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AGENDA
FARRAGUT MUNICIPAL PLANNING COMMISSION

July 20, 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 – June 15, 2017**

4. **Discussion and public hearing on a resubdivision plat involving the Y-12 Federal Credit Union property at 13128 Kingston Pike, 5.3 Acres, Zoned C-1 (Daniel Humphreys, Applicant)**

5. **Discussion and public hearing on a site plan for an addition to the Farragut ENT building at 144 Concord Road, 1.4 Acres, Zoned C-1 (Urban Engineering, Applicant)**

6. **Discussion and public hearing on a site plan for exterior renovations for the office building at 11165 Kingston Pike, less than 1 Acres, Zoned C-1 (Stuart Anderson, Applicant)**

7. **Discussion and public hearing on a concept plan for McFee Manor (east side of McFee Road across from Bridgemore Subdivision), Parcels 25 and 26, Tax Map 152, 42.5 Acres, Zoned R-1/OSR (Placemakers Partnership, Applicant)**

8. **Discussion and public hearing on an amendment to Chapter 3, Section XII., F., 9., a., to provide for new height regulations for buildings constructed in the Mixed Use Town Center portion of the General Commercial (C-1) Zoning District (Town of Farragut, Applicant)**

9. **Review 2018 Work Program Items Involving the Planning Commission**

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

June 15, 2017

MEMBERS PRESENT
Ralph McGill, Mayor
Louise Povlin, Alderman
Ed St. Clair, Vice-Chairman
Noah Myers
Betty Dick
Drew Carson
Jack Coker, Youth Representative

MEMBERS ABSENT
Rita Holladay, Chairman
Ed Whiting, Secretary
Rose Ann Kile

Staff Representatives: Mark Shipley, Community Development Director
Gary Palmer, Assistant Town Administrator

Vice-Chairman St. Clair called the meeting to order at 7 p.m.

1. **CITIZEN FORUM**
   Commissioner Dick apologized for not being at the June 1st meeting at NHC.

2. **APPROVAL OF AGENDA**
   The staff noted that Agenda Item #4 had been postponed at the request of the applicant and that Agenda Item #5 would be a workshop item. Vice-Chairman St. Clair asked if the Commission would entertain moving agenda items to better accommodate public input. Commissioners were receptive to this and a motion was made by Commissioner Myers to move Agenda Item #7 to Agenda Item #4 and Agenda Item #6 to Agenda Item #5. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

3. **APPROVAL OF MINUTES**
   A motion was made by Commissioner Povlin to approve the May 18, 2017 minutes. The motion was seconded by Commissioner Myers and the motion passed unanimously.

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)**
   Postponed at the request of the applicant.

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.

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)**
   At the request of the applicant this became a workshop discussion item and no action was taken.

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)**
   The staff reviewed this item and noted that 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. Staff noted that 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 would need to be protected so there is an appropriate land use transition. The applicant does provide for 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. The staff noted that 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. The staff noted 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. The staff indicated that they 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 encouraged the Commission to give careful consideration to the concept master plan, particularly to the southern portion of the area included in the proposed rezoning.

   After a fairly long discussion, the Commission felt that rezoning the property for this planned commercial development would provide value to the community by mixing residential and commercial within the same project and including pockets of open space.

   A motion was made by Commissioner Myers to approve Resolution PC-17-09 which recommends approval of Ordinance 17-10. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

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)**
   For discussion purposes only.

8. **SESSION I OF HOUSING DISCUSSION – EXISTING RESIDENTIAL ZONING DISTRICTS AND HOUSING PROVISIONS**
   For discussion purposes only.

ADJOURNMENT
The meeting adjourned at 9:32 p.m.

_____
Edwin K. Whiting, Secretary

MEETING DATE: July 20, 2017 **AGENDA ITEM # 4**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a resubdivision plat involving the Y-12 Federal Credit Union property at 13128 Kingston Pike, 5.3 Acres, Zoned C-1 (Daniel Humphreys, Applicant)

INTRODUCTION AND BACKGROUND: In September of 2006 a plat was recorded in association with the Y-12 Federal Credit Union development. As part of this plat it was anticipated that the south portion of the parcel would be developed at some point. Consequently, a 50 foot permanent access easement was platted along the eastern side property line. As recorded, this easement would also provide access to adjoining properties when they are developed or re-developed.

The resubdivision plat that is before you would divide the original parcel into two lots. The Y-12 facility would be on Lot 1 and the remainder of the parcel would become Lot 2. Since these properties are greater than 50,000 square feet, they are subject to the requirement to provide for 10% open space per Article III., E of the Farragut Subdivision Regulations. The plat of record does not allocate any open space so a question for the Commission is whether a plat which divides the parcel into smaller lots should now allocate the required open space.

It would appear that, based on the master concept plan presented to the Planning Commission in association with the PCD rezoning at S. Watt Road and Kingston Pike, the area shown as Lot 2 will become part of the PCD development. The PCD development has provided the required open space in the master concept plan. This, however, will need to be memorialized in a plat which includes the remainder of the land involved in the PCD project.

Since the applicant does not show any designated open space as part of this resubdivision plat, they will need to request a variance from this requirement. This variance would require a separate action from the Planning Commission.

RECOMMENDATION: Included in your packet is a copy of the revised resubdivision plat and the staffs' 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 to the open space requirement, the staff would support a variance provided a plat note is included which indicates that the required open space for this resubdivision will be provided as part of a plat of the PCD development that is reflected in Ordinance 17-10.

Mark Shipley

From: Mark Shipley
Sent: Wednesday, June 28, 2017 4:39 PM
To: 'rls2060@comcast.net'
Cc: Bart Hose; Darryl Smith
Subject: Jones Farm Plat comments

Daniel,

The staff has reviewed the Jones Farm resubdivision plat and would ask that the following comments be addressed by July 10 so that this can be taken to the Planning Commission on July 20:

1) Please correct Note #4 to state that this will divide Parcel 078, Tax Map 151 into two lots;
2) Please correct Note #1 to reflect the correct parcel;
3) Please clarify Note #5;
4) Please include dimensions between the proposed property line and the Y-12 parking lot to verify compliance with the 10 foot parking lot setback requirement;
5) Please include the current zoning and note that the setbacks are per the C-1 Zoning District;
6) Please show the old acreage in parentheses;
7) Please note on the application if you are requesting a variance from the requirement to provide for at least 10% open space as part of this resubdivision. This variance to the subdivision regulations will have to be considered by the Planning Commission as a separate action item;
8) Please verify if the barn has been removed. It was on the original plat but not on this plat; and
9) Please include the flood verification note and reference the applicable FIRM map and map date.

Thanks for your help.

mark shipley, AICP
COMMUNITY DEVELOPMENT DIRECTOR

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

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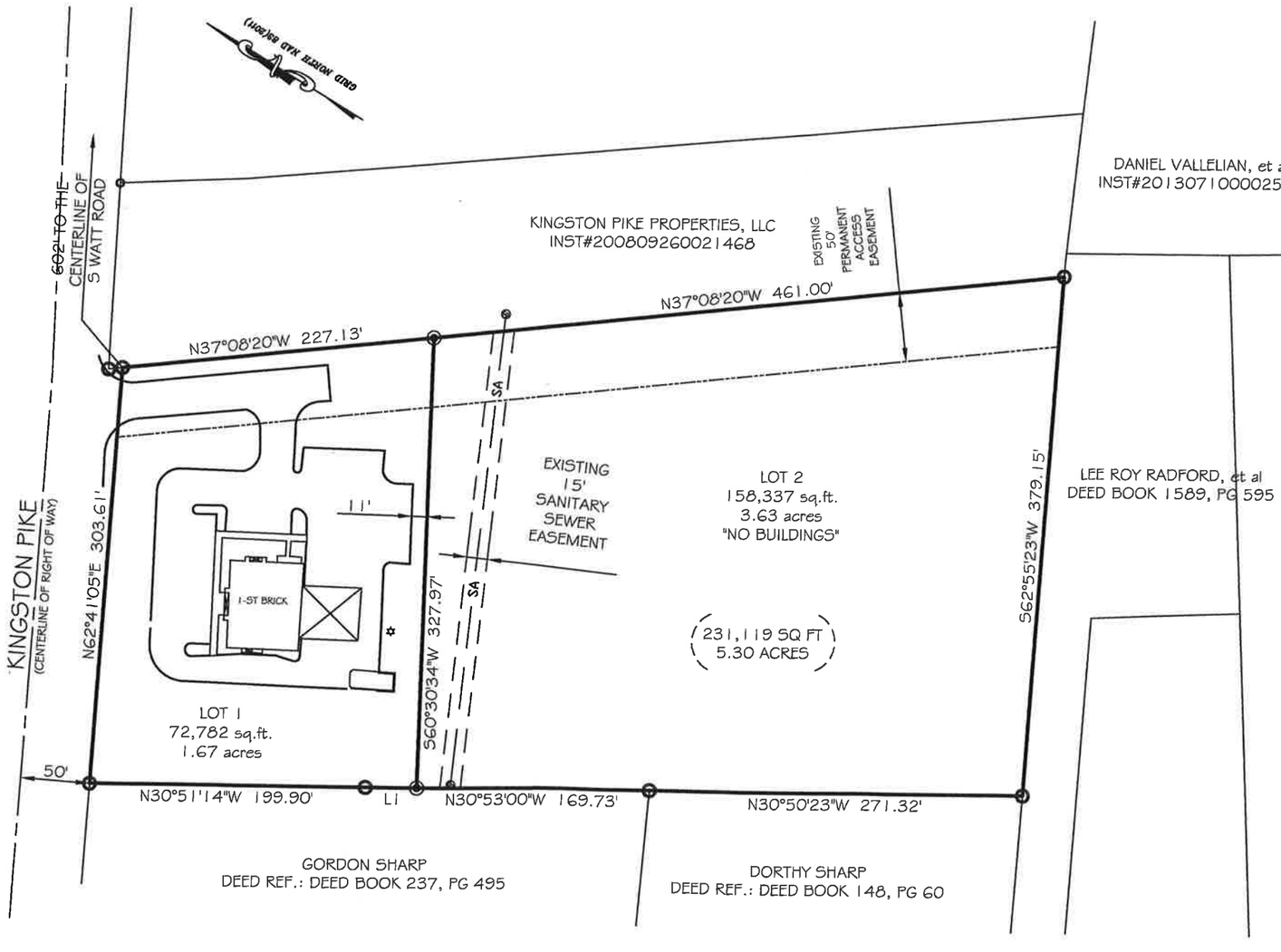
townoffarragut.org

CERTIFICATE OF SURVEY ACCURACY

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

6/19/17
Date

Registered Surveyor # 2060



DANIEL P. HUMPHREYS
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
6/19/17
TENNESSEE NO. 2060

LINE TABLE		
LINE	BEARING	LENGTH
L1	N30°53'00"W	36.60'

RECEIVED
JUL 20 2017

Exhibit C

NO 85

NOTIFY TENNESSEE ONE CALL SYSTEM AT 1-800-351-1111 AND/OR ANY INDIVIDUAL UTILITY AUTHORITIES BEFORE ANY EXCAVATION FOR EXACT LOCATION OF ALL UNDERGROUND UTILITIES. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AS LOCATED BY THE TENNESSEE ONE CALL SYSTEM. WE DO NOT GUARANTEE THE ACCURACY OF THE LOCATIONS. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

2. EASEMENT INFORMATION ON PARCELS 79.00 & 79.02 SUPPLIED TO THIS SURVEYOR

PCD development

GRID

S WATT ROAD

KINGSTON PIKE

OLD STAGE ROAD

JOSEPH ARICO, et al
DEED REF.: DEED BOOK 2087, PG 438
PLAT REF.: INST#200004390-00190
CITY MAP 51, PARCEL 067

KINGSTON PIKE PROPERTIES, LLC
DEED REF.: INST#201203270033247
PLAT REF.: INST#200430001201490
CITY MAP 51, PARCEL 080
93,710 sq ft
2.30 acres

EAST TENNESSEE FAMILY HOMES, LLC
DEED REF.: INST#201209090007139
PLAT REF.: PLAT CAB 113L, PAGE 23
CITY MAP 51, PART OF PARCEL 095
67,300 sq ft
1.55 acres

TURNER HOMES, LLC
DEED REF.: INST#201308230054422
PLAT REF.: INST#201403150053770
CITY MAP 051N, GROUP A, PARCEL 036

REMAINING LANDS OF
EAST TENNESSEE FAMILY HOMES, LLC
DEED REF.: INST#201209090007139
PLAT REF.: PLAT CAB 113L, PAGE 23
CITY MAP 51, PART OF PARCEL 095

OVERALL
812,359 sq.ft.
18.65 acres

KINGSTON PIKE PROPERTIES, LLC
DEED REF.: INST#201208280029707
CITY MAP 51, PARCEL 080
69,537 sq ft
1.60 acres

JAMES VALLELIAN, et al
DEED REF.: INST#201307100002535
PLAT REF.: PLAT CAB 113L, PAGE 23
CITY MAP 51, PART OF PARCEL 095.01
82,220 sq ft
.89 acres

REMAINING LANDS OF
JAMES VALLELIAN, et al
DEED REF.: INST#201307100002535
PLAT REF.: PLAT CAB 113L, PAGE 23
CITY MAP 51, PART OF PARCEL 095.01

KINGSTON PIKE PROPERTIES, LLC
DEED REF.: INST#200609260002468
CITY MAP 51, PARCEL 079
86,762 sq ft
1.99 acres

RONALD WOODY, et al
DEED REF.: INST#201210300035137
PLAT REF.: PLAT BOOK 9, PAGE 51
CITY MAP 51, PARCEL 096.01

Y-12 Credit Union

REMAINING LANDS OF
Y-12 FEDERAL CREDIT UNION
DEED REF.: INST#200508260008750
PLAT REF.: INST#200609090019679
CITY MAP 51, PART OF PARCEL 079

Lot 2
on resub
plat

REMAINING LANDS OF
Y-12 FEDERAL CREDIT UNION
DEED REF.: INST#200508260008750
PLAT REF.: INST#200609090019679
CITY MAP 51, PART OF PARCEL 079
36,337 sq ft
.83 acres

LEE ROY RADFORD, et al
DEED REF.: DEED BOOK 589, PG 595
PLAT REF.: PLAT CAB P, SLIDE 245D
CITY MAP 51, PART OF PARCEL 096
40,253 sq ft
0.92 acres

FRANKLIN WEAVER, et al
DEED REF.: INST#201308160009956
PLAT REF.: PLAT BOOK 9, PAGE 51
CITY MAP 51, PART OF PARCEL 097
9,841 sq ft
.63 acres

DANIEL VALLELIAN, et al
DEED REF.: INST#201308200076070
PLAT REF.: PLAT BOOK 9, PAGE 51
CITY MAP 51, PARCEL 096

DORTHY SHARP
DEED REF.: DEED BOOK 148, PG 140

GORDON SHARP
DEED REF.: DEED BOOK 231, PG 495

LEE ROY RADFORD, et al
DEED REF.: DEED BOOK 589, PG 595
PLAT REF.: PLAT CAB P, SLIDE 245D
CITY MAP 51, PART OF PARCEL 096
40,253 sq ft
0.92 acres

LEE ROY RADFORD, et al
DEED REF.: DEED BOOK 589, PG 595
PLAT REF.: PLAT CAB P, SLIDE 245D
CITY MAP 51, PART OF PARCEL 096.01
5,997 sq ft
0.35 acres

REMAINING LANDS OF
LEE ROY RADFORD, et al
DEED REF.: DEED BOOK 589, PG 595
PLAT REF.: PLAT CAB P, SLIDE 245D
CITY MAP 51, PART OF PARCEL 096.01

REMAINING LANDS OF
FRANKLIN WEAVER, et al
DEED REF.: INST#201308160009956
PLAT REF.: PLAT BOOK 9, PAGE 51
CITY MAP 51, PART OF PARCEL 097

GRAPHIC SCALE
0 30 60 120 240
(IN FEET)
1 inch = 60 ft

LINE TABLE		
LINE	BEARING	LENGTH
L1	S64°06'25"W	16.96
L2	N60°38'29"E	26.34
L3	S42°33'22"E	43.92
L4	S28°32'45"E	43.91
L5	S65°06'06"W	34.20
L6	N37°43'34"W	9.87

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	43.39	375.09'	N43°06'23"W	43.36
C2	70'	462.00'	N37°36'17"W	1.70'

CERTIFICATION OF SURVEY

THE BOUNDARY SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION BY THE METHOD OF RANDOM TRAVERSE. THE UNADJUSTED MATHEMATICAL ERROR OF CLOSURE OF THE TRAVERSE WAS 1:51,888. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE. I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP #47093C0281G, DATED AUGUST 5, 2013 AND FOUND THAT THE PROPERTY DESCRIBED HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA, ZONE X. THIS SURVEY AND PLAT MEET OR EXCEEDS THE MINIMUM STANDARDS OF A CATEGORY P SURVEY. THE BASIS OF BEARINGS SHOWN HEREON IS GRID NORTH. THIS SURVEY IS REFERENCED TO THE TENNESSEE LAMBERT GRID SYSTEM. A GRID OR SCALE FACTOR WAS NOT APPLIED TO THE TRAVERSE FOR THIS SURVEY.

DANIEL P. HUMPHREYS
Tennessee Reg. No. 2060
...20...16

DANIEL P. HUMPHREYS
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2060

BEGINNING POINT
LAND SURVEYING
234 LADD RIDGE ROAD
KINGSTON, TN 37763
PH. (865) 696-4613

Boundary Survey for

Kingston Pike Properties, LLC

Kingston Pike, S Watt Road and Old Stage Road
6th Civil District, Knox County
Town of Farragut, Tennessee

REVISIONS			
NO.	DATE	COMMENTS	

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

BNDY

MEETING DATE: July 20, 2017 **AGENDA ITEM # 5**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for an addition to the Farragut ENT building at 144 Concord Road, 1.4 Acres, Zoned C-1 (Urban Engineering, Applicant)

INTRODUCTION AND BACKGROUND: The Farragut ENT is located behind Capital Bank off Concord Road. The site plan for the existing development, which includes a building that is 7,820 square feet, was approved on January 17, 2013. Now the owner is requesting approval for a 2,000 square foot addition to the rear portion of the building.

DISCUSSION: The original building pre-dated the Architectural Design Standards (ADS) that were adopted in 2015. Consequently, a question for the Commission is whether the addition should adhere to the 75% masonry provisions or be constructed to match the existing building which is a mixture of EIFS, stone, and split faced CMU. The applicant is proposing to match the existing building.

RECOMMENDATION: A copy of the revised site plan is included in your packet along with the staff comments on the original site plan. The staff will make a recommendation at the meeting based on whether the staff comments have been satisfactorily addressed. In terms of the addition and adherence to the ADS, the staff would support the addition matching the existing building so that the proportions of building materials are consistent.

Mark Shipley

From: Mark Shipley
Sent: Thursday, June 22, 2017 3:27 PM
To: 'uei@tds.net'
Cc: Dan Johnson; Darryl Smith; Lori Saal
Subject: RE: ENT

Thanks. As far as comments I have they would include the following:

1) Please identify what the shaded areas are on Sheet C-1. I assume these are concrete slabs or sidewalks which is what the floor plan sheet indicates;
2) Please number the sheets 1 of ..., 2 of ...;
3) Please modify the HVAC screens (for any units that may be visible from an adjacent property or right of way) so that they are masonry to match the building. New HVAC screens have be part of the building they are serving. Fences cannot be used for new or modified screening;
4) Some of the tree relocations imply there may be some grading or disturbance further in the back than would appear needed for the addition. Is a grading sheet necessary?
5) Please ensure that the relocated trees will not interfere with the gas line that is shown on the plans;
6) The FDC will need to be relocated so that it is visible for an approaching fire truck (please coordinate with the Fire Marshal);
7) The Architectural Design Standards require new buildings to be at least 75% masonry (brick or stone). The EIFS that is proposed will need to be considered by the planning commission as to whether it is acceptable in this context. The staff understands that EIFS is only being used to match the existing remainder of the building.

Please let me know if you have any questions. Thanks.

From: Chris Sharp, P.E. [mailto:uei@tds.net]
Sent: Thursday, June 22, 2017 2:34 PM
To: Mark Shipley <mshipley@townoffarragut.org>
Subject: RE: ENT

Thank you, sir. Have a good day...

Chris

From: Mark Shipley [mailto:mshipley@townoffarragut.org]
Sent: Thursday, June 22, 2017 2:24 PM
To: uei@tds.net
Subject: ENT

I have asked for comments on the ENT to be provided to me by next Tuesday. Given the minor nature of this I will not include it on a staff/developer agenda. I will work with you on the comments given you are out next week and this plan is so minor. I don't anticipate many (if any) comments.

URBAN ENGINEERING, INC.

CIVIL ENGINEERS • LAND PLANNERS • LAND SURVEYORS

July 6, 2017

RECEIVED
JUL 06 2017
TOWN OF FARRAGUT

Mr. Mark Shipley
Town of Farragut
11408 Municipal Center Drive
Farragut, TN 37934

Re: Farragut ENT

The purpose of this letter is to respond to comments that we received on June 22, 2017.

1. We added labels to the new concrete areas per comment. Please see Sheet C-1.
2. Sheet numbers have been added per comment.
3. The screening detail has been revised per comment. Please see Sheet A3.1. There is still conversation between the Contractor and Owner about the final preference for the location of the HVAC units (either ground mounted, as shown on the attached drawings or roof mounted). We request that both alternatives be reviewed for compliance with the screening requirement. The parapet walls should be of sufficient height to screen the new units. We will more than likely have a final location prior to the MPC meeting. I will contact you when their decision has been made.
4. There is little to no proposed grading behind the addition. We spotted the silt fence near the top of pond bank to allow room for construction traffic and material storage. The only excavation should be for footing installation, tree relocation and utility adjustments.
5. Comment noted. We would like to do a field review with you once the utilities have been painted and the proposed tree locations are marked to verify that there are no conflicts.
6. We are proposing that the FDC be relocated to the west side of the addition to provide visibility. Please see Sheet C-1.
7. Comment noted. Our proposal is to use the same EIFS / stone / split faced CMU ratio that was constructed with the existing office. Please see Sheet A3.1.

Please do not hesitate to contact me if you have questions or comments about this letter or attachments.

Sincerely,

Urban Engineering, Inc.

Chris Sharp, P.E.

11852 KINGSTON PIKE • FARRAGUT, TENNESSEE 37934 • PHONE: 865-966-1924 • FAX: 865-671-1933

SITE DEVELOPMENT PLANS

U.E.I. PROJECT NO. 1705010

FARRAGUT ENT

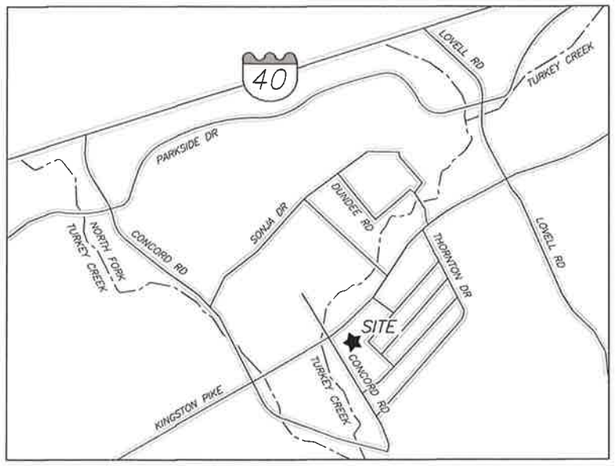
SITE ADDRESS: 144 CONCORD ROAD, FARRAGUT, TENNESSEE 37934
CLT MAP 143, INSERT 'H', GROUP 'A', PARCEL 1.11

OWNER / DEVELOPER:
L & W PROPERTIES, LLC
144 CONCORD ROAD
KNOXVILLE, TN 37934
(865) 777-1727

SITE ENGINEER/SURVEYOR:
URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

SITE LANDSCAPE DESIGNER:
LAND DESIGN GROUP
ALLEN DUKE
1813 NORTHSHORE HILLS BLVD.
KNOXVILLE, TENNESSEE 37922
(865) 599-3059

SITE ARCHITECT:
BREWER, INGRAM FULLER ARCHITECTS
DAN BREWER
CHEROKEE MILLS
111 N. CONCORD STREET
KNOXVILLE, TN 37919
(865) 525-2707



LOCATION MAP

SHEET INDEX

TITLE	SHEET
TITLE SHEET	C-0
SITE PLAN	C-1
FLOOR PLAN AND DEMO PLAN	A2.1
ELEVATIONS	A3.1
LANDSCAPE PLAN	LA-1

BUILDING SUMMARY:

EXISTING BUILDING AREA (S.F.)	7,820
PROPOSED BUILDING AREA (S.F.):	2,000
NUMBER OF STORIES:	1
CONSTRUCTION TYPE:	III-B
OCCUPANCY TYPE:	BUSINESS
ONE-HOUR PROTECTED:	NO
BUILDING SPRINKLED:	YES

SPECIFICATIONS

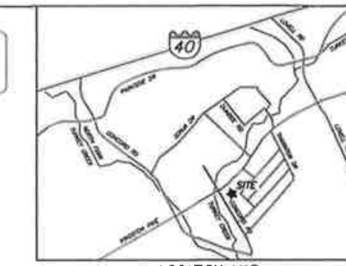
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

ELECTRICAL	- AS DIRECTED BY LCUB
GAS	- AS DIRECTED BY KUB
WATER	- AS DIRECTED BY FIRST UTILITY DISTRICT
CABLE TV	- AS DIRECTED BY CHARTER
TELEPHONE	- AS DIRECTED BY TDS
TOWN OF FARRAGUT	- ALL APPLICABLE TOWN REGULATIONS AND ORDINANCES

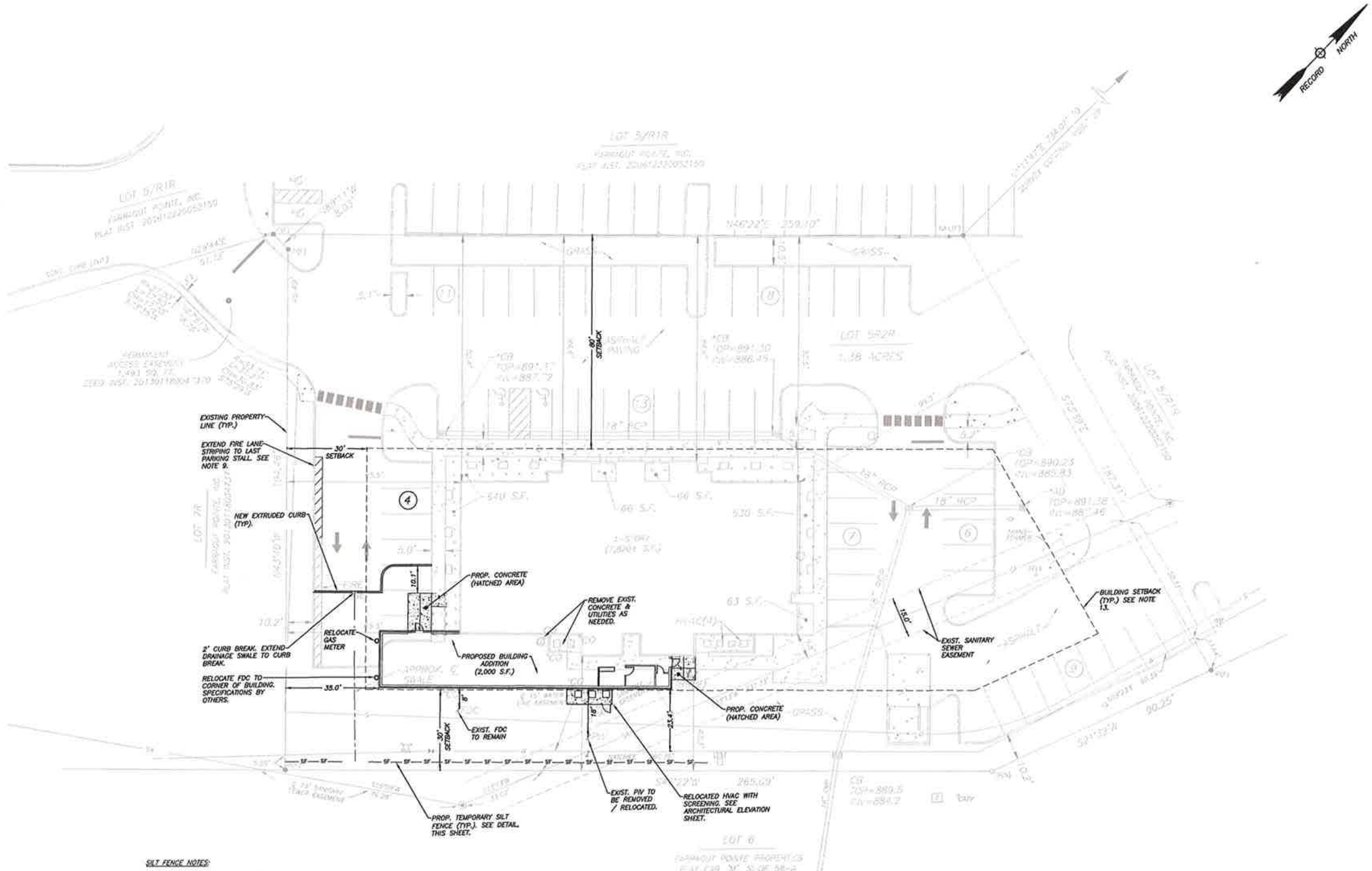
RECEIVED
JUL 06 2017
TOWN OF FARRAGUT

ISSUE NO.	DATE	DESCRIPTION
2	7/10/17	SUBMITTAL 2
1	6/19/17	ISSUE FOR PERMIT

REFERENCES:
PLAT INST. 201301180047371
DEED INST. 201302150054010



LOCATION MAP



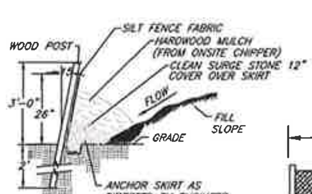
NOTES:

1. PROPERTY CORNERS MARKED AS NOTED.
2. THIS PROPERTY IS ZONED C-1. REQUIRED BUILDING SETBACKS AS FOLLOWS:
   - FRONT: 40'/60'/80'
   - SIDE: MINIMUM 20'/TOTAL 60'
   - REAR: 30'
3. PARKING: 1 SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA. 1 BIKE STALL PER 5,000 SQUARE FEET OF GROSS FLOOR AREA:
   EXISTING BUILDING GROSS FLOOR AREA = 7,820± S.F.
   PROPOSED BUILDING ADDITION = 2,000 S.F.
   TOTAL AFTER ADDITION = 9,820 S.F.
   REQUIRED PARKING = 39 SPACES (INCLUDING 2 H.C.)
   REQUIRED BIKE STALLS = 2
   EXISTING PARKING = 58 SPACES (INCLUDING 2 H.C.)
   EXISTING BIKE STALLS = 3
4. TOTAL SITE AREA = 60,302 S.F. (1.38 ACRES)
   EXISTING BUILDING & ROOF AREA = 7,820 S.F.
   EXISTING PARKING & FLATWORK AREA = 32,919 S.F.
   EXISTING TOTAL IMPERVIOUS AREA = 40,739 S.F.
   EXISTING LOT COVERAGE = 67.6%
   MAXIMUM LOT COVERAGE = 70.0%
   NEW ALLOWABLE IMPERVIOUS AREA = 1,397 S.F.
   EXISTING IMPERVIOUS TO BE REMOVED = 1,695 S.F.
   PROPOSED IMPERVIOUS AREA = 2,362 S.F.
   NET INCREASE IN IMPERVIOUS AREA = 667 S.F.
   TOTAL IMPERVIOUS AREA AFTER IMPROVEMENTS = 41,406 S.F. (68.7%)
5. INTERIOR LANDSCAPING REQUIRED = 2.5 x 242
   = 605 S.F.
   AS-BUILT INTERIOR LANDSCAPING = 1,365 S.F.
6. THERE ARE NO PROPOSED ANTENNAS AS PART OF THIS DEVELOPMENT.
7. THERE ARE NO AQUATIC BUFFERS WITHIN THIS SITE.
8. TREES THAT ARE DAMAGED OR REMOVED ARE TO BE REPLACED PER THE TOWN OF FARRAGUT TREE PROTECTION/REPLACEMENT ORDINANCE.
9. FIRE LANES SHALL BE 3' WIDE WITH 1'-9" LETTERING AS SHOWN ON THE PLAN.
10. SIGNAGE AND STRIPING TO CONFORM TO THE MUTCD, LATEST EDITION.
11. TRAFFIC CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR.
12. PROVIDE 1/2" PRE-MOLDED EXPANSION JOINTS WHERE SIDEWALK ABUTS BUILDING. PROVIDE SAWED CONSTRUCTION JOINTS AT 5' INTERVALS.
13. SETBACKS SHOWN ON THIS PLAN ARE PER THE CURRENT TOWN OF FARRAGUT ZONING ORDINANCE.

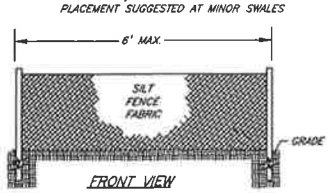
SILT FENCE NOTES:

-USE SILT FENCE ONLY WHEN DRAINAGE AREA DOES NOT EXCEED 1/4 ACRE PER 100 FEET OF FENCE AND NEVER IN AREAS OF CONCENTRATED FLOW GREATER THAN ONE CUBIC FEET PER SECOND

-SILT FENCE/STRAW BALE CHECK DAM PLACEMENT SUGGESTED AT MINOR SWALES



SIDE VIEW



FRONT VIEW

STANDARD TEMPORARY SILT FENCE
N.T.S.

CHRISTOPHER A. SHARP
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 00108984
STATE OF TENNESSEE

RECEIVED
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TOWN OF FARRAGUT

GRAPHIC SCALE
20 0 20 40

SHEET C-1 (SHEET 2 OF 5)

SITE PLAN
FARRAGUT ENT
SITE ADDRESS: 144 CONCORD RD, FARRAGUT, TENNESSEE 37934

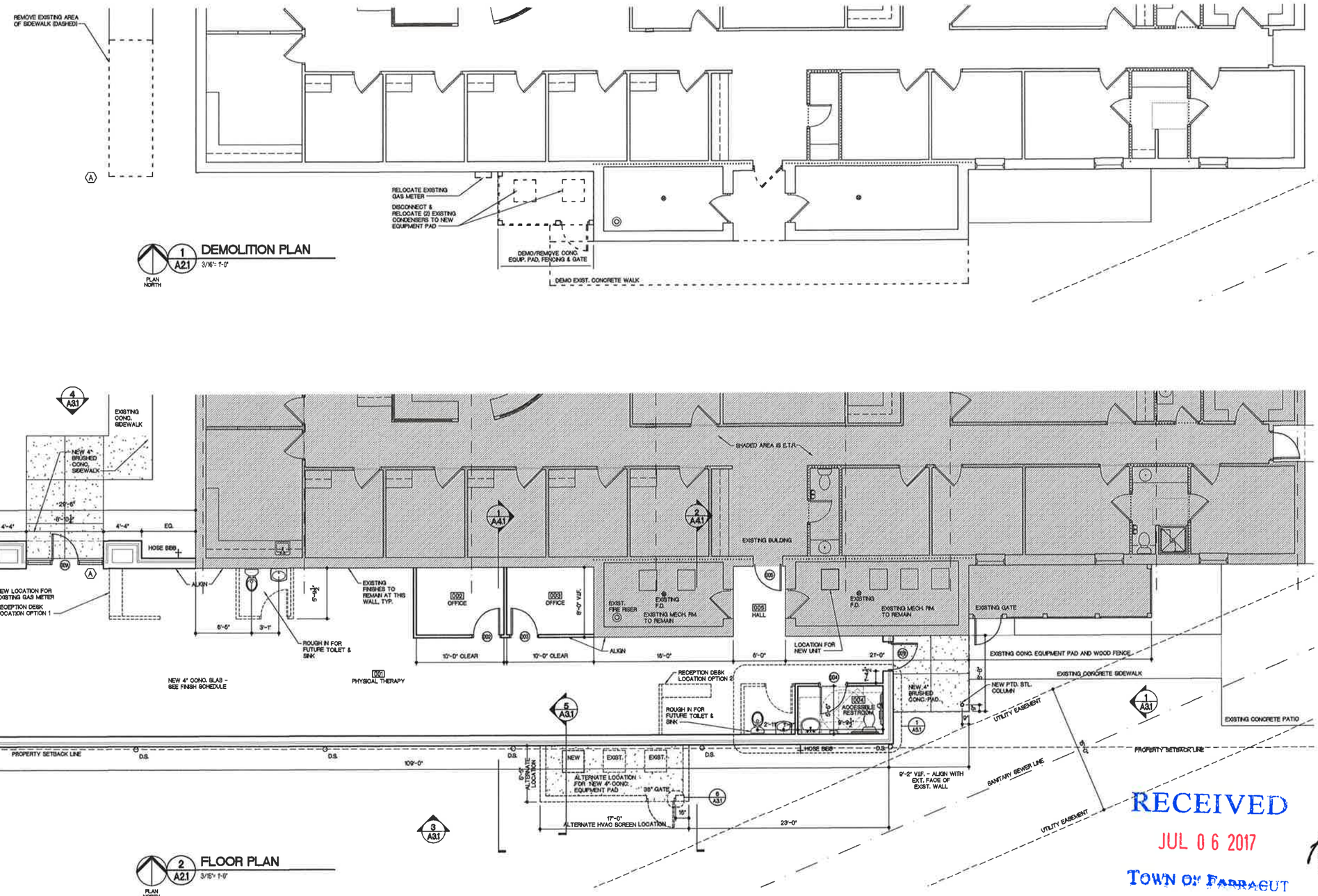
DIST. FW	KNOX COUNTY
TOWN OF FARRAGUT	TENNESSEE
CLT MAP 143 INSERT 'H' GROUP 'A'	PARCEL 00111
SCALE: 1"=20'	JUNE 19, 2017

OWNER/DEVELOPER:
L & W PROPERTIES LLC
144 CONCORD ROAD
KNOXVILLE, TN 37934
(865) 777-1727

URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

REVISION	DATE	DESCRIPTION	BY
1	6/28/17	REVISED PER T.O.F. COMMENTS	BS

DWN: BDS | CHK: CAS | DWG. NO. 1705010



BREWER INGRAM FULLER *Architects Inc.*

FARRAGUT ENT
ADDITION

FARRAGUT, TENNESSEE

WALL TYPES

NEW EXTERIOR WALL: 6" STEEL STUDS (U.N.O.) AT 16" O.C. (OR PER STRUCTURAL) WITH BATT INSULATION PER SPECS. INSTALL 1/2" GYPSUM BOARD AT INTERIOR FACE AND SHEATHING PER STRUCTURAL DRAWINGS AND BUILDING PAPER AT EXTERIOR FACE WITH STONE VENEER, MASONRY VENEER, OR EIFS VENEER (SEE ELEVATIONS).

INTERIOR WALL: 3-1/2" WOOD STUDS (U.N.O.) AT 16" O.C. WITH 5/8" GYPSUM BOARD EACH SIDE. ADD 3" ACOUSTICAL BATTS IN WALLS WHERE NOTED. EXTEND WALLS TIGHT TO UNDERSIDE OF ROOF DECK.

PLAN NOTES

1. DIMENSIONS ARE TO FACE OF STEEL STUD, CENTERLINE OF STRUCTURAL STEEL, AND FACE OF CMU BLOCK, UNLESS OTHERWISE NOTED.
2. THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. (WALLS WHICH SUPPORT JOISTS, RAFTERS, ETC., AND ARE LATERALLY SUPPORTED BY SAME SHALL BE BRACED UNTIL ALL CONSTRUCTION IS COMPLETED.)
3. AT PENETRATIONS BY DUCTWORK, PIPING, OR OTHER OPENINGS PROVIDE APPROPRIATE LOAD-CARRYING LINTELS OR HEADERS INSTALLED OVER THE OPENINGS.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY.
5. THE CONTRACTOR SHALL COORDINATE THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL WITH THE SHELL DRAWINGS.
6. THE CONTRACTOR SHALL COORDINATE THE PLACEMENT OF FOOTINGS, COLUMNS, GLASS, WALLS, SHAFTS, ETC. WITH ALL SUBCONTRACTORS INVOLVED.
7. THE CONTRACTOR SHALL COORDINATE TOP OF FOOTING ELEVATIONS WITH PLUMBING, MECHANICAL, ELECTRICAL, ETC.
8. HANDLE AND DISPOSE OF DEBRIS, MATERIALS AND TRASH IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS AND REGULATIONS.
9. ALL DIMENSIONS MARKED "VER." SHALL BE VERIFIED WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK. REPORT ALL DISCREPANCIES TO ARCHITECT.
10. CONTRACTORS AND SUBCONTRACTORS SHALL BE REPONSIBLE FOR COORDINATION WITH OTHER TRADES. FAILURE TO FAMILIARIZE THEMSELVES WITH OTHER TRADES IN THE CONTRACT DOCUMENTS SHALL RESULT IN CORRECTING AND/OR PROVIDING THESE SERVICES AT NO ADDITIONAL COST TO THE OWNER.
11. IN CASE OF DIMENSIONAL DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS, ARCHITECTURAL DIMENSIONS SHALL GOVERN.
12. ALL MASONRY UNITS THAT NEED TO BE ALTERED, SUCH AS PIPE SLEEVES, ELECTRICAL BOXES, ETC. SHALL BE IN ACCORDANCE WITH SPECIFICATIONS. CONTRACTOR SHALL NOT BREAK UNITS WITH HAMMERS OR OTHER LIKE INSTRUMENTS.

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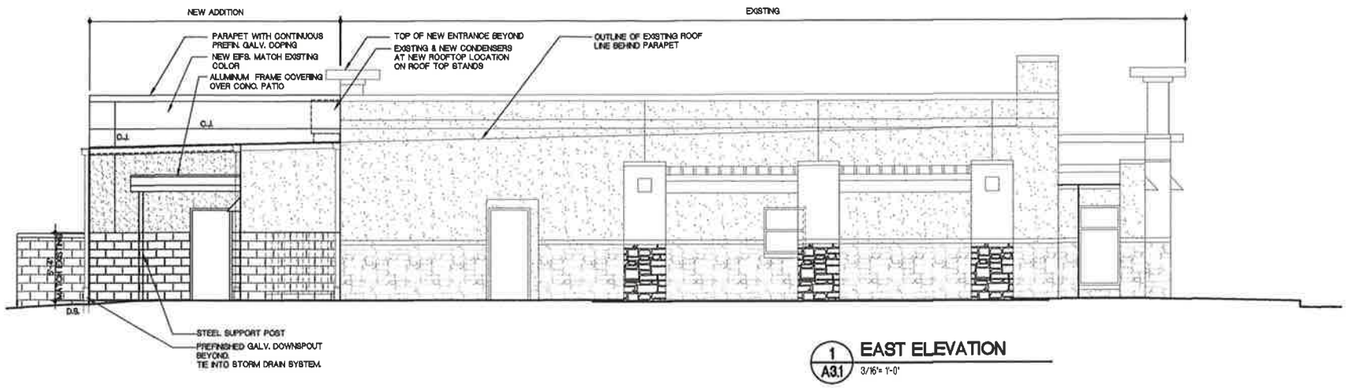
DAN R. BREWER REGISTERED ARCHITECT 19197 STATE OF TENNESSEE

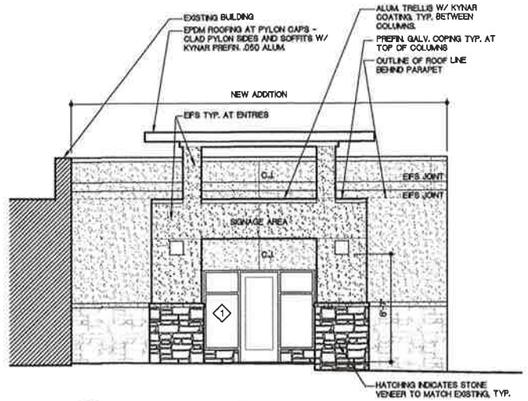
FLOOR PLAN + DEMO PLAN

06/19/17 ISSUE FOR PERMIT
1717 PROJECT NUMBER

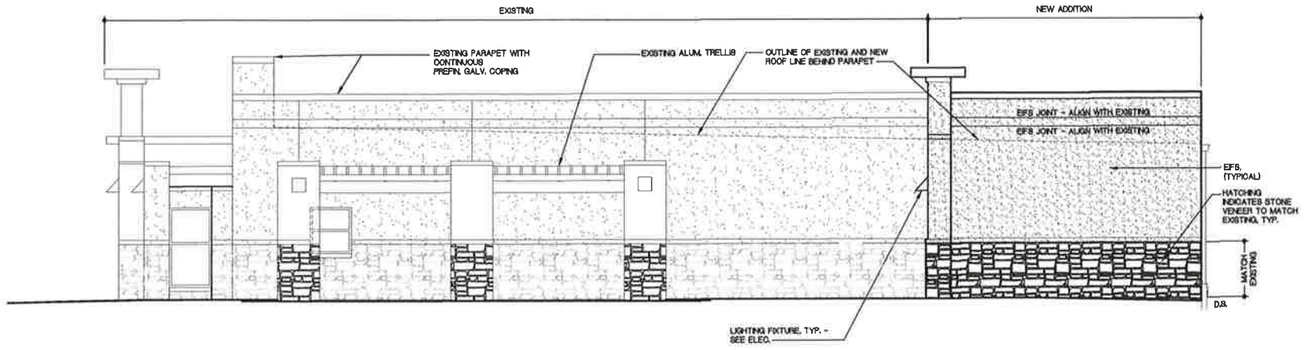
A2.1



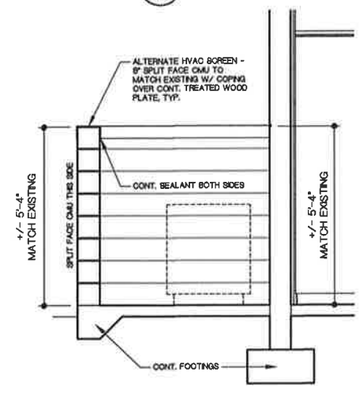
1 A3.1 EAST ELEVATION 3/16"= 1'-0"



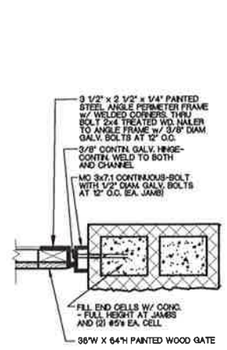
4 A3.1 NORTH ELEVATION 3/16"= 1'-0"



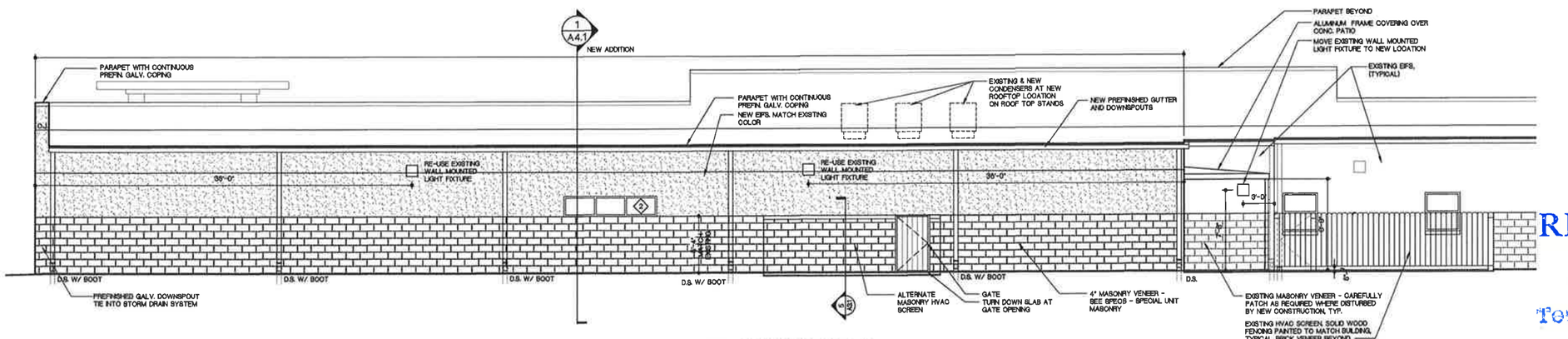
2 A3.1 WEST ELEVATION 3/16"= 1'-0"



5 A3.1 SITE SCREEN DETAIL 1/2"=1'-0" ALTERNATE LOCATION



6 A3.1 GATE DETAIL NO SCALE



3 A3.1 SOUTH ELEVATION 3/16"= 1'-0"

BREWER INGRAM FULLER *Architects Inc.*

FARRAGUT ENT
ADDITION
FARRAGUT, TENNESSEE

EXTERIOR MATERIAL FINISH SCHEDULE
FARRAGUT ENT - ADDITION
JUNE 2017

MATERIAL	MANUFACTURER	PRODUCT COLOR
STONE VENEER	CORONADO STONE	HONEY LEDGE SHASTA
EIFS	DRYVIT	COLOR 1 / LIGHT 480A LAKEWOOD COLOR 2 / DARK 478 MOSS
CMU (PAINT)	SHERWIN WILLIAMS	SW 7506 LOGGIA
COPING	KYNAR 500	STANDARD ALMOND
TRELLIS	KYNAR 500 FINISH	STANDARD ALMOND
STOREFRONT ALUMINUM		
FIXED WINDOWS AND DOORS	YKK AXIO NOBEL	K830 Z 8671 MEDIUM BRONZE
WINDOWS	ANDERSEN	SANDTONE
DOORS	SHERWIN WILLIAMS	SW 7508 TAVERN TAUPE
SCREEN FENCE - WOOD	SHERWIN WILLIAMS	SW 7506 LOGGIA
LIGHT FIXTURES:		
WALL MOUNT	LITHONIA WSQ LED	D88XD SANDSTONE

NOTE: ALL FINISH COLORS OF NEW EXTERIOR MATERIALS ON ADDITION TO MATCH EXISTING BUILDING COLORS PREVIOUSLY APPROVED BY TOWN OF FARRAGUT. SEE PHOTOS OF EXISTING COLORS AND MATERIALS BELOW.

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DAN R. BREWER REGISTERED ARCHITECT No. 19174 State of Tennessee

ELEVATIONS

05/19/17 ISSUE FOR PERMIT
1717 PROJECT NUMBER

A3.1

SITE: 1.38 ACRES (60,032 SF)

GRASS AND LANDSCAPING=	18,175 SF	
BUILDING AND ROOF AREA =	7,829 SF	
PARKING AND FLATWORK=	32,985 SF	
TOTAL IMPERVIOUS AREA=	40,814 SF	67.7 PERCENT

SHADE TREES

SHADE TREE REQUIREMENTS: 1 TREE/2500 SF
TOTAL IMPERVIOUS AREA: 40,814 SF
17 TREES REQUIRED (40,814 SF / 2500)
(80 PERCENT SHADE/CANOPY TREES,
20 PERCENT UNDERSTORY TREES ALLOWED)

17 TREES PROVIDED (NCLUDING CREDITS)
(14 SHADE/CANOPY TREES PROVIDED,
3 UNDERSTORY TREES PROVIDED)

STORMWATER BASIN TREES
NONE REQUIRED

BUFFER STRIP TREES
NONE REQUIRED

TREE CREDIT		CREDITED
1 TREE SAVED-4" DBH MAPLE (4" DBH)	COUNTED TOWARD TOTAL	1

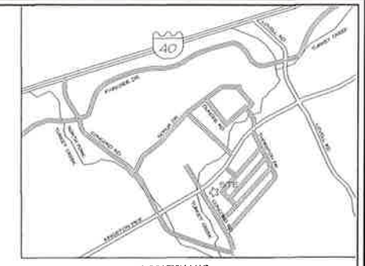
REPLACEMENT/CREDIT SUMMARY
TOTAL=1 TREE CREDIT

FOUNDTATION PLANTING
AREA REQUIRED:
605 SF REQ'D. (2.5 X 242')
25 PERCENT MUST BE PLANTINGS OTHER THAN GRASS
PROVIDED = 1,583 SF-PLANTINGS

SUMMARY TABLE	REQ'D	PROVIDED
SHADE TREE		13
UNDERSTORY TREE		3
EXISTING TREE		1
	TOTAL 17	17
FOUNDATION AREA	605 SF	1,583 SF

NOTES

1) THERE ARE NO OVERHEAD UTILITIES WITHIN THE BOUNDARIES OF THE PROPERTY LINE. ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BEFORE ANY DIGGING OR EXCAVATION.
2) THIS PROPERTY AND ALL PROPERTIES ADJACENT ARE ZONED COMMERCIAL C-1. NO BUFFERS ARE REQUIRED.
3) THIS PLAN REFLECTS AND IS CONSISTENT WITH THE REMAINING PLAN SHEETS ASSOCIATED WITH THIS PROJECT
4) ALL FINISHED LAWN AREAS SHALL HAVE A MINIMUM OF 4" TOPSOIL SMOOTHLY AND EVENLY DISTRIBUTED. TOPSOIL SHALL BE FREE OF DEBRIS AND NOXIOUS MATERIALS, AND SHALL HAVE POSITIVE DRAINAGE IN ALL LOCATIONS.
5) ANY LAWN SLOPE 3:1 OR STEEPER SHALL HAVE EROSION CONTROL BLANKET UNTIL GRASS HAS PROPOGATED AND COVERED 95 PERCENT OF ALL BARE AREAS.
6) ALL AREAS SHOWN AS LAWN SHALL BE SODDED WITH HYBRID FESCUE, OR SEEDED WITH HYBRID FESCUE.
7) ALL PLANTS SHALL BE FREE OF DISEASE, AND SHALL HAVE A HEALTHY APPEARANCE AT PLANTING.
8) ALL PLANT BEDS ARE TO RECEIVE A 3" LAYER OF HARDWOOD MULCH
9) ALL PLANT GROWTH IN LANDSCAPED AREAS SHALL BE CONTROLLED BY PRUNING, TRIMMING, OR OTHER SUITABLE METHODS SO THAT PLANT MATERIALS DO NOT INTERFERE WITH UTILITIES, RESTRICT PEDESTRIAN OR VEHICULAR ACCESS, OR OTHERWISE CONSTITUTE A TRAFFIC HAZZARD.
10) ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN A RELATIVELY WEED-FREE CONDITION AND CLEAR OF UNDERGROWTH.
11) ALL PLANTINGS SHALL BE FERTILIZED AND IRRIGATED AT INTERVALS AS ARE NECESSARY TO PROMOTE OPTIMUM GROWTH.
12) ALL TREES, SHRUBS, GROUND COVERS, AND OTHER PLANT MATERIALS SHALL BE REPLACED IF THEY DIE OR BECOME UNHEALTHY DUE TO ACCIDENTS, DRAINAGE PROBLEMS, DISEASE, OR OTHER CAUSES.
13) NO DETENTION OR RETENTION WATER BASINS ARE REQUIRED.



LOCATION MAP

Tennessee811

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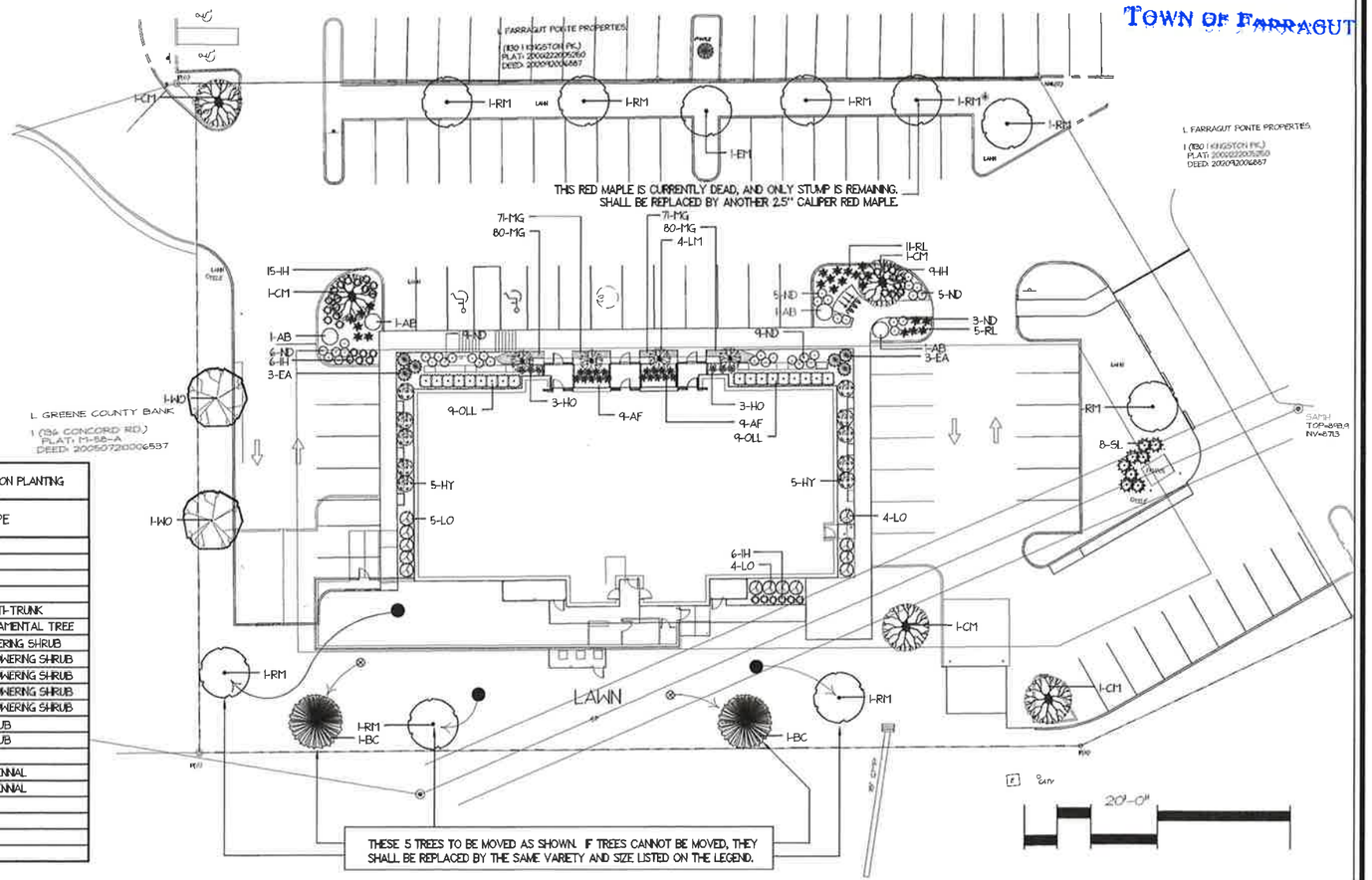
TOWN OF FARRAGUT



THESE 5 TREES TO BE MOVED AS SHOWN. IF TREES CANNOT BE MOVED, THEY SHALL BE REPLACED BY THE SAME VARIETY AND SIZE LISTED ON THE LEGEND.

PLANT SCHEDULE (S)=SHADE TREE (E)=EXISTING SHADE TREE (U)=UNDERSTORY TREE (F)=FOUNDATION PLANTING

SYM	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	AREA REQUIRED	TYPE
HO	2	QUERCUS PHELLOS	WILLOW OAK	2" CALIPER	S	SHADE TREE
EM	1	EXISTING MAPLE-TO REMAIN		4" CALIPER	E	SHADE TREE
RM	* 9	ACER RUBRUM	'OCT. GLORY' RED MAPLE	2.5" CALIPER	S	SHADE TREE
BC	2	TAXODIUM DISTICHUM	BALD CYPRESS	2.5" CALIPER	S	SHADE TREE
CM	5	LAGERSTROEMIA INDICA	'NATCHEZ' CRAPE MYRTLE	8' HEIGHT	U	3 CANE MIN. MULTI-TRUNK
EA	6	THUJA OCCIDENTALIS	'EMERALD' ARBORVITAE	6' HEIGHT	F	EVERGREEN ORNAMENTAL TREE
HY	10	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	36" B#B	F	DECIDUOUS FLOWERING SHRUB
LO	15	LOROPETALUM CHINENSE	'RUBRUM' LOROPETALUM	3 GALLON	F	EVERGREEN / FLOWERING SHRUB
SL	8	PRUNUS LAUROCERASUS	'SKIPSANENSIS' LAUREL	48" HEIGHT	F	EVERGREEN / FLOWERING SHRUB
OLL	18	PRUNUS LAUROCERASUS 'O.L.'	'OTTO LUYKEN' LAUREL	24" HEIGHT	F	EVERGREEN / FLOWERING SHRUB
IH	36	RAPHIOLEPIS INDICA	INDIAN HAWTHORNE	3 GALLON	F	EVERGREEN / FLOWERING SHRUB
AB	4	BUXUS SEMPERVIRENS	AMERICAN BOXWOOD	42-48"	F	EVERGREEN SHRUB
ND	35	NANDINA DOMESTICA	'GULF STREAM' NANDINA	3 GALLON	F	EVERGREEN SHRUB
LM	4	ACER PALMATUM 'DISSECTUM'	LACELEAF MAPLE	48"	F	SPECIMEN
AF	18	DRYOPTERIS ERYTHROSORA	AUTUMN FERN	1 GALLON	F	EVERGREEN PERENNIAL
RL	22	LEUCOTHOE FONTANESIANA	'RAINBOW' LEUCOTHOE	3 GALLON	F	EVERGREEN PERENNIAL
HO	6	HOSTA SP.	VARIEGATED HOSTA	1 GALLON	F	PERENNIAL
MG	302	OPHIOPOGON NIGRESCENS	BLACK MONDO GRASS	4" POT	F	GROUNDCOVER

LAND DESIGN GROUP
MASTER PLANNING
PROJECT MANAGEMENT
WWW.LAND-DESIGNGROUP.COM
ADUKE@LAND-DESIGNGROUP.COM
1815 NORTHSHORE HILLS BLVD
KNOXVILLE, TN 37922
865.599.3059

FARRAGUT ENT
100 WEST POINT DRIVE, SUITE 103
FARRAGUT, TN 37934

PROJECT KNOX COUNTY
DIST. IN TENNESSEE
TOWN OF FARRAGUT
CLT MAP 143H
GROUP 'A' PARCEL 001.11

REVISION DATE					
12-12-2012	04-15-2013	06-10-2017			

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SCALE: 1"=20'-0"
DATE: AUGUST 18, 2012
DRAWN BY: W. ALLEN DUKE

MASTER LANDSCAPE PLAN
(MODIFIED FROM INTIAL INSTALL)

LA-1

MEETING DATE: July 20, 2017 **AGENDA ITEM #6**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for exterior renovations for the office building at 11165 Kingston Pike, less than 1 Acres, Zoned C-1 (Stuart Anderson, Applicant)

INTRODUCTION AND BACKGROUND: This item involves primarily a request for a façade modification to the existing office building at 11165 Kingston Pike.

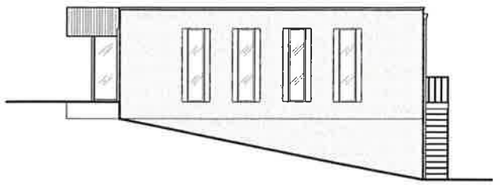
DISCUSSION: The existing building and site pre-date the Town and are noncompliant in a number of aspects. The existing building is mostly stucco with a boxy appearance and the applicant is proposing to add a defined cap and both vertical and horizontal articulation. The staff is supportive of these building façade modifications since they would bring the building more into compliance with the ADS and the front yard setback requirements from the centerline of Kingston Pike.

The site, as noted above, is also noncompliant and the applicant has recently resurfaced an area in the back of the building that had been broken pavement and gravel. This modification will need to be adjusted somewhat to meet the Town's requirements for parking lots. For example, each end of the resurfaced area and the dashed area in the northwest corner of the resurfaced area will need to be reconstructed with landscaped terminal islands that are curbed and at least 5 feet in width throughout their entire depth. The site plan will also need to be modified to verify that, other than the connection to the property to the west, the resurfaced area will meet all required setbacks.

An elevation certificate and compliant enclosures (flood vents) will also be required for the rear portion of the building that was blocked in recently without approval from the Town. The applicant has installed some flood vents but it would appear, based on the initial elevation certificate provided, that the amount of vent space required is less than what the Town's ordinance requires.

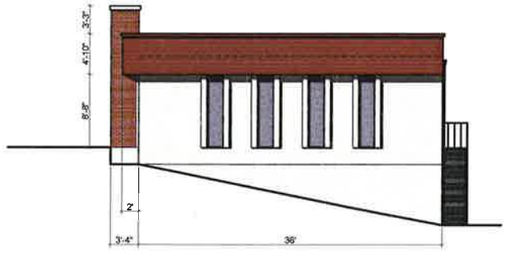
RECOMMENDATION: Included in your packet is a copy of the latest site plan for this project. The staff will review the comments noted above at the meeting. These comments will have to be addressed as a condition of approval for this site plan.

1 A4 EXISTING SOUTH FACADE
SCALE: 1/8" = 1'-0"

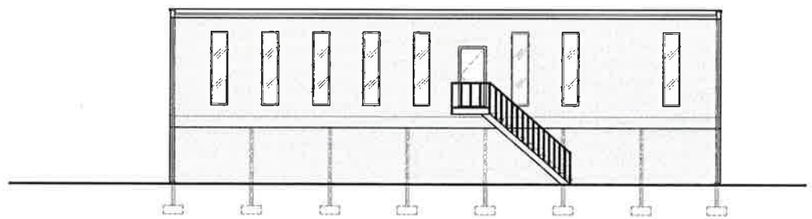


2 A4 EXISTING WEST FACADE
SCALE: 1/8" = 1'-0"

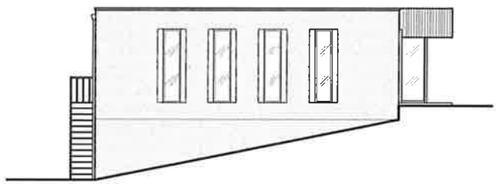
3 A4 PROPOSED SOUTH FACADE
SCALE: 1/8" = 1'-0"



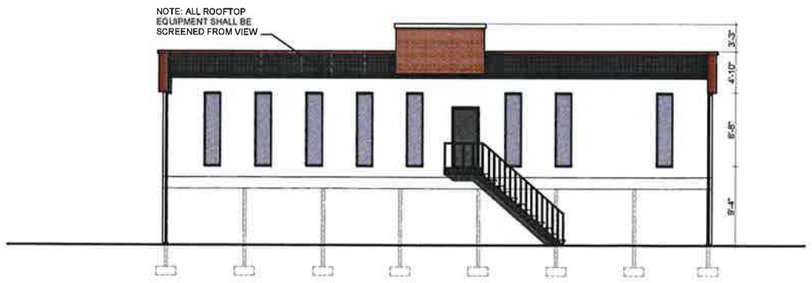
4 A4 PROPOSED WEST FACADE
SCALE: 1/8" = 1'-0"



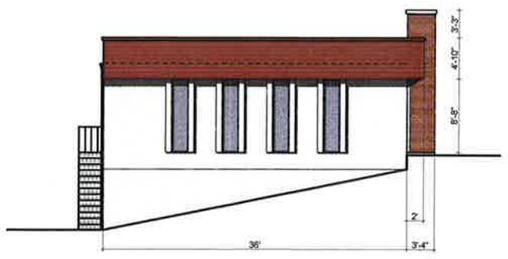
5 A4 EXISTING NORTH FACADE
SCALE: 1/8" = 1'-0"



6 A4 EXISTING EAST FACADE
SCALE: 1/8" = 1'-0"



7 A4 PROPOSED NORTH FACADE
SCALE: 1/8" = 1'-0"



8 A4 PROPOSED EAST FACADE
SCALE: 1/8" = 1'-0"

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JUN 16 2017
TOWN OF FARRAGUT

GEORGE ARMOUR EWART
ARCHITECT
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Knoxville, TN 37919
865.602.7771
Fax 865.602.7742
www.georgeewart.com

FAIRFAX CUSTOM HOMES & REMODELING

EXTERIOR RENOVATIONS AT
11165 KINGSTON PIKE
FARRAGUT, TN 37934
DEVELOPER: FAIRFAX
DEVELOPER ADDRESS: 1 MARKET PL, KNOXVILLE, TN 37920
CLT MAP: 143 PARCEL: 143.06101

JORGE A. EWART
REGISTERED ARCHITECT
NO. 23161
STATE OF TENNESSEE
06/19/2017

EXTERIOR ELEVATIONS

DATE: 06/19/2017
PROJECT NO.: 17072
PROJECT MGR.: NC

A4

P:\Projects\2017\17072 - Fairfax Farragut remodel\17072 - FAIRFAX FARRAGUT REMODEL.pln

TYPE 'A' RECESSED CAN FIXTURE (COLOR: WHITE)

New and Existing Construction

LB6LEDA10L

LED Downlight Module (1000 Lumens)
12W High Efficacy
Wet Location
120V

DATE: TYPE:
FIRM NAME:
PROJECT:

LiteBox 6"

Apertures: Nominal 6"
See Housing Specification Sheet for ceiling cutout requirements
Not to Scale

APPLICATIONS:
LiteBox LED modules are designed for use in new construction as well as retrofit applications with existing Prescolite or competitive 6" housings using the screw base adapter included. Lumen output and distribution comparable to a 75W PAR while consuming only 12 watts. ENERGY STAR® qualified. Can be used to comply with California Title 24 ECC watts per square foot requirements. Suitable for use with continuous room side ambient temperature up to 25°C. Flicker-free dimming to 15% with most standard dimmers. (See Dimming Notes).

LIGHT ENGINE:
High efficacy LED light engine, 3000K and 3500K, 80+ CRI, integrated with durable aluminum heat sink for excellent thermal management. System designed for optimal life and lumen maintenance (60,000 hours at 70% lumen maintenance per TM-21).

LENS/REFLECTOR:
All LiteBox LED modules are provided standard with a diffuse optical grade acrylic lens for uniform illumination and superior glare control. Reflector powder coat finish creates aesthetic ceiling appearance and visually comfortable 55° cutoff.

LED DRIVER:
Integral high efficiency LED driver 120V, >0.9 power factor, dimmable to 15% with standard incandescent or electronic low voltage dimmers. (See Dimming Notes for recommended dimmers.) Output over-voltage, over-current, and short circuit protection. Life expectancy of 60,000 hours minimum at recommended ambient temperatures.

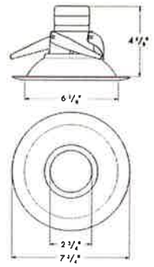
INSTALLATION:
For New Construction: Use with Prescolite DBX QuickLink LED housings. QuickLink connector mates directly to housing connector without a screw base adapter for California Title 24 compliance.

For Retrofit: Uses in Prescolite or other compatible 6" recessed housings using supplied screw base adapter.

Easy installation with (2) stainless steel spring clips (pre-installed).

CERTIFICATIONS:
UL/cUL Classified for use in Prescolite or other 6" recessed housings including Halo, Juno, and Lithonia. (See page 3 for more details) Suitable for wet locations. ENERGY STAR qualified. Meets California Title 24 with DBXQL

WARRANTY:
5 year warranty
Additional information on page 3
See www.prescolite.com for details.



CATALOG NUMBER EXAMPLE: LB6LEDA10L30K WH

TRIM	LED COLOR	CRI	TRIM COLOR	ACCESSORIES
☐ **LB6LEDA10L** 6" 1000 Lumen LiteBox LED Module with dimming to 15% 120V	☐ **30K** 3000 Kelvin ☐ **35K** 3500 Kelvin	☐ **Blank** 80+ CRI	☐ **WH** White ☐ **BL** Black ☐ **Z** Zet ☐ **BZ** Bronze	☐ **LiteGear**[1] Inverter, single phase central lighting, 125VA-250VA ☐ **LPS Series**[1] LitePower micro-inverter, 20VA-55VA ☐ **DBXQL** IC/Non-IC Airtight housing with supply wire quick connects

[1] See Central Inverter compatibility note and web links on page 2

prescolite
An Division of Hubbell Lighting, Inc.

In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product.
Web: **www.prescolite.com** • Tech Support: **(888) 777-4832**

LB-LED-009

PHOTOMETRIC DATA

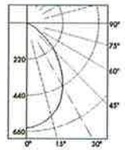
Litebox LED - 6" LED Downlight Module

ELECTRICAL DATA	LB6LEDA
Input Voltage	120V
Input Frequency	47-63 Hz
Input Current	0.10A
Input Power	12.0W
Constant Current Output	700mA
Power Factor	>0.90
THD	<20%
EMI Filtering	FCC 47CFR Part 15, Class B
Operating Temperature	-30°C to 60°C
Dimming	Yes*

Overvoltage, over-current, short-circuit protected
*See Dimming Notes for more information

LB6LEDA10L35K WH
LED Light Engine: 3500K 83 CRI
System Wattage: 12
Fixture delivered lumens: 1038
Fixture Efficacy: 87.0
Spacing Criteria: 1.1

Single Unit, Initial Footcandles, 30" Work Plane						Ceiling to Floor Height (ft)	Multiple Units, Initial Footcandles, 30" Work Plane			
Nadir	0°		20°		30°		Spacing to Maximum Over Work Plane, Ratio 1:1			
FC	FC	Dia (ft)	FC	Dia (ft)	FC	Dia (ft)		Fixture Spacing (ft)	FCA	FCB	FCC
30	48	1	32	3	24	4	8	4.0	30	21	43
21	18	2	18	4	10	6	8	8.0	78	21	19
10	9	3	9	6	5	9	10.8	8.0	18	10	8
7	5	3	5	7	3	11	18	10.0	8	7	6



CANDELA DISTRIBUTION

DEG	CANDELA
0	634
5	630
15	588
25	504
35	384
45	257
55	129
65	41
75	8
85	3
90	0

ZONAL LUMEN SUMMARY

ZONE	LUMENS	%LUMINAIRE
0-30	451	43.5%
0-40	683	65.9%
0-60	986	95%
0-90	1038	100.0%

COEFFICIENTS OF UTILIZATION
Zonal Cavity Method

RCR	% Effective Ceiling Cavity Reflectance: 80%		70%		50%		30%
	20% Effective Floor Cavity Reflectance						
	% Wall Reflectance						
	70	50	30	50	30	30	30
1	112	108	103	102	106	103	102
2	97	89	83	85	85	81	84
3	84	75	66	73	68	65	70
4	73	62	54	64	55	53	60
5	63	53	46	56	47	45	53
6	55	45	39	49	40	38	47
7	48	38	33	43	34	32	42
8	42	33	28	38	29	27	37
9	37	28	24	33	25	23	33
10	32	24	20	29	21	20	30

LB6LEDA10L35K WH Test No. CSA 2585298

Test No. CSA 2585298
Tested at 25°C Ambient in accordance to IESNA LM79-2008

Central Inverters
For full fixture output in back-up mode, we recommend you visit www.dualite.com for your Central Lighting Inverter options. Please contact your local Hubbell representative for any assistance with proper sizing and loading of your inverter selection. Central lighting inverters must be ordered separately.

LiteGear www.dualite.com/products/litegear_lg_series
LPS Series www.dualite.com/products/lps

NOTES
Refer to www.prescolite.com for additional photometric tests (IES Files)

prescolite
Web: **www.prescolite.com** • Tech Support: **(888) 777-4832**
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HUBBELL Lighting, Inc.

PHOTOMETRIC DATA

Litebox LED - 6" LED Downlight Module

DIMMING NOTES:
LiteBox LED integral driver is compatible with existing 2-wire dimming circuits and is designed to operate with most standard dimmers including incandescent 120V line voltage (forward phase-leading edge) dimmers as well as 120V electronic low voltage (ELV) (reverse phase-trailing edge) dimmers. Dimming capabilities will vary depending upon the dimmer control used.

A 120V Electronic Low Voltage (ELV) dimmer can typically operate a single LED unit and are recommended for use with LB6LEDA Series.

Recommended Electronic Low Voltage Dimmers:
Lutron Nova T Series (Part number NTELV-600)
Lutron Fawdrs (Part Number FADV-700VX)
Leviton Accent (Part Number ACD6-XXX)
Leviton Vizia (Part Number VZE04)

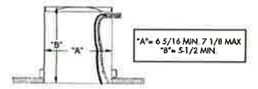
Most incandescent line voltage dimmers have minimum load requirements of approximately 40W and may require multiple LED modules per control. (See dimmer control manufacturer's instructions for specific requirements.)

Recommended Incandescent Line Voltage Dimmers:
Leviton, Illuminetech Series (Part Numbers 6906-XXX)
Leviton, Trimatron Series (Part Numbers 6602-X, 6681-X, 6683-X, 6684-X, 700-X and 705-X)
Leviton, SureSlide Series (Part Numbers 6631)
Leviton, True Touch Series (Part Number 6606-1LM)
Lutron Skylark Series (Part Number S-600, S2-DH)
Lutron, Maestro Series (Part Numbers MAW-600)
Cooper, Aspire Series (Part Numbers 9530-000)

Digital dimmers are not compatible with LiteBox LED modules.

COMPATIBILITY OF 6" RECESSED HOUSINGS:
LiteBox LED modules are UL/cUL classified for use with Prescolite and most competitive recessed cans (with "A" and "B" dimensions) including:

Prescolite	Lithonia
Capri	Lumapro
Commercial Electric	Luminaire
Elco	Nora
Emerald	Progress
Halo	Sea Gull
Intense	WAC
Jimway	
Juno	



NOTES
1. Operation in ambient temperatures higher than those specified will shorten life and void warranty.
2. Warranty is limited to repair and replacement of defective parts of the LED system and does not include labor or installation.
See www.prescolite.com for details.

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HUBBELL Lighting, Inc.

GEORGE ARMOUR EWART ARCHITECT
404 Bearden Park Circle
Knoxville, TN 37919
865.602.7771
Fax 865.602.7742
www.georgeewart.com

FAIRFAX CUSTOM HOMES & REMODELING

EXTERIOR RENOVATIONS AT
1116 KINGSTON PIKE
FARRAGUT, TN 37934
DEVELOPER: FAIRFAX
DEVELOPER ADDRESS: KNOXVILLE, TN 37920
CLT MAP: 143 PARCEL: 143 90101

LIGHTING FIXTURE CUT SHEETS

DATE: 06/19/2017
PROJECT NO.: 17072
PROJECT MGR.: NC

E1

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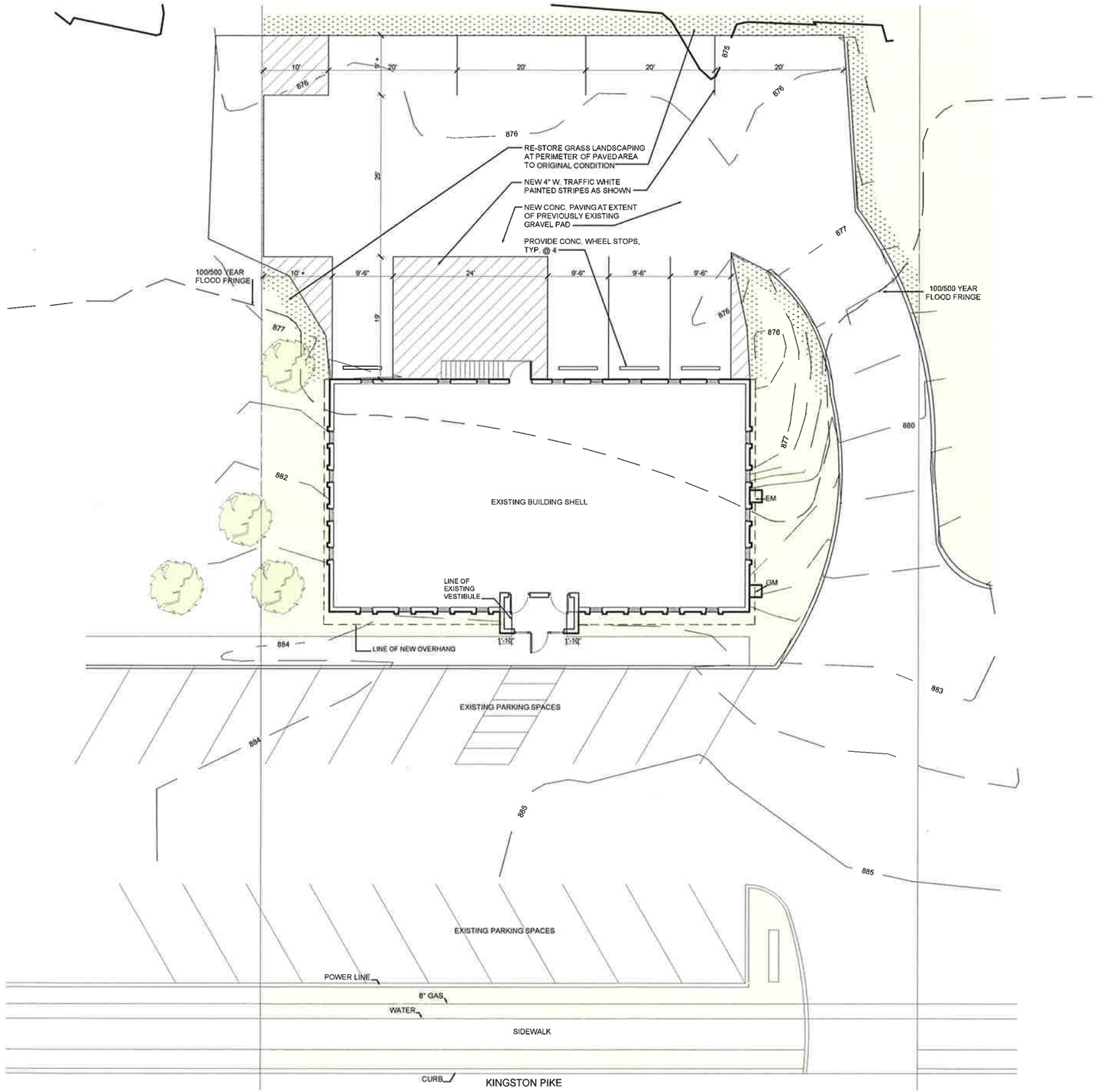

SITE PLAN

SCALE: 1/8" = 1'-0"

PROJECT NOTE: THIS PLAN IS FOR A FACADE RENOVATION ONLY. NO SIGNIFICANT MODIFICATIONS TO THE SITE ARE PROPOSED AT THIS TIME.

BUILDING NOTES:
SIZE OF BUILDING: 2,400 S.F.
NUMBER OF STORIES: 1
CONSTRUCTION TYPE: TYPE V-B, NON-SPRINKERED
OCCUPANCY TYPE: BUSINESS
ADDRESS: 11165 KINGSTON PIKE
ONE-HOUR PROTECTION: NO

GEORGE ARMOUR EWART
ARCHITECT
404 Bearden Park Circle
Knoxville, TN 37919
865.602.7771
Fax 865.602.7742
www.georgeewart.com

FAIRFAX CUSTOM HOMES & REMODELING

EXTERIOR RENOVATIONS AT
11165 KINGSTON PIKE
FARRAGUT, TN 37934
DEVELOPER: FAIRFAX
DEVELOPER ADDRESS: 320 EXPLORER LN, KNOXVILLE, TN 37920
CLT MAP: 140 PARCEL: 14.08101

GEORGE A. EWART REGISTERED ARCHITECT STATE OF TENNESSEE NO. 23185 06/19/2017

SITE PLAN

DATE: 06/19/2017
PROJECT NO.: 17072
PROJECT MGR.: NC
LAST REVISED 10 JULY 2017

A0

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MEETING DATE: July 20, 2017 **AGENDA ITEM #7**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a concept plan for McFee Manor (east side of McFee Road across from Bridgemore Subdivision), Parcels 25 and 26, Tax Map 152, 42.5 Acres, Zoned R-1/OSR (Placemakers Partnership, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request for approval of a concept plan for what was originally named McFee Manor but now is referred to as Creekside Estates. The area contained within this development was originally part of the Bridgemore Subdivision and was included on the most recent concept plan of Bridgemore. Apparently, several years ago the portion of Bridgemore that is on the east side of McFee Road was sold and a conservation easement was applied to the property. As part of this easement the number of house lots permitted was limited to ten (10).

Since this modification was made without staffs' knowledge and was not mentioned when the concept plan was updated in recent years, the next phase of Bridgemore will be required to update the concept plan to exclude the area on the east side of McFee Road. The engineering firm that is currently working on the next phase of Bridgemore is aware of this requirement and will be addressing this as part of their submittal.

DISCUSSION: In terms of this concept plan, the staff has included in your packet the original staff comments. Also included is a copy of the revised concept plan. The staff will make a recommendation at the meeting based on whether the staff comments have been satisfactorily addressed on the revised concept plan.

Derick Jones

RECEIVED
JUL 10 2017
TOWN OF FARRAGUT

To: Mark Shipley
Subject: RE: mcfee manor concept

SUBJECT: STAFF COMMENTS ON THE CONCEPT PLAN FOR MCFEE MANOR, PARCELS 25 AND 26, TAX MAP 152 ALONG MCFEE ROAD

Dear Jerry:

The Town staff has reviewed the above referenced concept plan for compliance with the Town's regulations. Please address these comments and resubmit the corrected plan sheets by no later than Monday, July 10, so that this can be considered at the next Planning Commission meeting on July 20. When the plan is resubmitted, please include a letter which addresses these comments and that indicates where the information can be found on the plan sheets.

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

1. Based on the data provided, additional fire hydrants will be required along McFee Road; This will be coordinated with Dan Johnson during platted process and additional hydrants will be added as necessary.

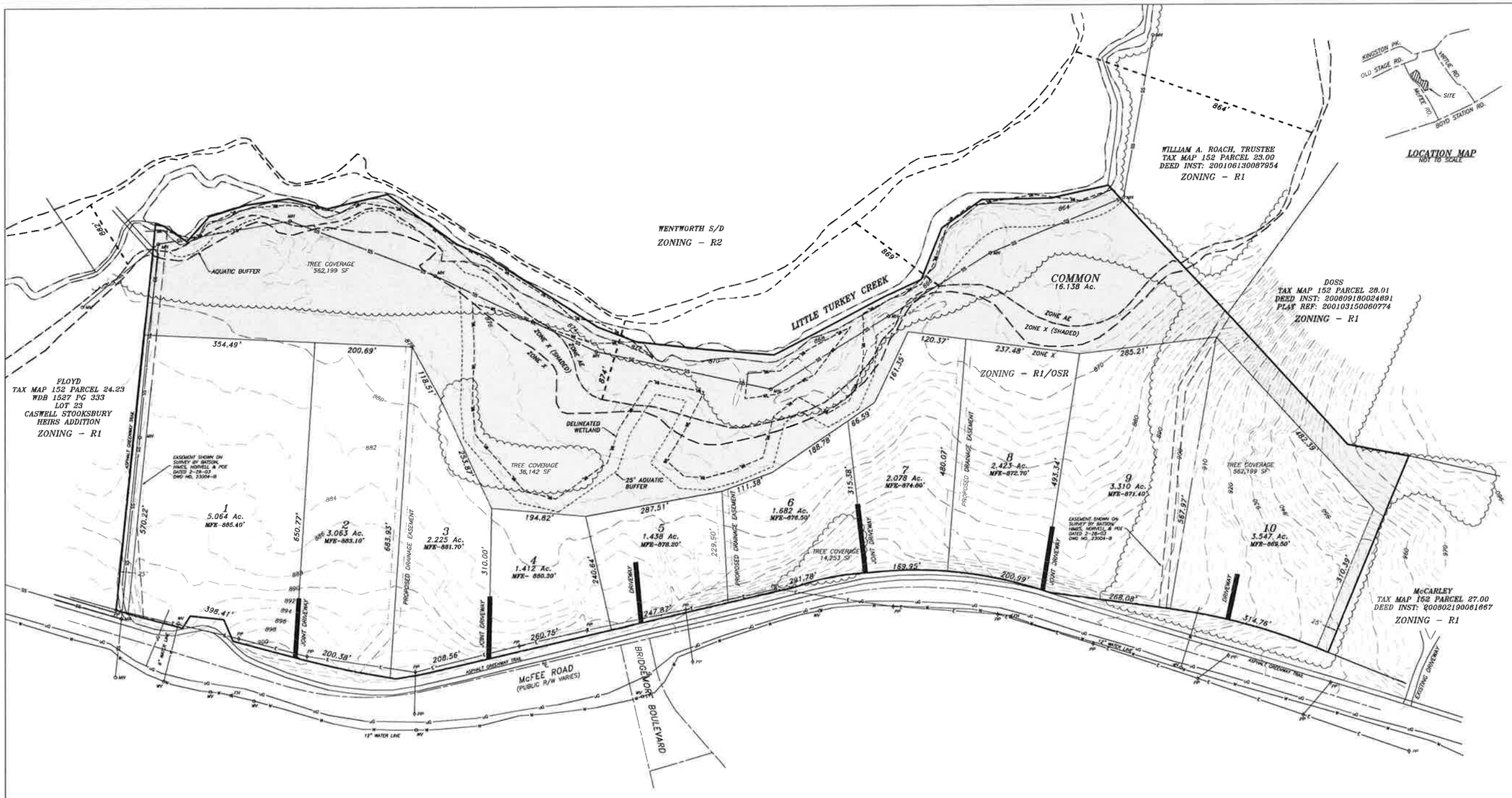
Planning Division: (Contact Mark Shipley at mark.shipley@townoffarragut.org)

2. The property included in this concept plan is still included with the concept plan for the Bridgemore Subdivision. The Bridgemore Subdivision concept plan will need to be updated to omit (if that is correct) this area from the concept plan. The revised plan must demonstrate that the land on the west side of McFee Road which would now include all of Bridgemore, can and will meet all requirements of the R-1/OSR. For example, the land on the west side of McFee Road must contain at least 35% open space. This and other calculations, lot numbering, etc., will need to be updated accordingly; Billy Fulghum will be revising the concept plan for Bridgemore for his next submittal.
3. Please revise the covenants for the Bridgemore Subdivision to reflect the omission of this land from the development. These covenants must be presented to the Town attorney for review and approval;
4. Though not required as part of the concept plan, restrictive covenants for this subdivision will be required at the time of final plat submittal to establish maintenance responsibilities for the common open space. These covenants must be presented to the Town attorney for review and approval; This project is no longer associated with Bridgemore Subdivision and will have separate restrictive covenants.
5. Please show the existing accesses on both sides of McFee Road so as to demonstrate compliance with the 400 foot spacing required for an arterial street. This would also include the McCarley access to the south; Entrances shown on plan.
6. MFE's will be required for these lots; MFE's provided on plan
7. Are there any sinkholes on these parcels? If so, please identify and ensure that all aspects of the sinkhole ordinance will be satisfied; There have been no sinkholes identified on the property.
8. The shaded area is hard to see on these copies. Please darken on resubmittal; Shaded area has been darkened
9. Access easements will be required on the final plat; Access easement will be provided on the plat as required.
10. Please note that the property is zoned R-1/OSR; Zoning noted on plan.
11. Please show and label the extent of any aquatic buffer and include the note required for aquatic buffers and that is on the Concept Plan checklist; Delineated wetlands and corresponding aquatic buffer shown on plans.

12. Please note the approximate density, predominant species, general distribution of predominant species, and predominant level of maturity of trees within all tree covered areas; Acreage of tree areas provided on plans; however, the intent it not to disturb these areas.
13. Please include the name of the developer; Developer information shown on plan.
14. A preliminary plat will be required for any new stormwater detention, grading, utility extensions – if any, and detention basin access (which may also serve as a walking trail to access open space and platted accordingly – as an amenity is needed for the open space portion of the development). Required improvements will need to be completed prior to the submittal of a final plat. The final plat would need to reflect the as-constructed improvements for purposes of platting easements for stormwater and access/walking trail; Improvements to be constructed prior to submittal of the final plat.
15. Please list those utilities which are readily available and are expected to serve the development; Utility providers listed on the plan.

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

16. The name of the subdivision ("McFee Manor") has been used by a prior development in the Town and will need to be changed; Name changed to Creekside Estates
17. Where is detention to be located? How will it be accessed for maintenance? Has existing detention in the Bridgemore Subdivision already taken this development into account? If so, please provide written analysis and modify the applicable information for Bridgemore and the covenants for Bridgemore. If detention has not been accounted for then it will need to be addressed as part of a preliminary plat and will need to be constructed along with any other required improvements prior to final plat submittal. Detention requirements will be coordinated with Darryl Smith. Detention will most likely not be necessary/required for these lots.



CONCEPT PLAN NOTES:

1. Topographic information taken from available KGIS contours and has not been field verified. 2 foot Contour Interval shown. Elevations are referenced to the North American Vertical Datum of 1988.

2. No instruments of Record reflecting easements, rights of way, and/or ownership were furnished to the Surveyor, except as shown hereon. The Surveyor has made no attempt to access the public records for any easements. Subject to any easements, regulations or restrictions in effect at the time of this survey. No title opinion is expressed or implied.

3. This drawing is not intended to locate any underground foundations, underground encroachments, or underground improvements. All information pertaining to utilities was taken from the record and subject to verification. Contact Tennessee 1 Call (1-800-351-1111) or the utility provider prior to any excavation or construction.

4. This concept plan is not intended to represent a Boundary or General Property Survey as defined in Chapter 0820-3-.07 as set forth by the Tennessee Board of Land Surveyors pursuant to T.C.A. Title 62-18-106(c).

5. Located in Flood Zone "X" (minimal chance annual flood), Flood Zone "X (shaded)" (moderate flood hazard area), and Flood Zone "AE" (1% chance annual flood, Base Flood Elevation determined) according to Flood Insurance Rate Map 47093C0353F, community number 470387, dated May 2, 2007.

6. Boundary information shown was compiled from record information. Right-of-way along McFee Road taken from information shown on TDOT project STP-M-4700(39).

7. Wetland boundary shown provided is based on a previous wetland delineation and was provided by Fulghum, Macindoe and Associates.

8. Subject to Deed of Conservation Easement, Instrument Number 200712310050678, as recorded in the Knox County Register of Deeds Office.

9. 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.

LEGEND:

Ac.	ACRES
SF	SQUARE FEET
WDB	WARRANTY DEED BOOK
PG	PAGE
TYP	TYPICAL
R/W	RIGHT-OF-WAY
℄	CENTERLINE
FH	FIRE HYDRANT
MH	MANHOLE (EXISTING)
PP	POWER POLE (PP)
WV	WATER VALVE
MFE	MINIMUM FLOOR ELEVATION
	BOUNDARY LINE
	ROAD RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	ROAD CENTERLINE
E	ELECTRIC LINE (OVERHEAD)
UG	UNDERGROUND (U/G) GAS LINE
W	WATER LINE (EXISTING)
SS	SEWER LINE (EXISTING)
	100 YEAR FLOOD LINE
	500 YEAR FLOOD LINE
	LAKE/RIVER/CREEK LINE
	EXISTING INTERMEDIATE CONTOUR
900	EXISTING INDEX CONTOUR
WL	DELINEATED WETLAND
	AQUATIC BUFFER LINE

UTILITY PROVIDERS:

GAS: KNOXVILLE UTILITIES BOARD
4428 WESTERN AVENUE
KNOXVILLE, TN 37921
865-524-2911

ELECTRIC: LENOIR CITY UTILITIES BOARD
200 DEPOT STREET
LENOIR CITY, TN 37771
844-687-5282

WATER & SEWER: FIRST UTILITY DISTRICT
122 DURWOOD ROAD
KNOXVILLE, TN 37922
865-966-9741

DEVELOPER & OWNER OF RECORD:

PLACEMAKERS PARTNERSHIP
918 CHEROKEE BLVD
KNOXVILLE, TN 37919

TRACT 1 ±29.76 AC.
600 McFEE RD, KNOXVILLE, TN 37934
INSTR. 200411230043320
TAX MAP 152 PARCEL 25.00

TRACT 2 ±12.62 AC.
600 McFEE RD, KNOXVILLE, TN 37934
INSTR. 200411240043527
TAX MAP 152 PARCEL 26.00

NADRS

100' 50' 0 100' 200'
1" = 100'

PRELIMINARY ENGINEERING CERTIFICATION

I hereby certify that the conceptual layout shown hereon can be designed to comply with the applicable ordinances of the Town of Farragut.

Date _____, 20____ _____
S. Darick Jones, PE

SINCE 1979
STERLING ENGINEERING INC
LAND SURVEYING
CIVIL ENGINEERING
CONSULTING
LAND PLANNING
1020 WILLIAM BLOUNT DRIVE
MARYVILLE, TENNESSEE
37802-8401
P.O. BOX 4878
MARYVILLE, TENNESSEE
37802-4878
PHONE: 865-984-3905
FAX: 865-981-2815
www.sterling.us.com

LOTS 1-10

CONCEPT PLAN
CREEKSIDE ESTATES
PLACEMAKERS PARTNERSHIP — FARRAGUT, TN.

DATE	BY	REVISIONS
7/10/17	SDJ	Revise per Town of Farragut Comments

NOT FOR CONSTRUCTION
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SHEET EX

DESIGNED:	SDJ
DRAWN:	CEG
CHECKED:	SDJ
DATE:	6/14/17
SCALE:	1" = 100'
DRAWING:	6343-Exhibit
PROJECT NO:	SEI#6343

MEETING DATE: July 20, 2017 **AGENDA ITEM #8**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on an amendment to Chapter 3, Section XII., F., 9., a., to provide for new height regulations for buildings constructed in the Mixed Use Town Center portion of the General Commercial (C-1) Zoning District (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: At last month's Planning Commission meeting a discussion ensued over the requirement in the Mixed Use Town Center (MUTC) portion of the C-1 Zoning District that all new buildings must be at least two stories or have the appearance of two stories as viewed from all building elevations. It was noted that the owner of the Silver Spoon property that had obtained site plan approval for the Farragut Gateway project in May of 2016 has been marketing the project since that time for potentially two restaurants and other commercial uses. As explained, the issue that they are facing is that 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.

RECOMMENDATION: In light of these issues and with the understanding that the same issues may also affect other small properties in the MUTC, such as the old Phillips 66 property, a general question that was presented to the Commission was 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 was favorable toward amending the MUTC portion of the C-1 Zoning District to address this issue.

In your packet is a copy of Resolution PC-17-10 which recommends approval of Ordinance 17-11. As part of Ordinance 17-11 the staff has provided for some flexibility for smaller lots of record in the MUTC in terms of building height requirements. Also included is language that would protect the design objectives of the MUTC. For comparison purposes, the staff has included with Ordinance 17-11 the existing language with the proposed language highlighted in red. The staff recommends approval of Resolution PC-17-10.

RESOLUTION PC-17-10

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO 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 XII., GENERAL COMMERCIAL DISTRICT (C-1), F., MIXED USE TOWN CENTER, SUBSECTION 9., a., TO PROVIDE FOR NEW HEIGHT REGULATIONS FOR BUILDINGS CONSTRUCTED IN THE MIXED USE TOWN CENTER PORTION OF THE GENERAL COMMERCIAL (C-1) ZONING 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 July 20, 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 17-11.

ADOPTED this 20th day of July, 2017.

_____
Rita Holladay, Chairman

_____
Edwin K. Whiting, Secretary

ORDINANCE: 17-11
PREPARED BY: Shipley
REQUESTED BY: Staff
CERTIFIED BY FMPC: July 20, 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 3., SPECIFIC DISTRICT REGULATIONS, SECTION XII., GENERAL COMMERCIAL DISTRICT (C-1), F., MIXED USE TOWN CENTER, SUBSECTION 9., a., TO PROVIDE FOR NEW HEIGHT REGULATIONS FOR BUILDINGS CONSTRUCTED IN THE MIXED USE TOWN CENTER PORTION OF THE GENERAL COMMERCIAL (C-1) ZONING DISTRICT

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 XII., General Commercial District (C-1), F., Mixed Use Town Center, Subsection 9., a., is amended by deleting it in its entirety and substituting in lieu thereof the following:

9. Height Regulations

   a. Unless provided for otherwise, buildings shall be a minimum of two (2) stories in height or have the appearance, as viewed from all building elevations, of a building that is at least two (2) stories in height. Buildings shall not exceed four (4) stories in height. The minimum height requirement shall apply only to new buildings.

   b. For existing lots of record that are not part of a larger development and that are less than three (3) acres, the Planning Commission may consider allowing a building height that is less than two (2) stories. This shall only be permitted if the proposed building is in compliance with all other

building façade requirements that apply to the Mixed Use Town Center and the applicable provisions of the Architectural Design Standards. An applicant shall also clearly demonstrate that the building(s) will advance and be consistent with the building design objectives of the Town Center District.

c. Whenever the adjacent property is zoned residential (other than multi-family), or agricultural, no buildings to be constructed within 100 feet of a periphery property line shall exceed the maximum height permitted for principal dwelling units in the adjacent zoning district(s).

d. No accessory building shall exceed fifteen (15) feet in height. Parking garages shall not exceed three stories or forty-five (45) feet in height. Parking garages may not access streets classified as arterial.

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

Proposed changes to Chapter 3, Section XII., F., 9., a., of the Farragut Zoning Ordinance (proposed language is in RED. An additional change is that subsections have been separated as a, b, c, and d, for reference purposes)

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b. For existing lots of record that are not part of a larger development and that are less than three (3) acres, the Planning Commission may consider allowing a building height that is less than two (2) stories. This shall only be permitted if the proposed building is in compliance with all other building façade requirements that apply to the Mixed Use Town Center and the applicable provisions of the Architectural Design Standards. An applicant shall also clearly demonstrate that the building(s) will advance and be consistent with the building design objectives of the Town Center District.

c. Whenever the adjacent property is zoned residential (other than multi-family), or agricultural, no buildings to be constructed within 100 feet of a periphery property line shall exceed the maximum height permitted for principal dwelling units in the adjacent zoning district(s).

d. No accessory building shall exceed fifteen (15) feet in height. Parking garages shall not exceed three stories or forty-five (45) feet in height. Parking garages may not access streets classified as arterial.

MEETING DATE: July 20, 2017 **AGENDA ITEM #9**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Review 2018 Work Program Items Involving the Planning Commission

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INTRODUCTION AND BACKGROUND: INTRODUCTION AND BACKGROUND: Each year the various departments in the Town of Farragut establish a work program for the coming fiscal year. Some items carry over from previous work programs and some are ongoing, such as training and maintaining certifications. In terms of the 20 items on the Community Development Department's FY18 Work Program, the staff has included below those that will involve engagement with the Commission. For each item the staff will provide a very brief overview.

1. Continue to implement the adopted Architectural Design Standards (ADS).

   Comment: ***This is something we have been working on and addressed in the previous fiscal year with both amendments to the ADS and other ordinances. As we work through the ADS we will likely continue to make adjustments.***

2. Conduct planning related training sessions with the FMPC, VRRB, and BZA.

   Comment: ***This is an ongoing item that is part of the 4 hours of training that is required during each calendar year for Planning Commissioners and Board of Zoning Appeals members. The staff will continue to notify the Planning Commissioners when training related opportunities become available.***

3. Finish updating the Pedestrian and Bicycle Plan and Major Road Plan.

   Comment: ***The Pedestrian and Bicycle Plan is largely a policy statement document that is mostly still current and applicable. Since its adoption, a number of policy recommendations have been implemented. As with any document, there are some updates that are needed and that the staff had introduced at recent Planning Commission meetings in conjunction with updating the Major Road Plan. Specifically, the staff would like to:***

   a) ***Add more visuals to the plan and potentially an interactive component to demonstrate a desired condition in a given context;***
   b) ***Revisit the cross sections for collector and arterial streets to assess how to best use the public right of way in order to promote increased pedestrian and bicycle usage and community integration. Essentially, which facilities would be used the most in relation to the surrounding context and prioritize these within the allocated public space;***
   c) ***Establish very clear and focused priorities to so as to emphasize those policies that would be most critical to the advancement of pedestrian and bicycle facilities;***

4. Re-assess the Subdivision Regulations to provide more context appropriate flexibility regarding streets and pedestrian facilities.

   Comment: ***As demonstrated with the concept plan that was approved a few months ago involving the short cul-de-sac off Old Stage Road, the staff has made it an emphasis to assess how the Subdivision Regulations are applied based on the context. A short street with no possibility for extension perhaps should not be as wide as other streets with greater average daily trips. The staff would like to work through the Subdivision Regulations and add some language that would encourage a more context based approach rather than simply applying the same standards to all cases regardless of whether it makes sense based on the context.***

5. Continue to implement elements of the Comprehensive Land Use Plan - CLUP.

   Comment: ***This is ongoing. During the past couple of years a number of elements of the CLUP have been implemented. These have been reflected in some ordinance amendments and rezonings. The staff will continue to ensure that the CLUP is a living document and that the vision of the plan and the strategies identified therein are pursued.***

6. Evaluate re-development opportunities and assist in the development of a more defined concept for the Outlet Drive corridor.

   Comment: ***The staffs' focus on this item is to provide for a regulatory environment that would incentivize re-development and advance a thoughtful approach to how land is developed and re-developed. The recent modifications to the Town's parking provisions are examples of such regulatory flexibility that should help to encourage a more efficient use of land.***

7. Evaluate how to encourage appropriate land uses for future development (e.g. revenue generating uses) and how to retain retail businesses from a planning perspective. For example, evaluate existing developments (such as the old Ingles/Kroger, West End Center, JCPenney, Gander Mountain, Village Green Shopping Center) where liner buildings may be promoted as a revitalization tool.

   Comment: ***This will relate to the previous item and likely be an ongoing effort.***

8. Work to explore ways to promote and enhance the marketability of aging subdivisions.

   Comment: ***This item was added as a product of the housing discussions that were initiated during the last fiscal year. The Town has some aging subdivisions and the thought is how to get them more engaged since many do not have homeowner's associations and encourage a more pro-active approach to property maintenance enforcement. The Town will be hiring someone to help with property maintenance and the goal is to establish a line of communication with the older subdivisions so that they can work with the Town on the common goal of enhancing property values and promoting their subdivisions.***

9. Work with the Engineering Department to update the Stormwater Ordinance and consider possible amendments to the zoning ordinance and subdivision regulations to encourage low impact development and more sustainable design in both private and public infrastructure and site development.

Comment: ***This will be dependent on the adoption of a Stormwater Ordinance update.***

10. Update the sign ordinance (Reed v. Gilbert).

Comment: ***This item involves a significant update of the sign ordinance in response to the Reed vs. Gilbert U.S. Supreme Court ruling, which basically struck down content based sign regulations. The staff has met with the Town Attorney to review what is needed and how to proceed at this point. The Town Attorney has provided the staff with a model content neutral sign code that has been drafted by the International Municipal Lawyers Association (IMLA).***