



**AGENDA
FARRAGUT MUNICIPAL PLANNING COMMISSION**

**June 15, 2017
7:00 p.m. Farragut Town Hall**

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

- 1. Citizen Forum**
- 2. Approval of agenda**
- 3. Approval of minutes – May 18, 2017**
- 4. Discussion and public hearing on a resubdivision plat associated with the James Larson property at 225 N. Hobbs Road, 2.15 Acres, Zoned R-1 (Ryan Lynch, Applicant)**
- 5. Discussion and public hearing on a request for a site plan amendment involving modifications to building elevations associated with the Farragut Gateway project (former location of Silver Spoon) at 103 S. Campbell Station Road, 2.2 Acres, Zoned C-1 (First Farragut Development, LLC., Applicant)**
- 6. Discussion and public hearing on a request to rezone Parcels 79, 80, 81, 97, 96, 96.01, Tax Map 151 and portions of Parcels 78, 95 and 95.01, Tax Map 151, located along Kingston Pike and S. Watt Road, 18.65 Acres, from R-1 and C-1 to PCD (GBS Engineering, Applicant)**
- 7. Discussion on a request to rezone Parcels 52, 54, 54.01, 55, and 57, Tax Map 151, located at 12723, 12733, 12737, 12743, and 12751 Union Road, 115 Acres, from A to R-1/OSR (Site Inc., Applicant)**
- 8. Session I of Housing Discussion – Existing residential zoning districts and housing provisions**

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



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

May 18, 2017

MEMBERS PRESENT

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

MEMBERS ABSENT

Drew Carson

Staff Representatives: Mark Shipley, Community Development Director
David Smoak, Town Administrator
Darryl Smith, Town Engineer
Sue Stuhl, Parks and Leisure Services Director
David Sparks, Assistant Town Engineer

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

1. CITIZEN FORUM

2. APPROVAL OF AGENDA

A motion was made by Commissioner Kile to approve the agenda but, due to public interest, move agenda item #9 up the agenda to agenda item #5. The motion was seconded by Commissioner Dick and the motion passed unanimously.

3. APPROVAL OF MINUTES

A motion was made by Commissioner Myers to approve the April 20, 2017 minutes. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

**4. DISCUSSION AND PUBLIC HEARING ON THE APPOINTMENT OF THE FMPC
STORMWATER ADVISORY COMMITTEE REPRESENTATIVE**

A motion was made by Commissioner St. Clair to re-appoint Ed Whiting as the Planning Commission representative for the Stormwater Advisory Committee. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

5. DISCUSSION ON A REQUEST TO REZONE PARCELS 52, 54, 54.01, 55, AND 57, TAX MAP 151, LOCATED AT 12723, 12733, 12737, 12743, AND 12751 UNION ROAD, 115 ACRES, FROM A TO R-1/OSR (SITE INC., APPLICANT)

For discussion purposes only.

6. DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR PHASE 2 REMODELING AT THE WEST END CENTER AT 126 AND 156 WEST END AVENUE, 6.99 ACRES, ZONED C-1 (STUART ANDERSON, APPLICANT)

The staff reviewed this item and recommended approval subject to the lighting being verified and approved by the Town staff.

A motion was made by Commissioner Povlin to approve the site plan subject to the staffs' recommendation. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

7. DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR THE NHC MEMORY CARE FACILITY AT 120 CAVETTE HILL LANE, 15.504 ACRES, ZONED C-1 (NATIONAL HEALTHCARE CORPORATION, APPLICANT)

The staff reviewed this item and a long discussion ensued regarding the provision of pedestrian facilities along the Kingston Pike frontage of Parcel 22 and the Sugarwood Drive frontage of Parcel 22.05. The staff noted that, other than a final determination of pedestrian facilities, they would recommend approval of the site plan subject to the following items being satisfactorily addressed as verified in writing by the Town staff:

- 1) All sheets must be signed and sealed. The landscape architect sheets were not signed and sealed;*
- 2) Please show the correct location for the walking trail easement on Parcel 22;*
- 3) Please provide curb line fire lane markings to facilitate aerial apparatus access to the roof structure at a minimum of two points around the structure;*
- 4) Please provide for pedestrian facilities as approved by the Planning Commission (the staff would recommend that this not hold up the approval of the site plan and that the details of the required pedestrian facilities be worked out with Town staff);*
- 5) Please include on the plans a detail and lumen output for each proposed exterior light fixture and a cross section of the proposed light poles to verify height compliance;*
- 6) Please ensure that terminal islands are at least 5 feet in width throughout their depth;*
- 7) Please label the slopes where they are proposed to be steeper than 3:1;*
- 8) Check notes for accuracy of disturbed area acreage. There were three different values on different sheets.*
- 9) Sheet C2.04: text referring reviewer to sheet C4.02 for detention basin info has a typo;*
- 10) Sheet C4.03: River rock apron notes are referencing Knox County;*
- 11) Please provide a table in site details showing pre-and post-development stormwater discharges;*
- 12) Please provide information regarding maintenance requirements of the bioretention and detention basins;*
- 13) Please show entire length of the required construction phase aquatic buffer;*

- 14) *As an added precaution, please consider installing tree protection fencing along the entire length of the aquatic buffer and consider posting signs along the fencing stating that the aquatic buffer is not to be disturbed.*
- 15) *Please add note stating when sediment basin can be converted to a detention basin. Per the Construction General Permit, a sediment basin shall be provided until final stabilization of the site. Final stabilization means that "all soil disturbing activities at the site have been completed" and "A perennial, preferably native, vegetative cover with a uniform (i.e., evenly distributed, without large bare areas) density of at least 70 percent has been established on all unpaved areas and areas not covered by permanent structures, and all slopes and channels have been permanently stabilized against erosion."*
- 16) *Please show a concrete washout area, if applicable, and include specs in site details*
- 17) *Please submit Drainage Fee of \$2235;*
- 18) *Please submit irrevocable letter of credit for erosion control for \$38,000; and*
- 19) *Please submit NOC*

A motion was made by Commissioner Myers to approve the site plan subject to the staffs' recommendation and that the applicant work with the Town staff on a plan for the required pedestrian facilities. The motion was seconded by Commissioner Povlin and the motion passed unanimously. The staff, commission, and applicant discussed the need for an on-site meeting to look at options. The staff indicated they would coordinate this.

8. DISCUSSION AND PUBLIC HEARING ON AN AMENDMENT TO THE CONCEPT PLAN ASSOCIATED WITH THE KINGSTON PIKE TOWN CENTER TO PROVIDE FOR A NEW ACCESS TO N. CAMPBELL STATION ROAD, PARCEL 131, TAX MAP 142, 16.23 ACRES, ZONED TCD (CRAIG ALLEN, APPLICANT)

The staff reviewed this item and recommended approval subject to the following comments being satisfactorily addressed as verified in writing by the Town staff:

- 1) *Please ensure that the FFE meets the Town's freeboard requirement;*
- 2) *Please label the zoning on the map as TCD rather than O-1. Also, the outdoor classroom property is zoned OS-P rather than C-1. Please ensure that the zoning lines and designations are consistent on all sheets and in accordance with the zoning map;*
- 3) *TDOT and the Town of Farragut must grant approval for the use of their property for this connection;*
- 4) *A deceleration lane being added for the N. Campbell Station Road access; and*
- 5) *Please update Note #4 to reflect the latest TIS.*

A motion was made by Commissioner St. Clair to approve the site plan subject to the staffs' recommendation. The motion was seconded by Commissioner Myers and the motion passed unanimously.

9. DISCUSSION ON A REQUEST TO REZONE PARCELS 79, 80, 81, 97, 96, 96.01, TAX MAP 151 AND PORTIONS OF PARCELS 78, 95 AND 95.01, TAX MAP 151, LOCATED ALONG KINGSTON PIKE AND S. WATT ROAD, 18.65 ACRES, FROM R-1 AND C-1 TO PCD (GBS ENGINEERING, APPLICANT)

For discussion purposes only.

10. DISCUSSION AND PUBLIC HEARING ON THE PROPOSED FY 2018 CAPITAL INVESTMENT PLAN

Town Administrator, David Smoak, presented the CIP and recommended approval. A motion was made by Commissioner Whiting to approve the FY2018 CIP as presented. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

11. DISCUSSION ON UPDATES TO THE MAJOR ROAD PLAN

For discussion purposes only.

ADJOURNMENT

The meeting adjourned at 11:15 p.m.

Edwin K. Whiting, Secretary

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a resubdivision plat associated with the James Larson property at 225 N. Hobbs Road, 2.15 Acres, Zoned R-1 (Ryan Lynch, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request to combine three lots into one at the northwest intersection of N. Hobbs Road and Fleenor Road. Since this property abuts a street, Fleenor Road, that is classified as a collector on the major road plan, a pedestrian facility, in accordance with Article III., B. of the Farragut Subdivision Regulations, is required to be constructed along such frontage in association with a property subdivision. Also, since this property is greater than 50,000 square feet it is subject to the requirement to provide for 10% open space per Article III., E of the Farragut Subdivision Regulations.

The applicant is requesting a variance from each of these subdivision regulations requirements due to the minor nature of the subdivision.

RECOMMENDATION: Included in your packet is a copy of the revised resubdivision plat and the staff's comments on the initial plat that was submitted. The staff will make a recommendation at the meeting based on whether the initial comments have been addressed on the revised plat. In terms of the variance requests, the staff would support these due to the minor nature of the subdivision. Separate action will need to be taken on each request.

May 22, 2017

Mr. Ryan Lynch
Lynch Surveys, LLC
4405 Coster Road
Knoxville, TN 37912
rlynch@lynchsurvey.com

**SUBJECT: STAFF COMMENTS ON THE RESUBDIVISION PLAT FOR THE
LARSON PROPERTY 225 N. HOBBS ROAD**

Dear Ryan:

The Town staff has reviewed the above referenced plat for compliance with the Town's regulations. Please address these comments and resubmit the corrected plat sheets by no later than Monday, June 5, so that this can be considered at the next Planning Commission meeting on June 15. When the plat is resubmitted, please include a letter which addresses these comments and that indicates where the information can be found on the plat sheets.

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

1. Unless you are requesting a variance from the subdivision regulations, a sidewalk is required to be constructed along the Fleenor Road frontage of Lot 1. If a variance is requested please let me know. The application will need to address this;
2. You will also need to request a variance from the 10% open space requirement unless the owner wishes to plat this as part of the subdivision of the property;
3. Please sign and date the application and fill out all applicable information;
4. Please sign and date the certification sheet that is part of the application;
5. Please correct Note #2. Since this is not within a subdivision, the easements are 10 feet from sides and rear and thus the accessory structure setbacks are 10 rather than 5 feet;
6. Please number the lots based on how they are currently recorded. It looks like you have 3 existing lots that are being combined into 1 lot;
7. Please add a note that access shall be onto N. Hobbs Road. Access shall not be permitted onto Fleenor Road;
8. Please show old acreages and lot #'s in parentheses;
9. Please show the right of way from the centerline of Fleenor Road as being 30 rather than 20 feet. This section of Fleenor Road is a major collector and requires a 60 foot right of way;
10. Please use the Farragut certificate of survey accuracy stamp;
11. The release of easements certification is required since existing lot lines are being dissolved;

12. Please show and label the extent of any aquatic buffer (Town Creek) and include the aquatic buffer note that is part of the resubdivision plat checklist on the application;
13. Please spell out the word "Road" in relation to N. Hobbs;
14. Please include the owner, lot #, and recording information for the lot at the corner of N. Hobbs Road and Fleenor Road; and
15. Please remove the note referencing the plat not creating any zoning nonconformities.

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

Sincerely,

Mark Shipley, AICP
Community Development Director

RECEIVED

JUN 02 2017

TOWN OF FARRAGUT

TOTAL AREA
2.15 ACRES

CERTIFICATE FOR STREET APPROVAL

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

DATE _____

TOWN ENGINEER _____

License No.: _____

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that it has been certified to us that the water system(s) outlined or indicated on the final subdivision plat entitled
LARSON ON N HOBBS ROAD - have been installed in accordance with current local and state government requirements.

Date Name, Title, and Agency of
Authorized Approving Agent _____

CERTIFICATE OF APPROVAL OF STREET NAMES

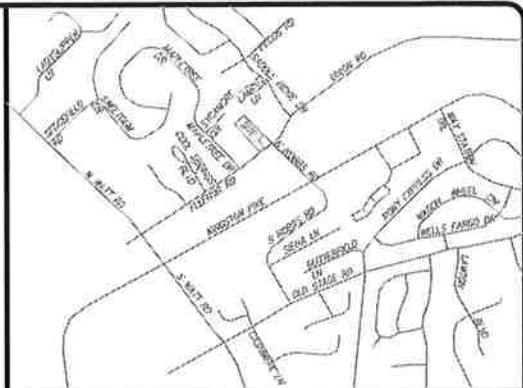
This is to certify that the subdivision shown hereon has been reviewed for compliance with the Knox County Uniform Street Naming & Addressing System Ordinance, and the road names are hereby approved for recording.

Knox County Addressing Division / Date _____

Certificate of Ownership and General Dedication.

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 20140321-0054069, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

Signature(s) _____



LOCATION MAP NO SCALE

NOTES:

- 1/2" REBAR WITH CAP SET AT ALL CORNERS NOT FOUND.
- THE PROPERTY IS ZONED R-1
SETBACKS: FRONT: 35'
SIDE: 40' (TOTAL) SIDE WITH 15' MINIMUM PER SIDE
REAR: 25'
NON AGRICULTURAL DETACHED AND ACCESSORY STRUCTURES
SIDE: 10'
REAR: 10'
- TAX MAP 151 PARCEL 42.04
- DEED: 20140321-0054069.
- PLAT: CAB: G SLIDE: 43A
- ACCORDING TO FIRM FLOOD INSURANCE RATE MAP FOR KNOX COUNTY, TENNESSEE = MAP NUMBER 47093C0352F, EFFECTIVE DATE: MAY 2, 2007 - THIS PROPERTY LIES IN ZONE X AND IS NOT SUBJECT TO THE 1% FLOOD. (THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE).
- THE PURPOSE OF THIS PLAT IS TO REMOVE LOT LINES ESTABLISHED BY PLAT RECORDED IN G43A.
- GRID NORTH IS BASED NAD 83.
- 10' UTILITY AND DRAINAGE EASEMENTS ON ALL EXTERIOR LOT LINES. 5' UTILITY AND DRAINAGE EASEMENTS ON ALL INTERIOR LOT LINES.
- THIS PROPERTY SHALL HAVE ACCESS TO N. HOBBS RD ONLY, NO ACCESS TO FLEENOR ROAD IS APPROVED.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF SOIL AND/OR NATIVE VEGETATION WITHIN THE AQUATIC BUFFER EXCEPT AS PERMITTED BY THE TOWN OF FARRAGUT.

Certificate of Electric, Gas and Telephone Availability

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

DATE: _____

GAS - Name, Title and Agency
of Authorized Approving Agent

DATE: _____

ELECTRIC - Name, Title and Agency
of Authorized Approving Agent

DATE: _____

TELEPHONE - Name, Title and Agency
of Authorized Approving Agent

The approval of this plat does not increase any zoning non-conformities for the existing structures on the property nor does it change the nonconforming status of the existing structures.

The First Utility District Easement shown on and dedicated by this map is subject to the Restrictions and Conditions of record as Inst #200908100011396 in the Office of the Register for Knox County

Certification of Class and Accuracy of Survey.

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specification of the Subdivision Regulations. I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

LYNCH SURVEYS, LLC

RYAN S. LYNCH
TENNESSEE CERTIFICATE NO. 2447

SURVEY FOR:

FINAL PLAT OF:

CERTIFICATE OF APPROVAL PRIVATE SUBSURFACE SEWAGE DISPOSAL

General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions.

Before the initiation of construction, the location of the house or other structures and plans for the subsurface sewage disposal system shall be approved by the local health authority.

Date _____

Local Health Authority _____

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date / Secretary, Planning Commission _____



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

SYMBOL LEGEND			
○	MONUMENTATION	—	SIGN
⊕	POWER & TELEPHONE POLE	⊕	UNDERGROUND TELEPHONE MARKER
☆	LIGHT POLE	—	GUY ANCHOR
LINE LEGEND			
—	—	—	CREEK
—	—	—	OVERHEAD UTILITY LINE

OWNER:
JAMES & MIRIAM LARSON
225 N HOBBS ROAD
KNOXVILLE, TENNESSEE 37934
PH: 865-548-1701

LYNCH SURVEYS LLC

SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM



DRAWN BY: R. LYNCH
CHECKED BY: R. LYNCH
APPROVED BY: R.S.L.
SCALE: 1" = 50'
DATE: 05/15/2017

REVISIONS

1	2	3	4	5	6
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James & Miriam Larson
225 N Hobbs Road
Knoxville, Tennessee 37934
Phone: 865-548-1701

Larson on N. Hobbs Road
Knoxville, Tennessee 37934
Knox County, Tennessee

PROJECT NO.
4006



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan amendment involving modifications to building elevations associated with the Farragut Gateway project (former location of Silver Spoon) at 103 S. Campbell Station Road, 2.2 Acres, Zoned C-1 (First Farragut Development, LLC., Applicant)

INTRODUCTION AND BACKGROUND: The Farragut Gateway project is on the site of the former Silver Spoon Restaurant. On May 19, 2016 a site plan was approved by the Planning Commission. Since that time the applicant has been working on lease agreements and financing based on the approved site plan.

DISCUSSION: As part of the financing process the applicant has received costs on the project and they are substantially higher than expected. One of the major costs is in the height of the building that is required to meet the MUTC requirement that new buildings must be a minimum of two stories in height or have the appearance, as viewed from all building elevations, of a building that is at least two stories in height. The intent of this provision was to encourage a functional second floor and a built environment that would reflect standard elements of a town center.

Since the applicant is marketing the property for potentially two restaurants and other commercial uses, the size of the property (2.2 acres) is too small to accommodate the amount of parking needed for those uses and space that could be occupied on a functional second floor. Consequently, the applicant is faced with the cost of emulating two stories without providing leasable space in this area that could offset the costs of the project. Though, as evident in the original agenda notice, the applicant had intended on presenting modifications to the building elevations to address the cost issue, they have decided to hold off on this for now. The applicant is awaiting cost estimates from different contractors based on their revised building elevations to see if those modifications will produce the desired cost savings. If the numbers are favorable they will come to the commission, likely in July, to request approval for the modifications.

RECOMMENDATION: In light of the above issues, which may also affect other small properties in the MUTC, such as the old Phillips 66 property, a general question for the Commission to consider is whether there may need to be some flexibility in the ordinance language for smaller tracts, for example less than 3 acres, where a 2 story height (or appearance thereof) requirement may create situations where the project cost cannot be recouped with leasable space and adequate parking. The Commission may consider maintaining certain elements, such as the 75% face brick on all elevations, defined building caps, and perhaps the provision for an iconic element, and allow some flexibility in the building height requirements. This can be discussed in more detail at the meeting.

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a request to rezone Parcels 79, 80, 81, 97, 96, 96.01, Tax Map 151 and portions of Parcels 78, 95 and 95.01, Tax Map 151, located along Kingston Pike and S. Watt Road, 18.65 Acres, from R-1 and C-1 to PCD (GBS Engineering, Applicant)

INTRODUCTION AND BACKGROUND: This item has been discussed at two previous Planning Commission meetings. Prior to submitting this rezoning application the applicant petitioned for an amendment to the Planned Commercial Development District (PCD) to provide for residential as a permitted use. The project they have in mind and that is included as the concept master plan that is part of Ordinance 17-10 includes a big box grocery store, two smaller commercial buildings, and some multi-family buildings. The PCD text amendment has now been finalized and also includes some recent updates that were made to the Town's zoning ordinance as applied to commercial, office, and multi-family zoning districts. The Board of Mayor and Aldermen also approved additional language in the PCD District that would require a team of professionals to be involved in the design and implementation of the concept master plan. The language that was added was taken from existing language in the subdivision regulations.

DISCUSSION: At the previous Planning Commission meetings the discussion mainly involved adjustments to the concept master plan so that it would provide for a greater sense of place. The applicant has employed a land planner to assist in the concept master plan adjustments. The latest version of the plan is included in your packet as part of Ordinance 17-10.

A couple of consistent comments from the staff with regards to the concept master plan have been to ensure that the scale of buildings transition properly to the surrounding properties and that the project has functional and connected open space. On the future land use map the general area where there are steeper slopes is shown as an Open Space land use. Consistent with the PCD District and the future land use map these steep slopes will need to be protected so there is an appropriate land use transition. The applicant shows an open space area on the southernmost portion of the concept master plan. They also show a trail bisecting this area diagonally which, topographically and functionally, may be very difficult and/or cause significant disruption to the tree cover. This designated open space needs to be carefully considered as to whether it is properly protected and can be functional and connected in a manner that would protect its natural condition. Keep in mind that this is a Planned Commercial project where more flexibility is allowed in the ordinance in exchange for more value being added to the community in the form of creative design which includes functional and connected open spaces. As the staff mentioned last month, the staff would not support a project where, by design, there would be large retaining walls that effectively isolate the project from its surroundings and create open space that is disconnected from the larger development. The staff would encourage the Commission to give more careful consideration, particularly to the southern portion of the area included in this proposed rezoning.

RECOMMENDATION: Included in your packet is Resolution PC-17-09 which recommends approval of Ordinance 17-10. As required in the PCD District, the rezoning ordinance includes a survey, a written narrative, and a concept master plan. Based on the narrative that is included in your packet, a couple of updates will be needed and the staff will convey these to the applicant ahead of time.

WATT ROAD / KINGSTON PIKE

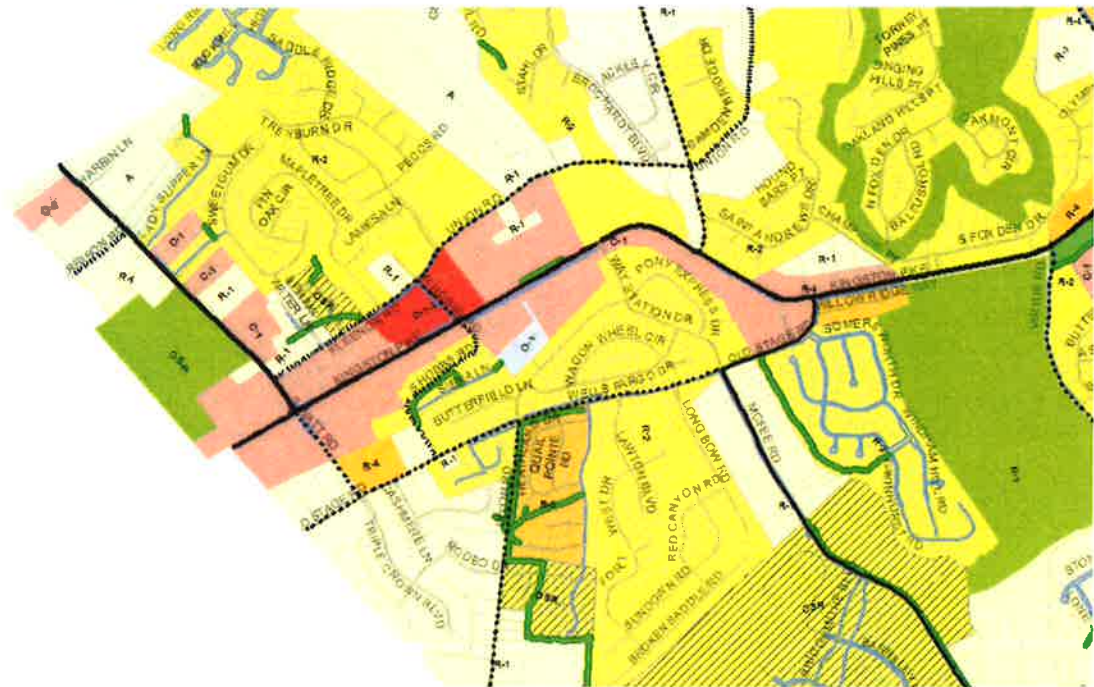
Residential areas will maintain their existing character. New medium density residential will increase near Watt Road and the Park. Watt Road and Kingston Pike are two important gateways into Farragut. Open spaces and existing vistas will be preserved at the Watt Road gateway, and design themes will be important along Kingston Pike. New residents in the area will support commercial and enjoy close proximity to the park.

Primary land uses: Commercial (along Kingston Pike), Medium density residential

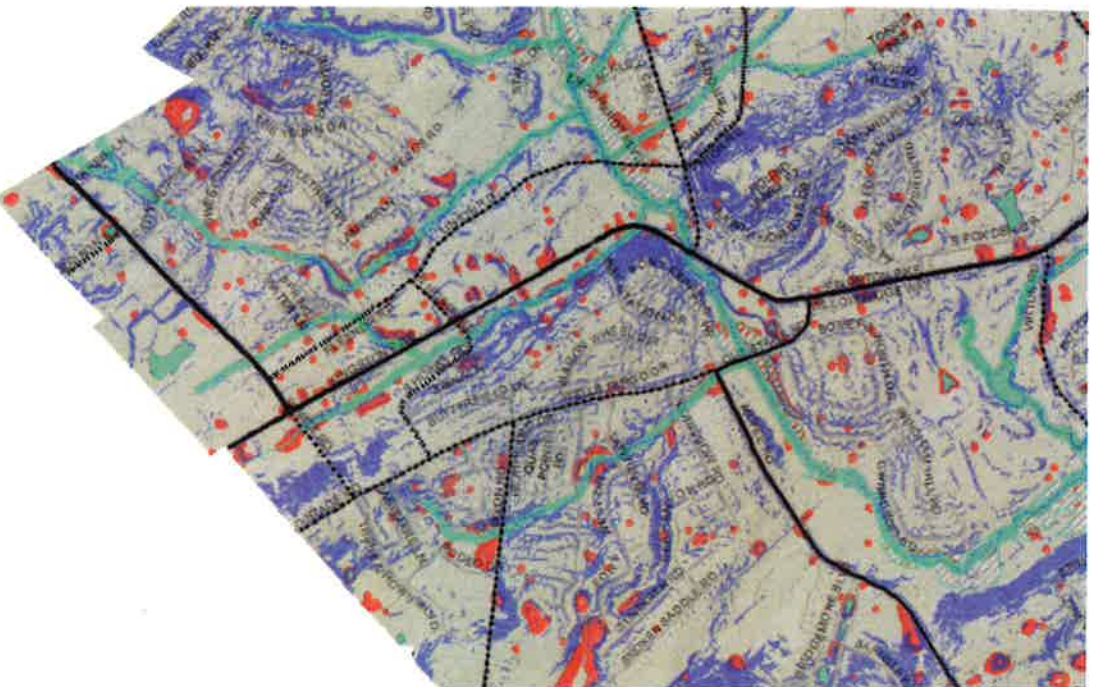
Primary land use concepts: Transitions, flex density, gateways, activity hub

Primary strategies: 3, 4, 7

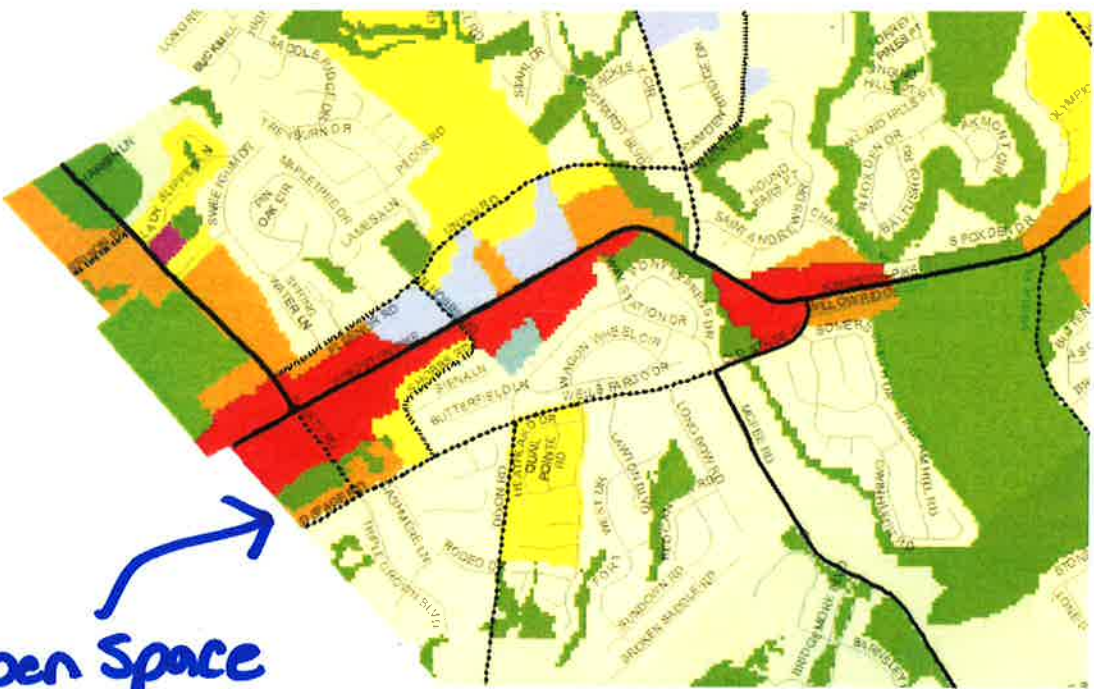
Existing Zoning



Environmental Constraints



Future Land Use



Comprehensive Plan Concepts



Comprehensive Plan Concepts

- Strategic Plan Hub
- Future Parks
- Downtown Gateway
- Town Gateway
- Pedestrian Crossing
- Potential Pedestrian Way
- Potential Roadway

Existing Zoning

- B-1, Buffer
- S-1, Community Service
- OSP, Open Space Park
- A, Agricultural
- R-1, Rural Single-Fam Res
- R-1SA, Rural Single-Fam Res Acre
- R-2, Gen Single-Fam Res
- R-3, Small Lot Single-Fam Res
- R-4, Attached Single-Fam Res
- R-5, Two Fam Res
- R-6, Multi Fam Res
- OSR, Open Space Res
- O-1, Office
- O-1-3, Office Three Stories
- O-1-5, Office Five Stories
- C-1, General Commercial
- C-1-3, Gen Commercial 3 Stories
- C-2, Regional Commercial
- C-2RW, Regional Comm Retail Whse
- PCD, Planned Comm Dev

RESOLUTION PC-17-09

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 PARCELS 79, 80, 81, 97, 96, 96.01, TAX MAP 151 AND PORTIONS OF PARCELS 78, 95 AND 95.01, TAX MAP 151, LOCATED ALONG KINGSTON PIKE AND S. WATT ROAD, 18.65 ACRES, FROM R-1 AND C-1 TO PCD

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 June 15, 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 17-10.

ADOPTED this 15th day of June, 2017.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE: 17-10
PREPARED BY: Shipley
REQUESTED BY: GBS Engineering
CERTIFIED BY FMPC: June 15, 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 Parcels 79, 80, 81, 97, 96, 96.01, Tax Map 151 and portions of Parcels 78, 95 and 95.01, Tax Map 151, located along Kingston Pike and S. Watt Road, 18.65 Acres, from R-1 and C-1 to PCD (Exhibits A, B, C, and D).

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



ZONING MAP

Ordinance 17-10 Exhibit A

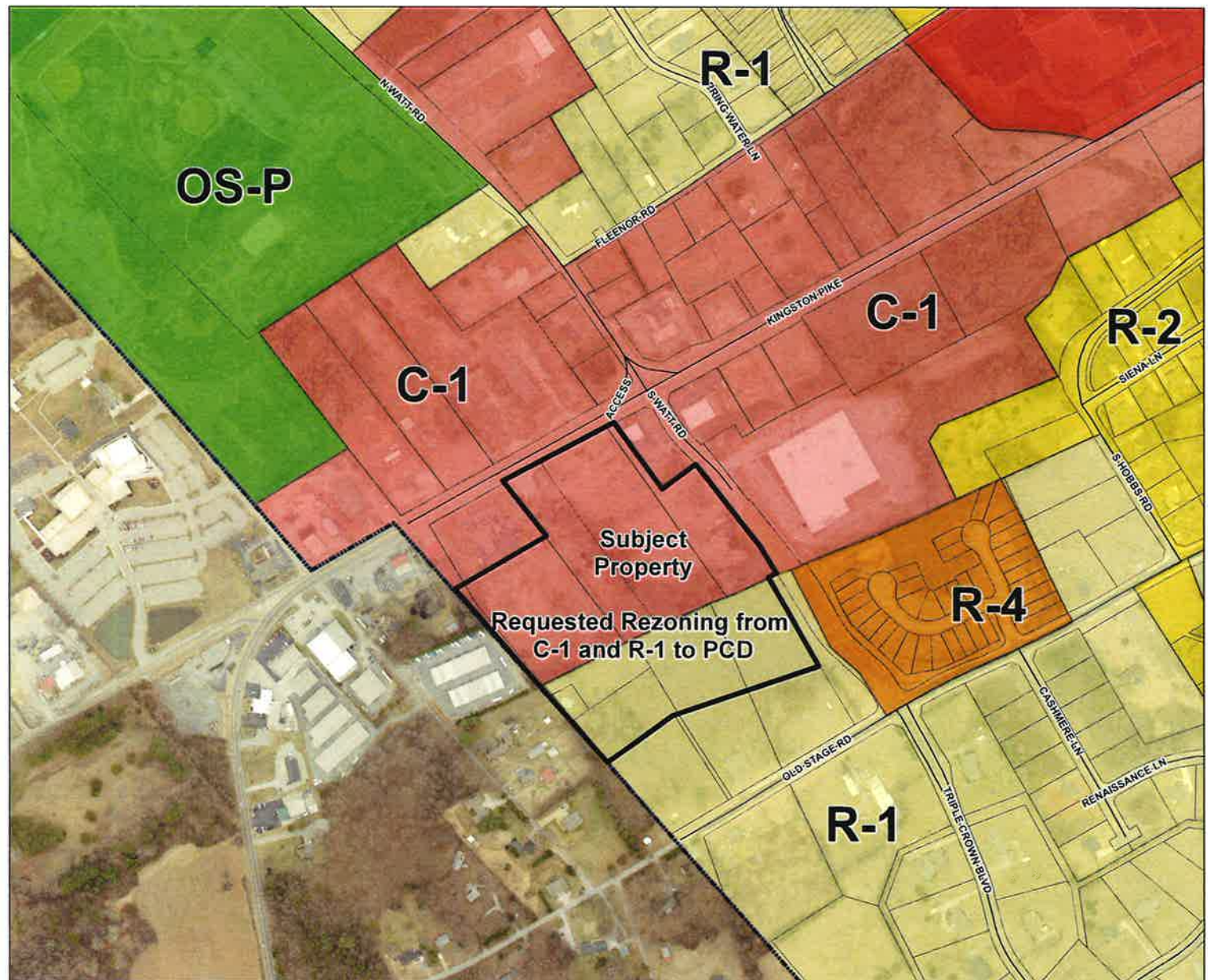
REQUEST TO REZONE
Parcels 79,80,81,97,96,96.01
Tax Map 151 and portions of
Parcels 78, 95, and 95.01 located
along Kingston Pike and S. Watt
Road, 18.5 ac from R-1 and C-1
to PCD (Planned Commercial Dev)

Legend

- Streets
- ▭ Subject Property
- ▭ Parcels
- ▭ 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
- ▭ C-1-3, General Commercial, Three Stories



1 in = 333 ft



Proposed Rezoning Kingston Pike Properties LLC

1. Property

	Address	Id #	Current Zoning	Proposed Rezoning	Acreage
a.	13128 Kingston Pk	151078	C-1	PCD	3.63 +/-
b.	13110 Kingston Pk	151079	C-1	PCD	1.99 +/-
c.	13104 Kingston Pk	151080	C-1	PCD	4.28 +/-
d.	13116 Kingston Pk	151081	C-1	PCD	2.2 +/-
e.	13119 Old Stage Rd	151095	R-1	PCD	1.55 +/-
f.	13123 Old Stage Rd	115109501	R-1	PCD	1.89 +/-
g.	0 Old Stage Rd	151096	R-1	PCD	0.92 +/-
h.	0 Old Stage Rd	15109601	R-1	PCD	0.35 +/-
i.	0 Old Stage Rd	151097	R-1	PCD	1.83 +/-

2. General Statement

- a. Petitioner Kingston Pike Properties LLC seeks to rezone 18.64 acres at the South West intersection of Kingston Pike and Watt Road. This tract consists of 12 acres that is currently zoned commercial (C-1) and 8.5 acres that is currently zoned residential (R-1). This proposal seeks to combine both tracts into a unified development under the Town of Farragut's Planned Commercial District (PCD) zoning.
- b. The purpose of the rezoning is to facilitate the development of an integrated mixed-use community consisting of (a) a grocery store, (b) restaurant and retail shops, (c) and luxury multi-family residences.
- c. Petitioner believes that permitting a village-style, mixed-use development at this unique location provides the community of Farragut with an opportunity to achieve smart growth, while enhancing its identity and sense of place with a marque, gateway development at its border with Loudon County.
- d. The retail and grocery would serve neighboring residential communities along with those living within residential units on site. The class A multi-family residences would target young professionals, empty nesters, and young families.
- e. PCD is an appropriate zone for the portion of land currently zoned commercial. Additionally, under the concept plan, that portion of the property currently zoned residential is dedicated to multi-family residences, which is consistent with Farragut's future land use plan that calls for medium density residential. Accordingly, the concept plan and PCD zoning scheme is consistent with the spirit of Farragut Comprehensive Land Use Plan Update. The attached concept plan is also consistent with Farragut's

Pedestrian and Bicycle Plan, and all other adopted plans and ordinances of the Town of Farragut and any subsequent amendments.

3. Project Phasing Statement

a. Construction Schedule

i. Entitlements, Plans, and Permitting

1. Rezoning – Begin April 2017, Complete July 2017
2. Acquisition of Optioned Land– Complete August 2017
3. Site Development Plans – Begin August 2017, Complete October 2017
4. Construction Documents – Begin July 2017, Complete December 2017
5. Permitting – Begin January 2017, Complete March 2017
6. Financing for Apartments – Begin April 2017, Complete March 2018

ii. Construction

1. Construction Bid Process – Begin January 2017, Complete March 2018
2. Grading –Begin March 2018, Complete June 2018
3. Multi-Family Construction – June 2018, Complete August 2019
4. Retail and Grocery Construction – September 2018, Complete August 2019

b. Leasing

- i. Multi-Family pre-leasing will begin in March 2019
- ii. Retail Leasing will be ongoing from January 2018 until July 2019

c. Self-Sustained Phasing

- i. The secondary access drive off South Watt Road will bifurcate the development such that the retail and residential portions of the property is able to be developed in a self-contained and self-sustaining way with regard to access, traffic circulation, parking, utilities, common open spaces, and landscaping. However, the scheme of construction involves installing the retention basin and completing all grading prior to beginning construction on either the multi-family buildings or the retail and grocery stores. Therefore, the scheme of development provides the capacity to achieve substantial occupancy and maintain and operate each portion of the development independently of one another (see attached Concept Plan

4. Landscaping and Open Space Features

- a. All landscaping and open space features will be completed during the construction process.

5. Quantitative Data

- a. See attached concept plan which contains the requisite quantitative data.

6. Utility Construction Schedule

- a. The utility and infrastructure requirements of the Planned Commercial Development, including all utilities serving the site, shall be constructed during the first four months

of the project. Surface water runoff facilities for each phase will be handled independently of each other.

7. Architectural and Community Design Guidelines

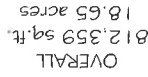
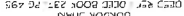
- a. Architectural and community design guidelines for building designs, orientations, styles, lighting plans, landscape plans, signs, etc. will be in conformance to the architectural and design standards of the Town of Farragut. (See attached Concept Plan and supporting documents).

8. Ownership and Maintenance of Common Areas

- a. The development will be owned and operated by the developer. The multi-family sections of the property will be sub-divided from the retail areas for financing purposes only. Easements will detail shared rights between the tracts for access and utilities. Individual tenant rights and responsibilities will be set forth in lease documents.



GRAPHIC SCALE



OLD STAGE ROAD

20 6	ALPHEA 20	21
22 6	ALPHEA 22	22
24 6	ALPHEA 24	24
26 6	ALPHEA 26	26
28 6	ALPHEA 28	28
30 6	ALPHEA 30	30
32 6	ALPHEA 32	32
34 6	ALPHEA 34	34
36 6	ALPHEA 36	36
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224 6	ALPHEA 224	

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CERTIFICATION OF SURVEY

BEGINNING POINT

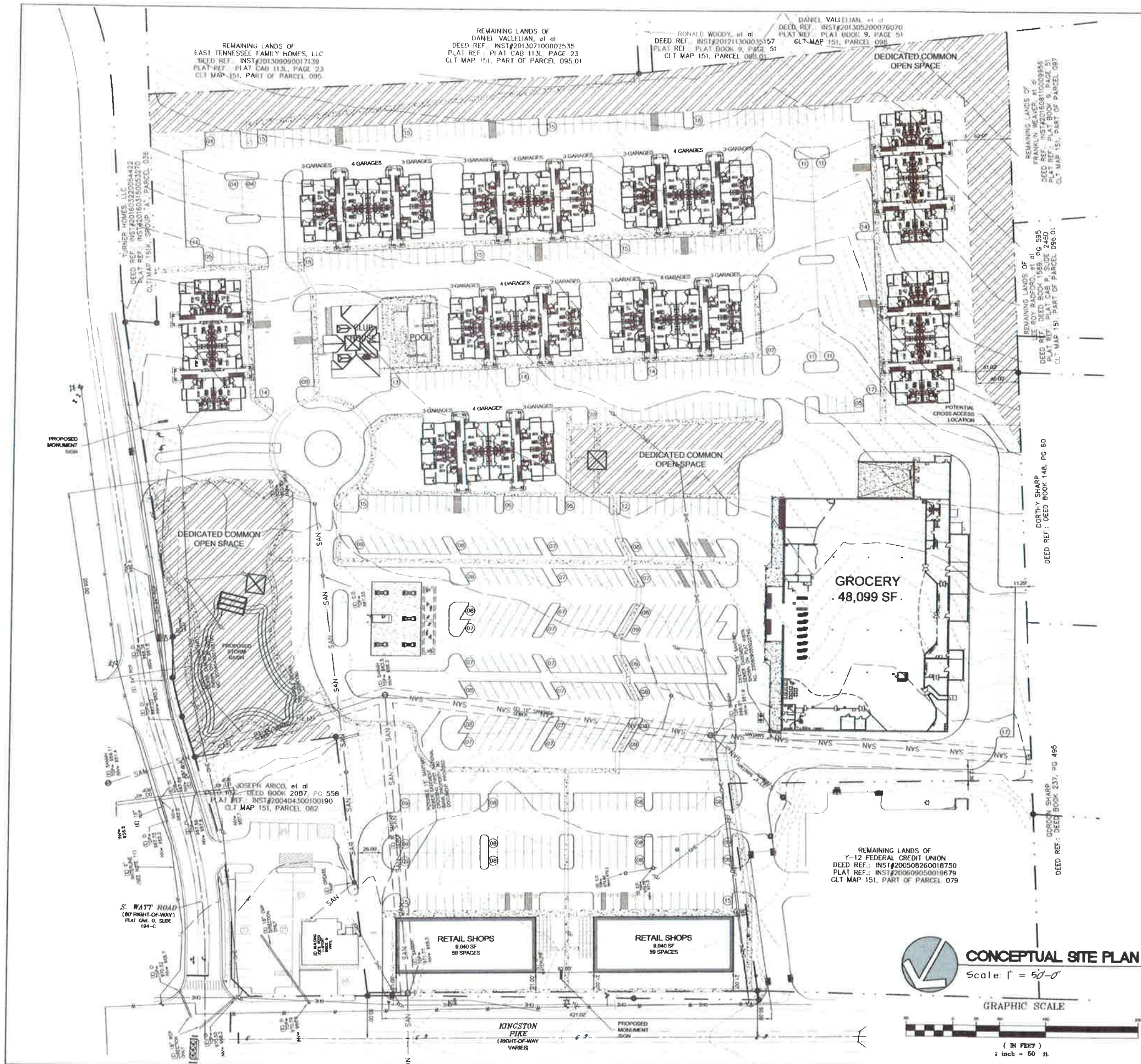
LAND SURVEYING



Boundary Survey for

BNDY

BNDY



NOTES:

PARKING SPACES

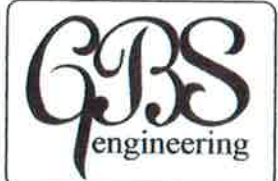
- MULTI-FAMILY CONSISTS OF 216 UNITS. FARRAGUT REQUIRES 1.75 PARKING SPACES PER UNIT = 378 PARKING SPACES. WE ARE PROVIDING 393 PARKING SPACES.
- GROCERY IS 48,099 SF. FARRAGUT REQUIRES 5.00 PARKING SPACES PER 1000 SF = 240 PARKING SPACES REQUIRED, 223 PARKING SPACES PROVIDED.
- RETAIL/SHOPS IS A TOTAL OF 18,080 SF. FARRAGUT REQUIRES 5.00 PARKING SPACES PER 1000 SF = 90 PARKING SPACES REQUIRED, 131 PARKING SPACES PROVIDED.

AREA CALCULATIONS:

- TOTAL AREA = 812,365 SF OR 18.65 ACRES
- TOTAL IMPERVIOUS AREA = 554,059 SF OR 88.2 %
- TOTAL PERVIOUS AREA = 258,306 SF OR 31.8 %
- COMMON OPEN SPACE REQUIRED SHALL BE 10% OR MORE OF TOTAL AREA OR 1.87 ACRES. COMMON OPEN SPACE PROVIDED IS 2.59 ACRES.

THIS PROPOSED DEVELOPMENT SHALL BE DESIGNED TO MEET ALL OF THE CURRENT REQUIREMENTS OF THE TOWN OF FARRAGUT REGARDING TREE PROTECTION, SINKHOLE, AQUATIC BUFFER AND STORMWATER ORDINANCES

NOTE:
THIS DRAWING IS A CONCEPTUAL SITE PLAN AND IS NOT FOR CONSTRUCTION.



1313 Kalmia Road
Knoxville, TN 37909
Phn: 865.566.0185
Fax: 888.485.7005



REV.	DESCRIPTION	BY	DATE
A	Revised per Planning Commission Comments	MAB	06/02/2017
TITLE: CONCEPTUAL SITE PLAN		DRAWN BY:	SHEET NO:
LOCATION: KINGSTON PIKE FARRAGUT, TENNESSEE 37934 CLT Map XXX, Parcel No. XXX		CHECKED BY:	CSP 1
Owner: OWNER		FILE NAME: Concept Plan	
		JOB NUMBER 2140	
		ISSUE DATE: 05/15/2017	

GRID

KINGSTON PIKE

S WATT ROAD



TOWN OF FARMINGTON

007 01 100

LINE TABLE	
LINE	03/04
11	5640251W
12	16075023
13	22252545
14	52872452
15	11505044
16	11438724

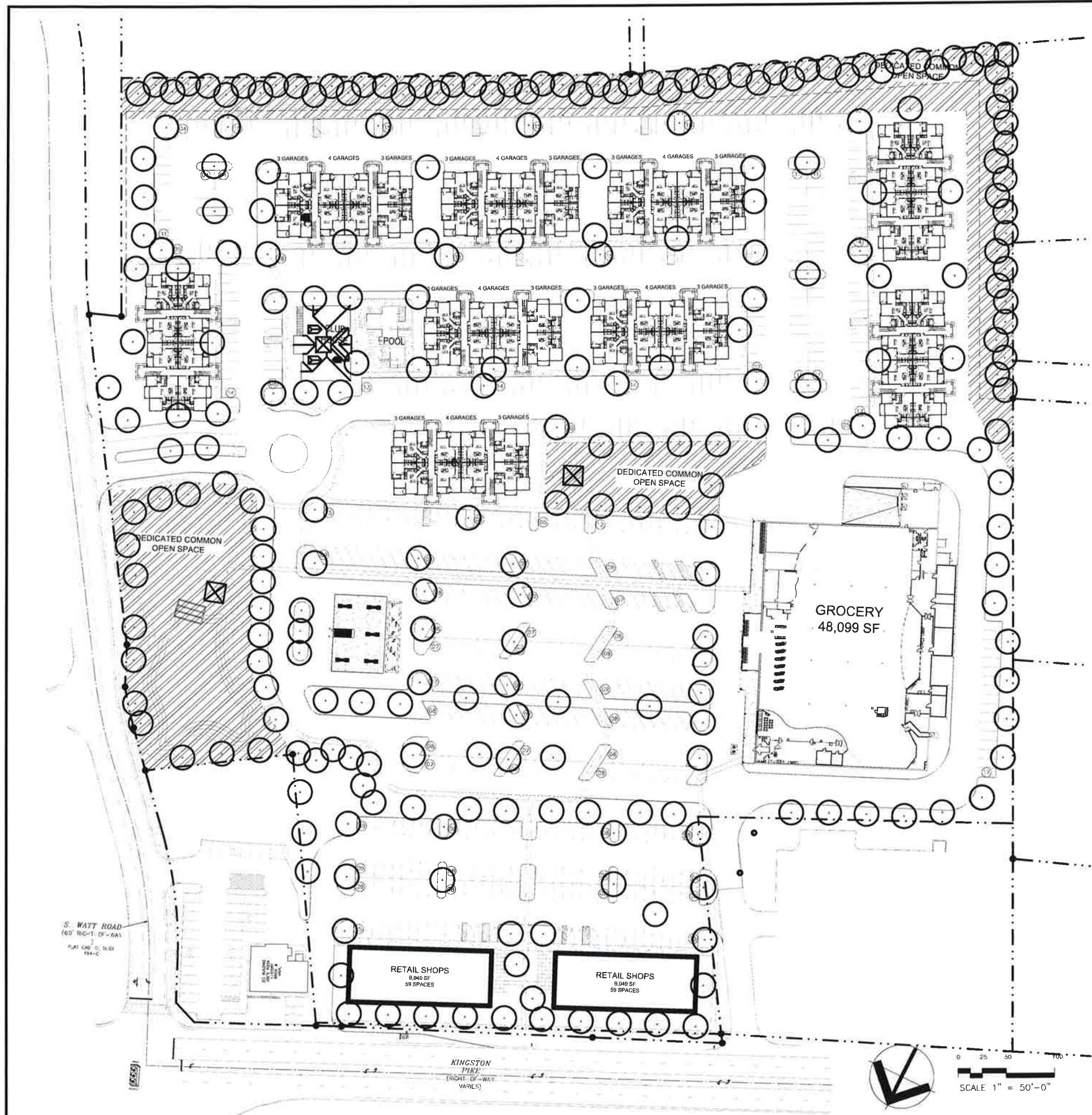
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DRAWN BY: DPH DATE: 3/15/17
 CHECKED BY: DPH FILE: 2017017bndy

REVISIONS

 **BEGINNING POINT**
LAND SURVEYING

234 LADD RIDGE ROAD
KINGSTON, TN 37763
Ph. (605) 696-4815



Tree Removal and Replacement Notes:

10" - 15" Trees Removed
 (53) hardwood trees
 (0) evergreen trees
 * (2) trees required for replacement per every (1) 10"-15" hardwood removed
 * (53) * 2 = **106 replacement trees needed**

16" - 20" Trees Removed
 (36) hardwood trees
 (0) evergreen trees
 * (3) trees required for replacement per every (1) 16"-20" hardwood removed
 * (36) * 3 = **108 replacement trees needed**

20"+ Trees Removed
 (52) hardwood trees
 (2) evergreen trees
 * (4) trees required for replacement per every (1) 20"+ hardwood removed
 * (52) * 4 = **208 replacement trees needed**
 * (2) trees required for replacement per every (1) 20"+ evergreen removed
 * (2) * 2 = **4 replacement trees needed**

Total number of replacement trees needed = 426 trees

Improvements Area Tree Requirements:

- (1) tree will be required for every 2500 square feet of proposed improvements (impervious area)
- 554,059 square feet of improvement area
- 554,059 / 2500 = 221.6 trees

Buffer Strip Requirements

Note: the 35' Buffer Strip shall be planted based on a 50' Buffer Strip. The proposed Buffer Strip is 1,223 linear feet.

- 50' Buffer Requirements**
- (6) canopy trees per 100 linear feet
 6 * 12 = 72 canopy trees required
69 trees proposed on plan (within buffer strip)
 - (8) understory trees per 100 linear feet
 8 * 12 = 96 understory trees required
 - (7) shrubs per 100 linear feet
 7 * 12 = 84 shrubs required

Storm Basin Requirements

Note: based on proposed 460 linear foot storm basin

- (1) canopy tree per 20 linear feet around basin
 = 23 canopy trees required
- (1) shrub per 5 linear feet around basin
 = 92 shrubs required
- (1) tree per 40 linear feet of static water line
 = TBD

Canopy Trees (as shown on plan):

Note: these numbers are based on what is currently shown as proposed on this Conceptual Landscape Plan

Total Canopy Trees: 266 Trees

Total 35' Buffer Strip Canopy Trees: 69 Trees

Notes:
 - Not for construction. Conceptual only.
 - Base plan obtained from owner.



**Kingston Pike and
 Watt Road**
 Knoxville, TN
 6.07.17

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a request to rezone Parcels 52, 54, 54.01, 55, and 57, Tax Map 151, located at 12723, 12733, 12737, 12743, and 12751 Union Road, 115 Acres, from A to R-1/OSR (Site Inc., Applicant)

INTRODUCTION AND BACKGROUND: This item involves a second workshop discussion related to the rezoning of the Ivey property that is situated between Saddle Ridge and Fox Run and that fronts along Union Road. Given its location, this property has been the subject of much development interest over the years. The property includes five parcels and is mostly zoned Agricultural (A). The property has been actively used as a farm and has some agriculture structures and at least one farm pond. The property is mostly pastureland but does have some wooded areas. There are also some drainage ways that bisect the property.

DISCUSSION: Given the property's physical characteristics, the applicant is requesting to rezone the property to the R-1/OSR Zoning District. This would provide the applicant with more flexibility in lot sizes and configurations. This would also provide more opportunity to protect environmentally sensitive portions of the site that could be incorporated into the required minimum 35% open space. On the future land use map in the CLUP, most of the property is shown as a low density residential. In order to be consistent with the rezoning request, the applicant will also need to request an amendment to the future land use map to change the designation to open space cluster residential.

When this item was discussed at last month's Planning Commission meeting, the question of Union Road and its substandard condition was addressed. Should the property be rezoned the development density would be substantially increased and this would need to be coordinated with improvements to Union Road so that the road can safely accommodate the additional traffic. At this point, it is likely that it will be at least 5 years before Union Road is improved to a condition that can handle notable increases in traffic. As the staff noted last month, a rezoning of the Ivey property may be premature given the timing of the anticipated road improvements.

Another question related to this item and that was raised by a resident of the Saddle Ridge Subdivision at last month's Planning Commission meeting was whether the R-1/OSR was the best zoning district for the property and most compatible with abutting subdivisions. Though the rezoning may be premature due to the timing of needed road improvements, the staffs' recommendation is that, given the property's physical characteristics, the R-1/OSR would be the best zoning district. Certainly, a standard R-1 or R-2 development, similar to Fox Run and Saddle Ridge, would have a defined minimum lot size which some abutting residents have expressed as desirable. However, the R-1/OSR would provide for a greater building setback from abutting subdivisions (50 feet vs. 25 feet), the potential for a 25 foot buffer (if required by the Planning Commission), more overall open space (35% vs. 10%), and less general distribution of development on the property in the form of roads, utilities, and houselots.

The R-1/OSR has been a popular zoning district because it does provide more flexibility which is of value to both a developer and usually the residents that surround the development. Many of the Town's newer subdivisions, including Bridgemore, Briarstone, a portion of Cool Springs, Sheffield, Split Rail, and the Cove at Turkey Creek are all zoned R-1/OSR.

For these reasons, the staff would recommend that if the Ivey property is rezoned, the R-1/OSR would be the most appropriate zoning district and the open space cluster residential would be the most appropriate land use.



SITE
INCORPORATED
Civil Engineers • Surveyors

10215 Technology Drive, Suite 304
Phone: (865) 777-4160

Knoxville, TN 37932
Fax: (865) 777-4189

Rezoning Exhibit

Ivey Farm
Union Road
Farragut, Tennessee

DRAWN BY: ACH DATE: 04/17/17

CHECKED BY: DOR FILE: REZONING

REVISIONS

NO.	DATE	COMMENTS

RZ1

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Session I of Housing Discussion – Existing Residential Zoning Districts and Housing Provisions

INTRODUCTION AND BACKGROUND: A few months ago an application was filed to amend the R-4 Attached Single-Family Residential Zoning District to provide for detached units as a permitted use. The Commission was not in support of amending the R-4 District in this regard but were generally open to considering other options. One option was to explore a small lot open space overlay district that would target smaller infill tracts that might transition between lower density residential and non-residential and/or front along major arterial streets.

DISCUSSION: When this was last discussed in February the Planning Commission realized that there were many issues around the general topic of housing that would need to be explored and that would necessitate much more discussion. The staff was asked to coordinate a workshop. After given this some further consideration, the staff would propose that in order to help organize this process and guide the discussion, the Planning Commission may wish to consider appointing a small working group with a variety of perspectives to work with the staff on the formulation of an outline for moving forward. Though the staff would lead the process, this working group could help with research, participate in field trips, and help provide more focused feedback to the staff on the development of proposals for public consideration. The issue of providing for greater housing choice was noted in the Comprehensive Land Use Plan Update (CLUP) as an important strategy for the Town to pursue.

This strategy, however, is intertwined with other strategies identified in the plan and, from the staffs' perspective, must be explored in a more comprehensive manner. The recent discussions involving the use of public rights of ways and desired cross sections that would be adopted as updates to the Major Road Plan are critical to the question of housing and general land use. As an example, the staff is very interested in pursuing a Mixed Use Neighborhood Zoning District but this must be carefully considered in relation to an appropriate context which is strongly driven by the surrounding transportation network (both current and future).

Since the agenda items for this month's Planning Commission meeting are relatively light the staff will be providing an overview of what we have currently in terms of our residential zoning districts and housing provisions. From this re-introduction of the housing topic, the staff would also ask for feedback on how to proceed from this point in the most effective manner and whether the Commission is amenable to appointing a working group that could explore certain aspects of the CLUP in more depth.

Included in your packet are a couple of maps related to our existing zoning districts and appraised property values. Some supplemental information concerning our existing residential zoning districts and general property values are as follows:

- 1) The total acreage and total number of platted occupied lots in each residential or agricultural zoning district are as follows:
 - a. Ag Zoning All land use except unused land – 36 parcels 745.45 acres
 - b. OSMR- 230 parcels, 174.99 acres
 - c. OSR- 437 parcels, 241.14 acres
 - d. R-1 – 1043 parcels, 1484.17 acres
 - e. R-1-S-A – 57 parcels, 68.58 acres
 - f. R-2 – 5533 parcels, 3742.21 acres
 - g. R-3 – 640 parcels, 231.40 acres
 - h. R-4 – 478 parcels, 78.28 acres
 - i. R-5 – 34 parcels, 19.75 acres
 - j. R-6 – 2 parcels, 55.16 acres
- 2) The total acreage and total number of vacant lots in each residential or agricultural zoning district are as follows:
 - a. Ag Zoning Unused land – 21 parcels 66.48 acres
 - b. OSMR – 16 parcels, 76.07 acres
 - c. OSR- 258 parcels, 309.42 acres
 - d. R-1 – 172 parcels, 188.3 acres
 - e. R-1-S-A – 14 parcels, 13.97 acres
 - f. R-2 – 185 parcels, 253.77 acres
 - g. R-3 – 5 parcels, 5.91 acres
 - h. R-4 – 47 parcels, 37.94 acres
 - i. R-5 - 0
 - j. R-6 - 0
- 3) The total number of lots in value ranges of \$100,000 with anything over \$500,000 grouped together are as follows (please note that there were 1,053 lots with no assigned appraised value and these are not reflected below):
 - a. \$100,001 - \$200,000 – 2094
 - b. \$200,001 - \$300,000 – 2185
 - c. \$300,001 - \$400,000 – 2011
 - d. \$400,001 - \$500,000 – 1012
 - e. > \$500,001 - 781

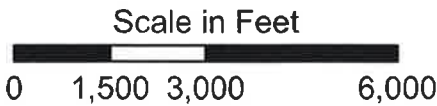
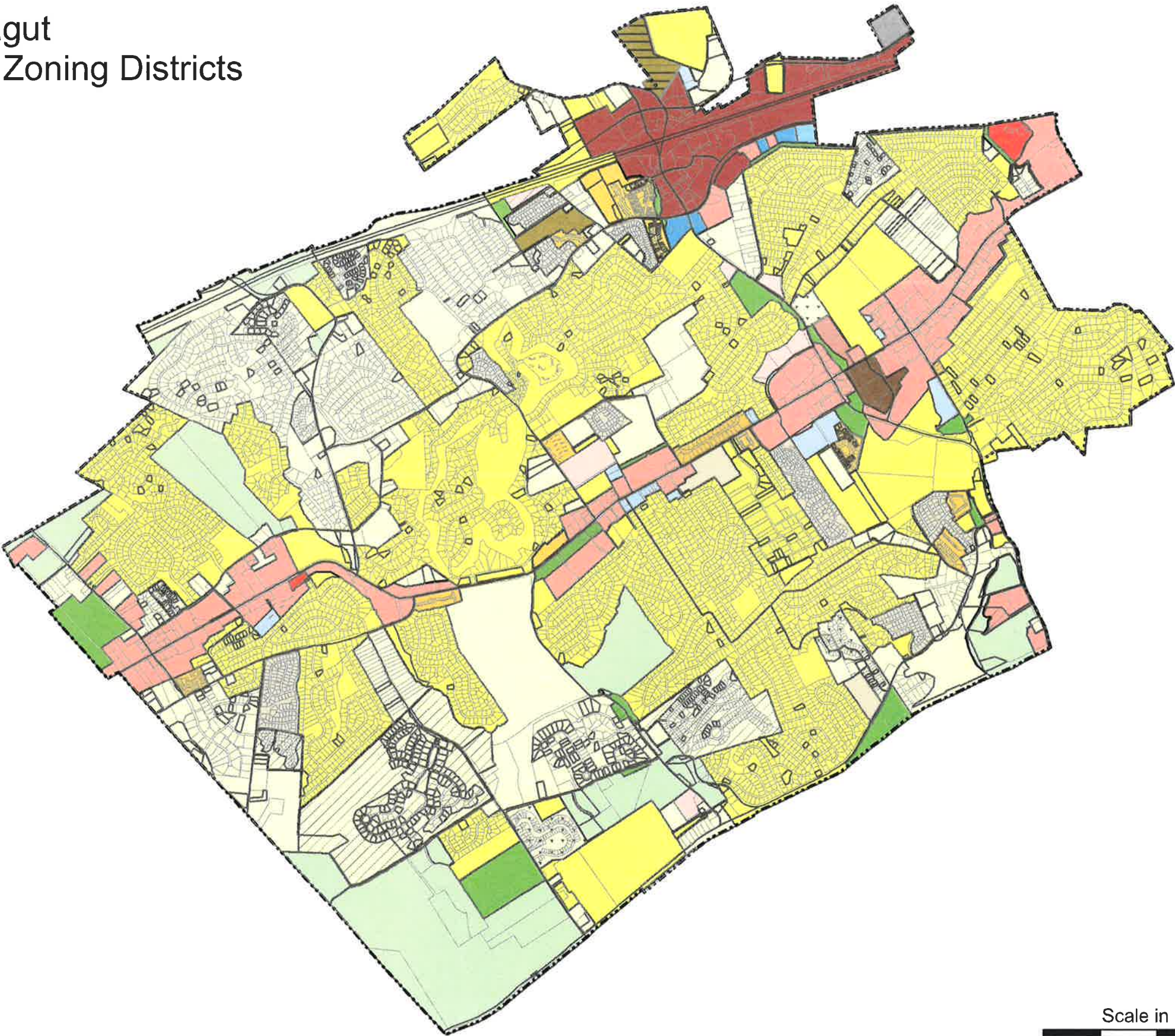
Town of Farragut

Vacant Parcels & Existing Zoning Districts

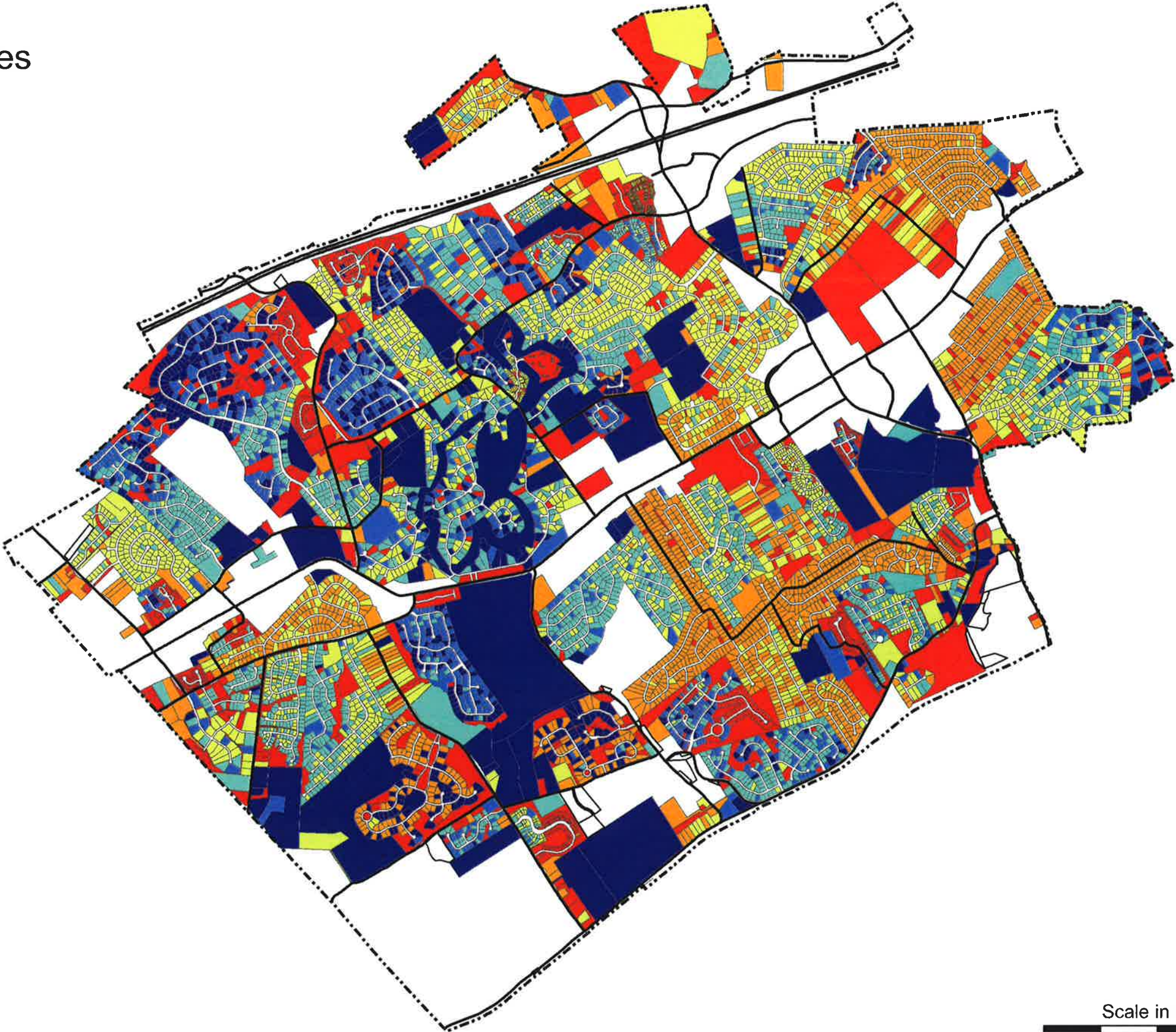
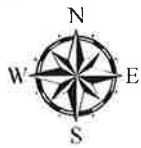


Legend

- Major Roads
- Town Boundary
- Unused/Vacant Parcels
- Telecommunication Tower Overlay Zone
- A, Agricultural
- Business District Four Story
- R-6, OSMFR
- B-1, Buffer
- OS-P, Open Space/Park
- S-1, Community Service
- R-1, Rural Single-Family Residential
- R-1-S-A, Rural Single-Family Acre Residential
- R-2, General Single-Family Residential
- R-3, Small Lot Single-Family Residential
- R-4, Attached Single-Family Residential
- R-5, Two-Family Residential
- R-6, Multi-Family Residential
- OSR, Open Space Residential Overlay
- OSMR, Open Space Mixed Residential Overlay
- O-1, Office
- O-1-3, Office, Three Stories
- O-1-5, Office, Five Stories
- Town Center District
- C-1, General Commercial
- C-1-3, General Commercial, Three Stories
- C-2, Regional Commercial
- C-2-R/W, Regional Commercial, Retail/Warehousing
- PCD, Planned Commercial Development



Town of Farragut Property Appraisal Values



Legend

- Major Roads
- Town Boundary

Appraisal Value

- No Assigned Property Value to \$100,000
- \$100,001 to \$200,000
- \$200,001 to \$300,000
- \$300,001 to \$400,000
- \$400,001 to \$500,000
- Greater Than \$500,001

NOTE:
White areas are properties not zoned residential. Appraisal values are only shown for property zoned residential.

Scale in Feet

