not abut property that is zoned residential. All equipment shelters, cabinets, fencing, and all other structures accessory to a Tower shall be set back a minimum of eighty (80) feet on property that is zoned residential or property that is not zoned residential but abuts property that is zoned residential. Setbacks shall be measured from the farthest most protrusion of the structure(s) to the nearest point of any property line.
- f) 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.
- g) Towers and attached antennae, including a lightning rod, that are proposed on property that is not zoned residential shall not exceed a height of one-hundred sixty five (165) feet. This also applies to a Non-Tower Wireless Communication Facility that is constructed on top of another building or structure with the height being the overall height of the building/structure and Tower together, measured from the average grade at the building or structure plane to

- the highest point. The setback requirements in this Ordinance shall apply regardless of whether the Tower is freestanding or constructed on top of another building or structure.
- h) Towers and attached antennae, including a lightning rod, that are proposed on property that is zoned residential shall not exceed a height of ninety (90) feet. This also applies to a Tower that is constructed on top of another building or structure with the height being the overall height of the building/structure and Tower together, measured from the grade to the highest point. The setback requirements in this Ordinance shall apply regardless of whether the Tower is a Monopole or a Non-Tower Wireless Communication facility constructed on top of another building or structure.
 - i) No accessory building or structure for a Tower shall exceed fifteen (15) feet in height.
 - j) 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.
 - k) Towers shall not be illuminated, except in accordance with state or federal regulations.
 - l) 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.
 - m) Fencing used to enclose Towers and their accessory structures shall be properly maintained and in compliance with state or federal regulations.
 - n) The fenced area that encloses the Tower and its accessory structures shall be landscaped with non-exotic invasive plant material that is reviewed and approved as part of a landscape plan that shall accompany the Application. This material shall meet the minimum sizes provided for in the Town's landscaping requirements and shall include species and a spacing arrangement that will screen the fenced area from view. A landscape maintenance letter of credit shall be provided to cover the maintenance of the approved plant material for a minimum of 2 years. If an existing structure is being used for Stealth purposes as part of a Non-Tower Wireless Communication Facility, the plant material requirements may be waived by the Planning Commission.
 - o) Existing trees around a Tower site shall be preserved and may count toward fulfilling a portion or all of the landscaping requirements stipulated in this Ordinance.
 - p) All driveways and off-street parking areas shall be constructed with a non-erodible improved surface, such as asphalt, concrete, permeable pavers, that is properly drained and maintained. The driveway shall be a minimum width of twelve (12) feet and a maximum width of twenty-four (24) feet. The composition of the driveway and off-street parking areas shall be designed by the Applicant's engineer and shall be based on the heaviest vehicles that are likely to use such facilities. A turn around area is also required for emergency responders and shall be a component of the approved design.
 - q) 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.
 - r) All new Towers that exceed ninety (90) feet in height shall be designed and constructed to provide for Co-Location. A Tower design, including Stealth Technology, and placement shall provide for any anticipated height extension that may occur in the future. Additional height shall require additional Co-Location. Options for Co-Location shall be reviewed with the Staff and Planning Commission based on the height and placement of the proposed Tower.
 - s) All option and site lease agreements shall permit the possibility of Co-Location.

- t) To ensure the structural integrity of a Tower, the owner of such Tower shall ensure that the Tower is 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 Tower fails to comply with applicable codes and standards and constitutes a danger to person or property, then upon notice being provided to the owner of the Tower, the owner shall have thirty (30) days to bring such Tower into compliance with such standards. Failure to bring such Tower into compliance within said thirty (30) days shall constitute grounds for the removal of the Tower at the owner's expense.
- G. Small Cell Support Structures and Distributed Antenna Systems (DAS). The following provisions shall apply to Small Cell Support Structures and DAS, as defined in this Ordinance.

1. Application Requirements

Pre-Application Filing Meeting. Prior to filing an application for a Small Cell Support Structure or DAS, a pre-application meeting with the Staff is required. At this meeting the applicable provisions associated with the request can be reviewed and discussed. An Application will not be accepted if the required pre-application meeting has not been completed.

This meeting will allow for early coordination by identifying existing structures that might be suitable for co-location or that might qualify as Non-Tower Facilities. This will also help identify any other items which may relate the use of Right of Way, Utility Poles, and the application of the Town's Comprehensive Land Use Plan, Architectural Design Standards, local zoning and subdivision regulations, and/or the provisions of this Ordinance. 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 shall 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.

Unless provided for otherwise, all proposed Small Cell Support Structures/DAS shall be subject to Staff review and approval by the Planning Commission. Certain Non-Tower Wireless Communication Facilities Applications, including co-locations, may be reviewed and approved by the Staff provided the Staff determines that a more formal review with the Planning Commission is not necessary based on the location and/or physical characteristics of the proposed facilities.

Applications for Small Cell Support Structures or DAS shall include the following information as applicable to the request:

- a) A completed site plan application and filing fee. 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.
- b) A development site plan, signed and sealed by a professional engineer registered in Tennessee, showing the proposed location of each Small Cell Support Structure and any existing Small Cell Support Structures within five hundred (500) feet of each proposed location. This plan shall specifically identify, for each location, existing Utility Poles within five-hundred (500) feet and their predominant physical characteristics (type, material, height, color, etc.). The plan shall address whether an existing Utility Pole is proposed to be used to accommodate a Small Cell Support Structure or whether a new Monopole is being requested. The plan shall also address if an existing Utility Pole is being replaced in order to accommodate a Small Cell Support Structure.
- c) For Non-Tower Wireless Communications Facilities proposed on buildings or other structures that are not within the Right of Way, the development site plan shall include the proposed Small Cell Support Structures, their physical characteristics, and Stealth Technology applications that would be proposed based on the proposed location and context.
- d) An indication of existing improvements, such as pedestrian facilities, accesses, landscaping, and Underground Utilities, that are within twenty-five (25) feet of the proposed Small Cell Support Structure(s) and any other information that may be pertinent to placement-related aspects of the Application review.
- e) A map and other documentation which demonstrates the coverage need for each proposed Small Cell Support Structure. This shall include a statement of the telecommunications objective(s) for each proposed Small Cell Support Structure 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 or other applications that would have fewer aesthetic impacts while providing comparable service.
- f) A statement by an authorized representative that the Applicant or provider holds all applicable licenses or other approvals required by the FCC, 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.
- g) A statement by an authorized representative that the Applicant or provider is in compliance with all conditions required for such license and approvals.
- h) A full description of the number and dimensions of all Small Cell Support 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.
- i) Where structures are 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 and physical dimensions of all antennas and equipment enclosures.
- j) For Non-Tower Wireless Communications Facilities to be mounted on existing Utility Poles or replacement Utility Poles, the profile sketch shall verify compliance with the height parameters provided for in this Ordinance.

- k) Written approval from the property owner(s) stating that the Applicant or provider has permission to apply to construct a facility on their property (e.g. on an existing building with a Non-Tower Wireless Communication Facility in the form of a Small Cell Support Structure). In the case of non-Town owned Utility Poles, the utility provider shall acknowledge permission for the Applicant to apply to use their Pole(s) for Small Cell Support Structures. Monopoles within the Right-of-Way or proposed on Town-owned Utility Poles shall be considered by the Staff and Planning Commission, as representatives of the Town, as part of the Application review. Final approval to use Town-owned property for Small Cell Support Structures shall be acknowledged in writing by the duly-authorized representative of the Town. A lease agreement will typically be required as a condition of Staff or Planning Commission approval.
- l) Photographs of view shed from each proposed Small Cell Support Structure location taken in at least four directions.

2. Processing of Applications

- a) Staff shall review all Applications for new Small Cell Support Structures within 30 days of Application filing to determine if an Application is complete. During this time frame, the Staff may request a third party consultant review to verify certain applicable information.
- b) Staff shall issue comments to the Applicant within this 30 day time frame so that the Applicant can address any identified deficiencies. Once Staff comments have been addressed the Staff shall notify the Applicant in writing that the Application is complete. As applicable, the Staff or the Planning Commission shall then either approve, approve with conditions, or deny the Application within sixty (60) days. 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.
- c) An applicant claiming to be injuriously affected or aggrieved by an official action, order, requirement, interpretation, grant, refusal, or decision of the Staff or Planning Commission in the administration of this Ordinance may appeal the action to the Board of Zoning Appeals. Such appeal must be taken within thirty (30) consecutive calendar days of the final action by the Staff or Planning Commission. The appeal shall be filed with the 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.
- d) 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.

3. Design Standards for Small Cell Support Structures/DAS

The regulations in this subsection shall apply to Small Cell Support Structures and DAS. Temporary, mobile or wheeled cellular antenna structures shall not be permitted without prior approval from the Town.

- a) Monopole Small Cell Support Structures shall include Stealth Technology and shall not exceed the lesser of either the maximum building height for the zoning district within which they are located or three (3) feet above the predominant height of the shortest Utility Poles within five-hundred (500) feet of the proposed Monopole. Small Cell Support Structures that involve replacing existing Utility Poles shall be subject to adhering to the height of the Utility Pole that is being replaced plus an additional three (3) feet. Replacement Utility Poles that will more effectively accommodate a Stealth Technology shall be prioritized as part of the Application review process.
- b) Non-Tower Wireless Communication Facilities that incorporate Small Cell Support Structures shall include Stealth Technology appropriate for the proposed location and context. With the exception of Utility Poles, Non-Tower Wireless Communications Facilities shall not exceed the lesser of either the maximum building height permitted in the associated zoning district or ten (10) feet above the height of the existing structure on which the Small Cell Support Structures are proposed. In relation to Utility Poles, Non-Tower Wireless Communications facilities shall not extend more than three (3) feet above the predominant height of the shortest Utility Poles within five-hundred (500) feet.
- c) Small Cell Support Structures shall be designed and constructed to accommodate a minimum of two (2) service providers. Based on the proposed location and context, this may be exempted for Non-Tower Wireless Communications Facilities.
- d) Small Cell Support Structures shall not interfere with other utilities, encroach onto or over sidewalks and other pedestrian or bicycle facilities, interfere with landscaping, visibility, or other matters of public safety.
- e) Small Cell Support Structures proposed in an area with primarily underground utilities shall be placed underground with the exception of an antenna. All wiring shall be concealed within the pole and antenna.
- f) Small Cell Support Structures proposed in an area with primarily overhead utilities shall apply Stealth Technology that is appropriate for the location and context.
- g) Where wiring to an antenna cannot be concealed within a Utility Pole (e.g. wooden poles), all wiring to the antenna shall be concealed within the most Stealth conduit possible that matches the color of the Utility Pole.
- h) Small Cell Support Structures proposed on property zoned residential shall be encouraged to be Non-Tower Wireless Communication Facilities (such as those contained behind building parapets or concealed within other existing structures) that include Stealth Technology appropriate for the location and context.
- i) Where an Applicant can clearly demonstrate that a Non-Tower application is not possible on a property zoned residential, all Small Cell Support Structures shall be placed underground. In all cases, antennas proposed on property zoned residential shall be concealed with concealment wrap or a similar application.
- j) Small Cell Support Structures shall not be illuminated, except to fulfill certain state or federal regulations, or where illumination is integral to the Stealth Technology, such as a design intended to look like a street light pole.
- k) Small Cell Support 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.

- l) The use of cooling fans is discouraged. When needed, fans with lower noise profiles must be used.
- m) Small Cell Support Structures shall not be located within five hundred (500) feet of an existing Small Cell Support Structure unless an Applicant can clearly demonstrate that such distance prohibits the carrier's ability to provide service. Multiple carriers are permitted and encouraged to locate on one Small Cell Support Structure, where possible.
- n) Reasonable efforts shall be made and reviewed as part of the Application to locate new Small Cell Support Structures in the order of hierarchy below, based on the following functional roadway classification from the most to least preferred:

Interstate
Arterial
Collector
Local

- o) Reasonable efforts shall be made and reviewed as part of the Application to locate new Small Cell Support Structures based on the following hierarchy of zones and land uses from the most to least preferred:

Commercial
Institutional
Public parks
Agricultural
Residential

H. Application Evaluation Parameters

As part of Staff and Planning Commission review of Applications filed for telecommunications facilities, the following parameters shall apply:

1. The Application is consistent with the objectives of this Ordinance.
2. 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.
3. The extent to which the proposal responds to the impact of the proposed development on adjacent land uses, especially in terms of visual impact.
4. The extent to which the proposed telecommunications facility is camouflaged (i.e., use of Stealth Technology).
5. The extent to which the proposed facility is integrated with existing structures (i.e., buildings, signs, Utility Poles, etc.).

I. 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.

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

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 3., Section XI., Multi-family Residential District (R-6), Subsection G., Building Façade Requirements, to reference the adopted Farragut Architectural Design Standards

INTRODUCTION AND BACKGROUND: While reviewing the updates proposed for the PCD District, the staff noted that the Building Façade Requirements language associated with the Multi-family Residential District (R-6) and the Open Space Multi-family Residential Overlay District (OSMFR) needed to be updated as well. When these zoning districts were created in 2014, the Architectural Design Standards had not been adopted and were in the process of being formulated. In the interim, the staff asked our consultant at that time to provide us with some language that we could include for these districts as it would relate to building facades for multi-family buildings. Otherwise, we would have had no provisions in place to address this until the ADS was adopted.

This language was incorporated as separate sections in each district and was worded as follows:

- G. *Building Façade Requirements.* Building façades shall use high-quality, durable, materials that are architecturally compatible and include a significant masonry element. Building façades shall not use fabricated metal panels or vinyl siding and shall include only limited use of synthetic stucco (EIFS) or panelized brick (such materials may be appropriate as accents or on upper floor façades). The use of high-quality, durable, stone veneer may be acceptable when it is detailed to have the appearance of authentic stone. At a building corner, the veneer should wrap around the corner and should, at a minimum, extend to a depth of traditional stone. The objective is to assure that synthetic products convey an authenticity similar to genuine masonry.

Since the ADS was finalized and adopted in the spring of 2015, more objective standards are now in place. Ordinance 17-04 would simply replace the language that was provided prior to the adoption of the ADS with the following that references the adopted ADS:

- G. *Building Façade Requirements.* Building façade requirements shall be in accordance with the Farragut Architectural Design Standards, as amended.

In this manner, there is consistency in the application of building façade provisions and no confusion as to which language should be followed.

RECOMMENDATION: The staff recommends approval of Resolution PC-17-04 which recommends approval of Ordinance 17-04.

RESOLUTION PC-17-04

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3., SECTION XI., MULTI-FAMILY RESIDENTIAL DISTRICT (R-6), SUBSECTION G., BY PROVIDING FOR NEW REQUIREMENTS RELATED TO BUILDING FACADES

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 March 16, 2017;

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 17-04.

ADOPTED this 16th day of March, 2017.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	17-04
PREPARED BY:	Shipley
REQUESTED BY:	Staff
CERTIFIED BY FMPC:	March 16, 2017
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE TEXT OF THE ZONING ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE, ORDINANCE 86-16, AS AMENDED, BY AMENDING CHAPTER 3., SECTION XI., MULTI-FAMILY RESIDENTIAL DISTRICT (R-6), SUBSECTION G., BY PROVIDING FOR NEW REQUIREMENTS RELATED TO BUILDING FACADES, AS AUTHORIZED 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.

Chapter 3, Section XI., Multi-Family Residential District (R-6), Subsection G., is amended by deleting it in its entirety and substituting in lieu thereof the following:

G. Building Façade Requirements. Building façade requirements shall be in accordance with the Farragut Architectural Design Standards, as amended.

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

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 3., Section XXVIII., Open Space Multi-family Residential Overlay District (OSMFR), Subsection H., Building Façade Requirements, to reference the adopted Farragut Architectural Design Standards

INTRODUCTION AND BACKGROUND: Please refer to the report for the previous item as it involves the same issue.

RECOMMENDATION: The staff recommends approval of Resolution PC-17-05 which recommends approval of Ordinance 17-05.

RESOLUTION PC-17-05

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3., SECTION XXVIII., OPEN SPACE MULTI-FAMILY RESIDENTIAL OVERLAY DISTRICT (OSMFR), SUBSECTION H., BY PROVIDING FOR NEW REQUIREMENTS RELATED TO BUILDING FACADES

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 March 16, 2017;

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 17-05.

ADOPTED this 16th day of March, 2017.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	17-05
PREPARED BY:	Shipley
REQUESTED BY:	Staff
CERTIFIED BY FMPC:	March 16, 2017
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE TEXT OF THE ZONING ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE, ORDINANCE 86-16, AS AMENDED, BY AMENDING CHAPTER 3., SECTION XXVIII., OPEN SPACE MULTI-FAMILY RESIDENTIAL OVERLAY DISTRICT (OSMFR), SUBSECTION H., BY PROVIDING FOR NEW REQUIREMENTS RELATED TO BUILDING FACADES, AS AUTHORIZED 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.

Chapter 3, Section XXVIII., Open Space Multi-Family Residential Overlay District (OSMFR), Subsection H., is amended by deleting it in its entirety and substituting in lieu thereof the following:

H. Building Façade Requirements. Building façade requirements shall be in accordance with the Farragut Architectural Design Standards, as amended.

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

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., General Provisions and Exceptions, Section XXIV., Special Events Permit, (a)(1)(e)., Commercial, Office and Not-For-Profit/Non-Profit Entities to include sales from trucks being permitted per special events application approval

INTRODUCTION AND BACKGROUND: This item involves a minor change to the Town's special events permit provisions as they relate to sales from trucks. Recently, in response to a request that was submitted to explore the possibility of providing for food trucks in the Town, a food truck committee was created with representatives from the Planning Commission, the Board of Mayor and Alderman, and the Economic Development Committee.

This committee met on two instances and recommended some modifications to the Town's special events permit language and application provisions. As currently proposed, the food truck committee was only interested in providing for food trucks if part of a larger approved special event. Currently, sales from trucks are prohibited as part of special events. The food truck committee recommended that this language be changed and re-worded as follows:

- e. Sales from food trucks are permitted if part of an approved special event.

RECOMMENDATION: The staff recommends approval of Resolution PC 17-06 which recommends approval of Ordinance 17-06.

RESOLUTION PC-17-06

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 4., GENERAL PROVISIONS AND EXCEPTIONS, SECTION XXIV., SPECIAL EVENTS PERMIT, SUBSECTION A., 1., E., BY PROVIDING FOR NEW REQUIREMENTS RELATED TO SALES FROM TRUCKS

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 March 16, 2017;

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 17-06.

ADOPTED this 16th day of March, 2017.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	17-06
PREPARED BY:	Shipley
REQUESTED BY:	Staff
CERTIFIED BY FMPC:	March 16, 2017
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 XXIV., SPECIAL EVENTS PERMIT, SUBSECTION A., 1., E., BY PROVIDING FOR NEW REQUIREMENTS RELATED TO SALES FROM TRUCKS, AS AUTHORIZED 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.

Chapter 4, Section XXIV., Special Events Permit, Subsection A., 1., e., is amended by deleting it in its entirety and substituting in lieu thereof the following:

- e. Sales from food trucks are permitted if part of an approved special event.

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