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AGENDA
FARRAGUT MUNICIPAL PLANNING COMMISSION

October 19, 2017
7:00 p.m. Farragut Town Hall

For questions please e-mail Mark Shipley at mshipley@townoffarragut.org

1. **Citizen Forum**

2. **Approval of agenda**

3. **Approval of minutes – September 21, 2017**

4. **Discussion and public hearing on a site plan for a proposed storage building to be located on the Town of Farragut outdoor classroom property at 220 N. Campbell Station Road as part of an Eagle Scout project (Will Harry, Applicant)**

5. **Discussion and public hearing on the extension of fiber line and related structures for Comcast along Parkside Drive and within the utility easement abutting I40/75 north of Parkside Drive (Comcast Cable, Applicant)**

6. **Discussion and public hearing on a site plan for a new office building at 12640 Kingston Pike, Zoned C-1, .68 Acres (GBS Engineering, Mark Bialik, Applicant)**

7. **Discussion on a request to re-adopt the Farragut Zoning Map to correct an error in the zoning designation for the property at 12603 Evans Road to change the designation from R-1, Rural Residential, to A, Agricultural (Town of Farragut, Applicant)**

8. **Discussion on a request for a zoning map amendment for the property located at 13033 Fleenor Road to change the zoning district from R-1, Rural Residential to C-1, General Commercial, 1.1 Acres, (Robert G. Byrd, Applicant)**

9. **Discussion on permitted uses in commercial zoning districts and whether any should be removed or subject to new parameters (Town of Farragut, 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.

MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION

September 21, 2017

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

MEMBERS ABSENT
Ed Whiting
Noah Myers
Drew Carson

Staff Representatives: Mark Shipley, Community Development Director
Bart Hose, Assistant Community Development Director
Zachary Bonham, Planner
Gary Palmer, Assistant Town Administrator

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

1. **CITIZEN FORUM**
Chairman Holladay introduced Daniel Parlon, a Life Scout, of Troup 125. He is obtaining his Communications Merit Badge. Mark Shipley introduced Zachary Bonham as a new Planner that recently started working with the Town. Commissioners were also reminded that if they attended the August 31 training on Property Rights to please bring their certifications to the Town staff so that they could keep track of training hours.

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

3. **APPROVAL OF MINUTES**
A motion was made by Commissioner Povlin to approve the August 17, 2017 minutes. The motion was seconded by Commissioner Dick and the motion passed with Commissioner Kile and Mayor McGill abstaining due to being absent.

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4. **DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR A VARIANCE FROM THE DISTANCE FROM INTERSECTIONS AND DISTANCE BETWEEN DRIVEWAYS REQUIREMENTS IN THE DRIVEWAYS AND OTHER ACCESSWAYS ORDINANCE IN ASSOCIATION WITH A REQUESTED RIGHT IN RIGHT OUT ACCESS ONTO CONCORD ROAD FOR THE PROPERTY REFERENCED AS PARCEL 37.03, TAX MAP 153, 4.68 ACRES, ZONED NC (Knox County) (John and Sarah Mailen, Applicant)**
   The staff reviewed the item.

A motion was made by Commissioner St. Clair to approve a request for a variance that would provide for a right in and right out only access onto Concord Road that would be 380 feet from Second Drive and 310 feet from the curb cut to the north. The variance approval was also subject to there being no median cut now or in the future from what is shown on the TDOT Concord Road improvement plans. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

5. **DISCUSSION AND PUBLIC HEARING ON A CONCEPT PLAN REVISION FOR THE BRIDGEMORE SUBDIVISION OFF MCFEE ROAD, 282.97 ACRES, ZONED R-1/OSR (Placemakers No. 2 Partnership, Applicant)**
   The staff recommended approval subject to the open space shown for Phase 3 being consistent with the preliminary plat for Phase 3.

A motion was made by Commissioner St. Clair to approve a concept plan revision for the Bridgemore Subdivision subject to the staffs' recommendation. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

6. **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)**
   The staff recommended approval subject to fire lane striping being added to the turn around.

A motion was made by Commissioner Kile to approve a site plan for an addition to the Farragut ENT Building subject to the staffs' recommendation. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

7. **DISCUSSION AND PUBLIC HEARING ON SITE PLAN REVISIONS INVOLVING BUILDING ELEVATIONS AND THE PERCENTAGE OF MASONRY PROVIDED IN ASSOCIATION WITH THE OVERLOOK AT CAMPBELL STATION APARTMENTS, PARCELS 108 AND 109, TAX MAP 130, ZONED R-6/OSMFR, 820 N. CAMPBELL STATION ROAD, 31.94 ACRES (GBS Engineering, Applicant)**
   The staff reviewed the revised building elevations and noted that they appeared to meet the original ADS masonry percentages.

A motion was made by Commissioner Povlin to approve site plan revisions involving building elevations and the percentage of masonry provided in association with The Overlook at Campbell Station Apartments. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

8. DISCUSSION AND PUBLIC HEARING ON THE CAMPBELL STATION INN PHASE III CONCEPT PLAN AT 11401 KINGSTON PIKE

Gary Palmer presented the concept plan and recommended approval.

A motion was made by Commissioner Kile to approve the Concept Plan for the Campbell Station Inn Phase III. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

9. DISCUSSION AND PUBLIC HEARING ON UPDATES TO THE SINKHOLE ORDINANCE

Bart Hose presented the new Sinkhole Ordinance and recommended approval.

A motion was made by Commissioner Kile to approve Resolution PC-17-11 which recommends approval of Ordinance 17-15 subject to the staff incorporating the applicable minor modifications recommended by Dr. Peter Lemiszki, Chief Geologist, TDEC. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

ADJOURNMENT

The meeting adjourned at 8:45 p.m.

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Edwin K. Whiting, Secretary

MEETING DATE: October 19, 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 site plan for a proposed storage building to be located on the Town of Farragut outdoor classroom property at 220 N. Campbell Station Road as part of an Eagle Scout project (Will Harry, Applicant)

INTRODUCTION AND BACKGROUND: This minor site plan is an Eagle Scout project proposed at the Town of Farragut's Outdoor Classroom property off N. Campbell Station Road. As you may know, the Outdoor Classroom was created as a space to be used for educational purposes, particularly as they relate to environmental awareness and stewardship. Tools that are used at the Outdoor Classroom are currently stored in a small bin that has limited space.

A few months ago, the Town's Stormwater Coordinator, who oversees the Outdoor Classroom was approached by the applicant to construct a 10x10 storage building in a discrete portion of the site to provide for additional space for tools and materials used at the Outdoor Classroom. The project was then discussed further with the codes staff and the Town's Public Work Director.

DISCUSSION: As proposed, the storage building would have vertical lumber planks salvaged from barns and a metal roof that would be green to match the existing pavilion. A question that was raised with the applicant and that would need to be discussed by the Commission is whether this minor project would be held to the applicable provisions of the Architectural Design Standards, such as the masonry percentages.

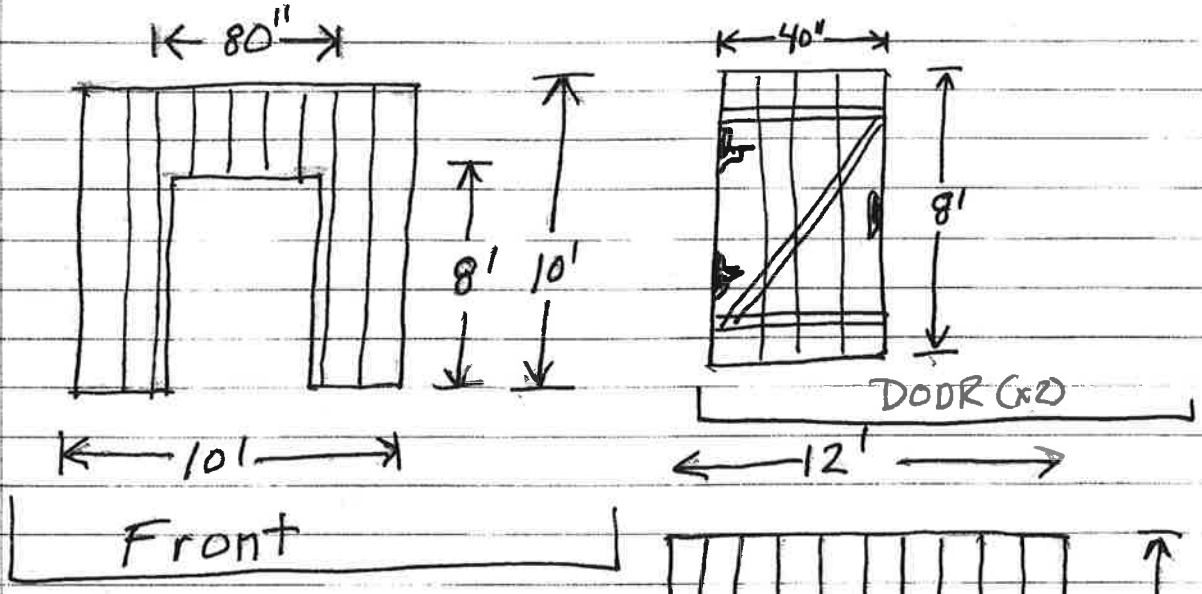
When this was discussed with the staff it was noted that if non-masonry materials were proposed the materials should, at a minimum, be compatible with the sustainability themes encouraged on the Outdoor Classroom property. As mentioned above, the applicant is proposing to use salvaged barn planks for most of the building's siding. The building is also very small and proposed in a somewhat obscure location as viewed from N. Campbell Station Road.

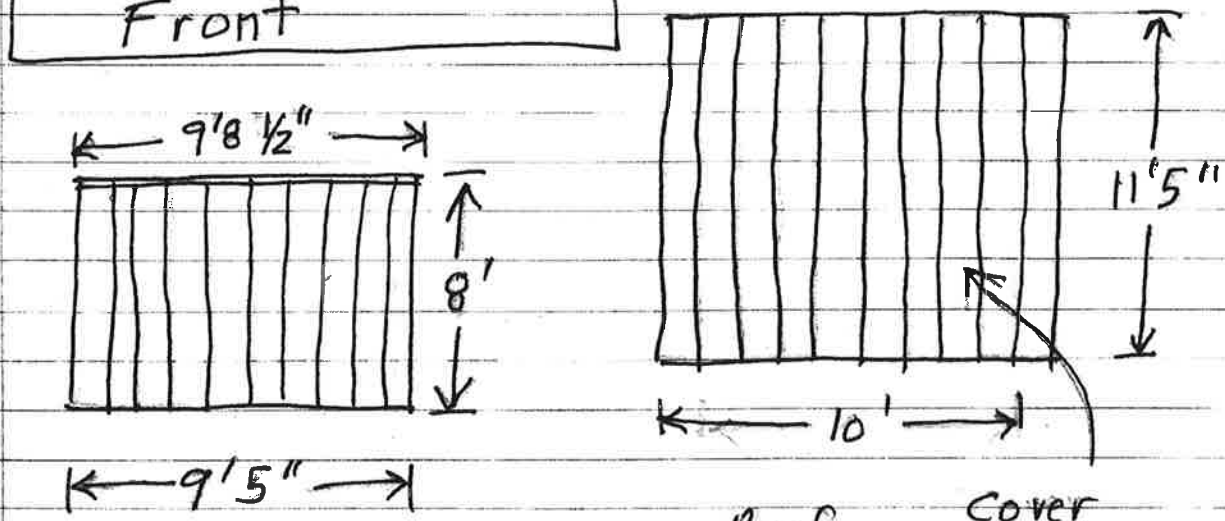
RECOMMENDATION: Based on the plans that were provided to the staff and that are included in your packets, the remaining comments were the following:

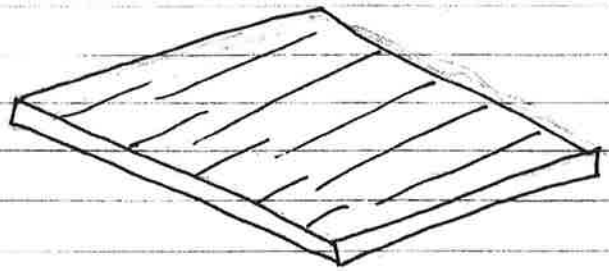
1. Please add an extra foot of concrete pad to the rear of the shed to allow space for a rain barrel(s) in the future;
2. Please obtain a building permit; and
3. Please ensure that all required supplies are included in the budget. Some items are not currently included (concrete pad, plexiglass windows).

Proposed Storage Building

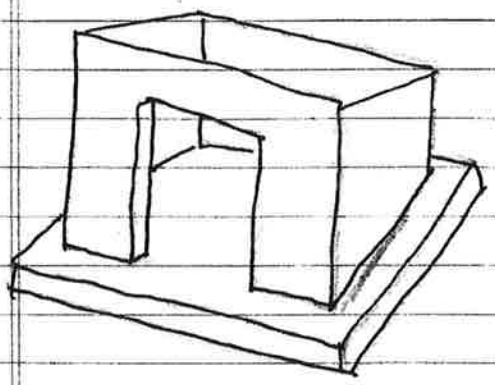
Framing Plan





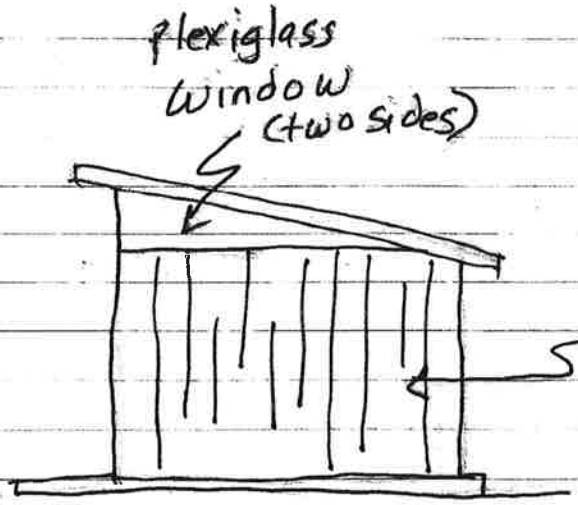


Roofing material shall be green metal matching existing pavillion.



Shed bolted to 6" concrete pad "provided by ToF."

Siding shall be board and batten, used barn wood, or similar.



Costs:

Materials:

31 2x4x8 lumber planks: $3.52per, ~$109.12

13 ⅝" Grooved Plywood, treated: $25.88per, ~336.44

12 ft. Classic Rib Steel Roof Panel: $36.22

*This will allow a one foot overhang on either side of the slope, which follows regulation.

60 in. x 72 in. Garden Shed Fiberglass Prehung Door: $598

4 100-Set flathead wood screws: $3.92per, ~$15.68

1/2x7"x8' Structure posts: 70.92per, ~283

4 10-Set 90 degree angle bracket: $14.10per, ~$56

5 10-Set Flat Right Angle, 3 Hole bracket: $27per, ~135

1 5-Pack ½"x ¾" Corner Brace: $6.74

Other

Safety Goggles: $.87per, ~$10.44

Tools

All tools will first need to be personally accounted for, as I may have access to these without them being in my personal inventory.

Total Cost

$1565

Plus Error Margin of 10%

$1898

The error margin is for lost/damaged materials we may experience during final construction.

MEETING DATE: October 19, 2017 **AGENDA ITEM # 5**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on the extension of fiber line and related structures for Comcast along Parkside Drive and within the utility easement abutting I40/75 north of Parkside Drive (Comcast Cable, Applicant)

This item is not ready for consideration and will be recommended for postponement. The required site plans that were to be to an engineer scale level accuracy have not been submitted.

MEETING DATE: October 19, 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 a new office building at 12640 Kingston Pike, Zoned C-1, .68 Acres (GBS Engineering, Mark Bialik, Applicant)

INTRODUCTION AND BACKGROUND: This site plan involves the property at the corner east of the intersection of Way Station Trail and Kingston Pike and that was formerly a Weigel's Convenience Store/Gas Station. A number of years ago the property was purchased from Weigel's and the convenience store/gas station use was discontinued.

The current owner also owns the SouthEast Bank property to the west and is proposing to completely re-develop the site and construct a new, roughly 3,000 square foot office building on the property. Given the lot's substandard size, this re-development would not have been possible without the recent amendments to the front yard setback provisions in the C-1 Zoning District that would allow the building to be 20 feet from the required rights of ways along Way Station Trail and Kingston Pike, provided the parking was no closer to the street than the building.

DISCUSSION: As part of this site plan, the applicant is proposing a right in and right out access onto Kingston Pike. Though this proposed access is an improvement from the past it does not meet the required 400 foot distance from the intersection of Kingston Pike and Way Station Trail and would need a variance approval from both the Planning Commission and the Board of Mayor and Aldermen. Since this access is so close to Way Station Trail and could create confusion in terms of a motorist guessing on whether someone is turning onto Way Station Trail or entering the property and since the property would have access onto Way Station Trail, the staff does not support the variance. Consistent with the Town's requirement for cross parcel connectivity, the staff would note that the access that would be required to stub into the property to the east could eventually be extended into this property and become a compliant access point onto Kingston Pike that may line up with access that could be proposed on the Swan property on the north side of Kingston Pike.

RECOMMENDATION: Aside from the variance associated with the requested access, included in your packet are the staffs' other comments on the original site plan that was submitted. Also included in your packet is a copy of the revised site plan and the applicant's responses to the staffs' original comments. The staff will make a recommendation at the meeting based on whether the staffs' original comments have been satisfactorily addressed.

September 28, 2017

Mr. Mark Bialik
GBS Engineering
1313 Kalmia Road
Knoxville, TN 37909
mark@gbs-eng.net

SUBJECT: STAFF COMMENTS ON THE SITE PLAN FOR THE OFFICE BUILDING PROPOSED AT 12640 KINGSTON PIKE

Dear Mark:

The Town staff has reviewed the site plan that was submitted for the Office Building at 12640 Kingston Pike for compliance with the Town requirements. If you could please address the following comments and submit five (5) full size copies and one (1) 11" x 17" reduced set to the Farragut Town Hall Monday, October 9, 2017 I would appreciate it. Also, upon resubmittal, please include a letter which addresses these comments and that indicates where the information can be found on the plans.

This item will be discussed at the Staff/Developer Meeting at the Farragut Town Hall on Tuesday, October 3, at 10:30 a.m. The purpose of this meeting is to discuss questions you may have on staff comments. Modifications to the plans are not due until Monday, October 9.

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

1) Please provide utility line size on utility sheet;
2) Please provide distance from building to fire hydrants utilized to meet fire flow requirements. Distance in feet shall be provided;
3) Fire hydrant flow data provide is in excess of 3 years old. Please provide current data;
4) Cover sheet stipulates that building will be type II-A with fire sprinkler protection which is in conflict with the utility sheet. Please provide accurate information;
5) The required fire flow shall be calculated utilizing the 2012 International Fire Code, not the 2006 as noted on the drawings.

Planning Division: (Contact Mark Shipley at mshipley@townoffarragut.org) or Bart Hose at bhose@townoffarragut.org

6) Please provide a certified address;
7) Do you have a name for the office building?
8) Please list the property owners name, address, phone number, and e-mail on the cover sheet;
9) Please include calculations and diagrams verifying maximum lot coverage and compliance with landscaping requirements between buildings and parking lots;
10) The landscape plan is a separate submittal and must be prepared by a landscape professional as provided for in the landscaping requirements;

11) The project is required to provide for Low Impact Development stormwater measures per the current C-1 Zoning District;
12) The project is required to provide for outdoor open space (e.g. courtyards, seating areas, etc.) per the current C-1 Zoning District;
13) The project is required to provide for pedestrian and vehicular connectivity to abutting properties. The staff would recommend an 8 foot walking trail along Kingston Pike with a pedestrian connection into the parking lot and a 5 foot sidewalk along Way Station Trail. A vehicular connection is also required to the property to the east;
14) Please complete the applicable portions of the Architectural Design Standards Checklist that is provided on the Town's web site;
15) Please indicate where the building address will be located;
16) Per the current parking and loading requirements, where the parking provided exceeds the required parking by more than 10%, the excess parking and accessways for the excess parking shall be in permeable pavers and an additional interior landscape island shall be provided for every 5 parking spaces in excess of the amount required. The permeable pavers may also help satisfy the LID and stormwater detention requirements;
17) Please label the buffer strip and ensure that it is addressed as part of the landscape plan. You may just use existing plant material as it appears to be heavily tree covered;
18) Please note that a variance must be requested for the proposed access to Kingston Pike as it does not meet the required 400 foot distance from the intersection with Way Station Trail. Please provide your justification(s) for the requested variance;
19) Please include a note on the plans that garbage will be contained within the building and no exterior garbage collection will be used (you may want to plan for an area where this could be added in the future if uses in the building change);
20) Please include a lighting plan and address all of the requirements of the Outdoor Site Lighting provisions in the zoning ordinance;
21) Please note on the plans that no antennas will be used. Please specifically address how the HVAC units will be screened with the building they are serving so they are not visible from adjacent properties or rights of ways;
22) Please number any notes on the plans so they can be referenced if needed;
23) Please verify that no existing trees will be removed as part of the project. If so, you likely will not need a tree preservation/removal plan;
24) Please ensure that your FFE and MFE are consistent on the plan notes;
25) Please remove the outer parking space closest to Way Station Trail because the parking must be behind the front plane of the building in order to allow the 20 foot building setback;
26) The landscape plan will be reviewed by the VRRB and requires a separate application. A grading permit cannot be issued until the landscape plan is approved;
27) Prior to the issuance of a Certificate of Occupancy a digital as-built will be required in a JPEG format;

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

28) The Driveway to Kingston Pike cannot meet requirement of 400 feet of separation from Way Station Trail. Staff does not support a request for variance. Please note that property address remains the same, whether or not the entrance to Kingston Pike remains. If a variance is granted, the driveway should remain right-in/right-out, and include taper. Additionally, a TDOT permit must be submitted.
29) All frontage along Kingston Pike should include 6-30 curb & gutter and sidewalk, and should be extended from beginning of radius return at interior of Way Station Trail. Please provide detail of 6-30 curb & gutter, in addition to existing detail of 6-18 curb & gutter used in parking lot.
30) Currently, the site does not include detention. However, complete redevelopment of the site must include detention or utilize low impact development practices such that the peak flow rate of stormwater discharge post development does not exceed that of pre-construction levels.
31) Will gas be included for this site? Please show on utility plan if so.
32) Please submit irrevocable letter of credit for erosion control for $5000.
33) Drainage Fee is based upon $0.02 per square foot of impervious surface. Please calculate area.

In addition to the e-mail addresses provided above you may also call the designated staff person(s) 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

Darryl Smith, PE
Town Engineer

October 9, 2017

RECEIVED
OCT 9 2017
TOWN OF FARRAGUT

Mr. Mark Shipley,
Community Development Director,
Town of Farragut,
11408 Municipal Center Drive,
Farragut, Tennessee 37934

Re: Staff comments on Site Plan for 12640 Kingston Pike,
Parcels 59.02, Tax Map 151, Farragut.

Dear Mark,

Attached are the required 5 full sets revised drawings of the Site Development Plans for 12640 Kingston Pike. We have addressed the Staff comments as follows:

1. We have added line sizes to the Site Utility Plan, drawing C6.0.
2. We have added a dimension from the nearest fire hydrant to the corner of the proposed Building, see drawing C6.0.
3. We are in the process of obtaining new fire flows for the existing fire hydrant.
4. We have revised the note on the Cover Sheet to reflect the proper type of construction.
5. We have revised the note on drawing C6.0 to reflect the proper Building Code (2012) and the requirements for fire hydrants accordingly. See drawing C6.0.
6. The Site has an address of 12640 Kingston Pike.
7. The Developer has not determined a name for the project as of this moment in time.
8. We have added the requested email address to the Cover Sheet.
9. We have added the calculations and diagrams to show the Lot Coverage and Landscape Requirements, see drawing C3.1.
10. We are submitting the Landscape Plan to VRRB today.
11. We acknowledge the need for Low Impact Development, but have not determined exactly which method to be used now.
12. We acknowledge the requirement for open space, but have not determined exactly what is to be incorporated now.
13. We have added the required 5-foot sidewalks along Kingston Pike and Way Station Trail. We have made sure the sidewalk along Kingston Pike has an 8-foot grass strip. See drawing C3.0.
14. We have attached a printout of the Architectural Design Checklist with this submittal.
15. We have shown where the Building Address will be located on the Elevations, see drawing A2.
16. We acknowledge we are over parked, but we have not determined how we will address this requirement now. We are looking at a hybrid detention system, which we believe will address this requirement.
17. We have labeled the required buffer strip, see all plan sheets.
18. We will apply for a variance for the right-in/right-out entrance on Kingston Pike.
19. We have added a note (#5) on the Cover Sheet to address the garbage issue.
20. We will have to submit this later. We know this is required.
21. We had notes (#2 and #3) on the Cover Sheet to address this comment.
22. We have numbered notes on all the plans.

MARK A. BIALIK, PE
865.566.0185 (V)
888.485.7005 (F)
GBS ENGINEERING
1313 KALMIA ROAD
KNOXVILLE, TENNESSEE 37909

23. We have verified we will not disturb any existing trees located on-site. Therefore, we have no need for a Tree Preservation Plan.
24. We have coordinated FFE/MFE elevations.
25. We believe we follow the requirements.
26. We are submitting the Landscape Plan to VRRB today.
27. We have added a note to the Cover Sheet to require digital As-Built (JPEG format), see note #6.
28. We will apply for a variance for the right-in/right-out entrance on Kingston Pike.
29. We have added 6-30 Curb and Gutter along Kingston Pike, along with a 75-foot taper. We have added a 6-30 Curb and Gutter Detail to drawing C9.0.
30. We are working with Darryl Smith on the requirement of detention, we will be addressing soon.
31. We are not requiring gas for this facility.
32. We will provide the required $5000 for erosion control, prior to obtaining the Grading Permit.
33. We will provide the Drainage Fee of $271.42 (13,571 square feet of impervious area times $0.02 per square foot) prior to obtaining the Grading Permit.

We look forward to obtaining approval of these plans.

Sincerely,

Mark A. Bialik, PE

Chapter 1: Site Design Guidelines

STREETSCAPE

Intent Statement: Streetscape features should be functional and durable while helping to affirm or establish the identity of a neighborhood, district, or development.

Note: Page numbers refer to the "Farragut Architectural Design Standards" document.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 14	1.1	Integrate functional pedestrian improvements into the streetscape.	☒	☐	☐	Comment: New 5' Sidewalk added
pg. 14	1.2	Coordinate streetscape elements along public frontages surrounding a development.	☐	☐	☒	Comment: Town not providing Road Lighting.
pg. 14	1.3	Coordinate streetscape elements on internal streets and lanes within a development.	☐	☐	☒	Comment: Town not providing Road Lighting
pg. 14	1.4	Use streetscape elements that invite a high level of activity along a commercial street frontage.	☒	☐	☐	Comment: We are providing additional landscaping.
pg. 14	1.5	Use streetscape elements that invite passive pedestrian and recreational activity along a residential street frontage.	☒	☐	☐	Comment: We are adding a 5' Sidewalk along Way Station Trail.

BUILDING SETBACKS & FRONTAGE:

Intent Statement: Whenever possible, buildings should be aligned along the street to hide parking and promote active sidewalks. A uniform alignment of buildings helps to define a "street wall," which provides a sense of enclosure and a comfortable scale for pedestrians.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 16	1.6	Design the street frontage to promote pedestrian activity.	☒	☐	☐	Comment: We have added connections to new sidewalks along frontages and landscaping.

pg. 16	1.7	Design the street frontage to be compatible with the surrounding context.	☒	☐	☐	Comment: The landscaping proposed mirrors the landscaping associate with 12700 Kingston Pike.

CONNECTIVITY:

Intent Statement: Future development should help create a more active, and inter-connected environment throughout Farragut.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 18	1.8	Provide pedestrian and bicycle connections into and between properties.	☒	☐	☐	Comment: We have connected our internal sidewalks to the new sidewalks along frontages.
pg. 18	1.9	Provide vehicular connections into and between adjoining properties.	☐	☒	☐	Comment: The Owner does not desire to connect to the adjacent property which completely surrounds this site.

OUTDOOR OPEN SPACE:

Intent Statement: New development should incorporate outdoor open space that projects a vibrant image and invites pedestrian activity with durable furnishings and visual elements such as public art to add interest.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 20	1.10	Locate outdoor open space to provide a focal point.	☐	☐	☒	Comment: This is a proposed Professional office space.
pg. 20	1.11	Locate and orient outdoor open space to be actively used.	☐	☐	☒	Comment:
pg. 21	1.12	Furnish outdoor open spaces to encourage active use.	☐	☐	☒	Comment:
pg. 21	1.13	Design outdoor open space to incorporate Low Impact Development (LID) principles for stormwater management.	☒	☐	☐	Comment: We have designed a bio-filter to be included as part of the storm water management.

PUBLIC ART:

Intent Statement: Public art is encouraged as a way of bringing visual interest and special identity to individual sites and neighborhoods. The guideline provided below is voluntary and is not meant to imply a requirement for inclusion of public art.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 22	1.14	Use public art to add interest to an outdoor open space.	☐	☐	☒	Comment:

LANDSCAPING:

Intent Statement: Sites should be landscaped to enhance community image, invite pedestrian activity, preserve mature trees and highlight distinctive topographic or other site features. In general, indigenous or well-acclimated and noninvasive species should be used. Landscape design within a site should also help to establish a sense of visual continuity. The guidelines below are intended to complement landscaping requirements in the Farragut Zoning Ordinance.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 23	1.15	Design sites to highlight landscape areas.	☒	☐	☐	Comment: As this site is all pavement now, any landscape will look better.
pg. 23	1.16	Use a coordinated landscape palette to establish a sense of visual continuity.	☒	☐	☐	Comment: We have mirrored the landscape associated with 12700 Kington Pike.
pg. 23	1.17	Preserve and maintain mature trees and significant vegetation.	☒	☐	☐	Comment: We are not disturbing the existing trees located on-site.
pg. 23	1.18	Use hardy plant and tree species.	☒	☐	☐	Comment: We have incorporated native and hardy plants into our Landscape Plan.
pg. 23	1.19	Use landscaping to enhance pedestrian improvements.	☒	☐	☐	Comment: We have added overstory trees to create shade for pedistrians.
pg. 23	1.20	Integrate landscaping and stormwater management systems.	☒	☐	☐	Comment: We have adjusted the plant types for the bio-filter.

SURFACE PARKING:

Intent Statement: Surface parking lots should not be a visually prominent feature of sites in Farragut, especially those along high-traffic corridors, such as Kingston Pike, or in locations intended for strong pedestrian orientation such as the Town Center District.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 24	1.21	Minimize the visual impact of surface parking.	☒	☐	☐	Comment: We have with the proposed landscaping.
pg. 24	1.22	Locate and design parking lots to allow for pedestrian access.	☒	☐	☐	Comment: All of the parking is directly adjacent to the building or across one drive.
pg. 24	1.23	Design parking access to minimize potential negative impacts on pedestrians.	☒	☐	☐	Comment: See comment to 1.22.

SITE LIGHTING:

Intent Statement: The character and level of site lighting should help establish a sense of identity and cohesion. Site lighting should help create a sense of place, highlight distinctive architectural details, and reinforce the overall form, massing, and spatial characteristics of the building or site. Note that streetlights are an important feature of the overall streetscape as addressed on page 14 of the design guidelines.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 25	1.24	Scale site lighting to its purpose.	☐	☒	☐	Comment: To be determined.
pg. 25	1.25	Shield site lighting to minimize off-site glare.	☐	☒	☐	Comment: To be determined.

WORKING WITH TOPOGRAPHY:

Intent Statement: Where possible, site design should preserve and work within existing topography. Any re-grading should maintain pedestrian and vehicular connectivity while minimizing potential negative visual impacts of large retaining walls.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 26	1.26	Design a site to take advantage of existing topography.	☒	☐	☐	Comment: We have graded this side to maintain existing stormwater flow.
pg. 26	1.27	Design a retaining wall to minimize impacts on the natural character of the site.	☐	☐	☒	Comment: No retaining walls.
pg. 26	1.28	Design a building foundation to conform to the existing topography.	☒	☐	☐	Comment: We have.
pg. 26	1.29	Design a site to minimize vulnerability to sinkholes.	☒	☐	☐	Comment: We have.

SERVICE AREAS & UTILITIES:

Intent Statement: Service areas and utilities should be located and designed to be visually unobtrusive and integrated with the design of the site and the building. Service areas are typically most appropriate when located to the rear of a building and not visible from the public right-of-way.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 27	1.30	Locate a utility or service area to minimize visual impacts from the street and sidewalk.	☒	☐	☐	Comment: We have met all of the Town of Farragut requirements.
pg. 27	1.31	Locate and design a utility building or shed to minimize the visual impacts from the street and sidewalk.	☐	☐	☒	Comment:
pg. 27	1.32	Locate buildings and other site improvements to allow for potential future undergrounding of utility lines.	☒	☐	☐	Comment: We have.
pg. 27	1.33	Enclose a free-standing utility or service area.	☐	☐	☒	Comment:

STORMWATER MANAGEMENT & LOW-IMPACT DEVELOPMENT:

Intent Statement: The guidelines for stormwater management and low-impact development are intended to complement landscaping requirements in the Farragut Zoning Ordinance by promoting the use of low-impact development principles to meet those requirements while also providing site amenities that help enhance community image.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 28	1.34	Maintain pre-development hydrologic features to minimize stormwater impacts.	☒	☐	☐	Comment:
pg. 28	1.35	Incorporate Low Impact Development (LID) principles to address stormwater as close to the source as possible.	☒	☐	☐	Comment:
pg. 28	1.36	Incorporate stormwater management systems to maximize water quality.	☒	☐	☐	Comment:
pg. 28	1.37	Use stormwater management systems as site amenities.	☒	☐	☐	Comment:

INCREMENTAL SITE DESIGN IMPROVEMENTS:

Intent Statement: While improvements should consider long term objectives for the area and site, flexibility in the application of the design guidelines is appropriate for such projects to ensure that development is able to respond to current market conditions.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 29	1.38	Locate incremental improvements to anticipate future development.	☐	☐	☒	Comment:
pg. 29	1.39	Locate and design incremental improvements to enhance the pedestrian environment of an existing development.	☐	☐	☒	Comment:

NEIGHBORHOOD SITE DESIGN TRANSITIONS:

Intent Statement: Site design adjacent to an existing or future residential neighborhood should provide a compatible transition that minimizes potential negative impacts while promoting positive connections. Designs that incorporate compatible uses and designs, and which link commercial and mixed-use areas with the adjacent residential neighborhoods are generally preferred as illustrated in "Strategies to Promote a Compatible Transition to Adjacent Neighborhood/Agricultural Land" on page 32 of the design guidelines.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 31	1.40	Design a commercial or mixed-use site to be compatible with adjacent neighborhoods.	☒	☐	☐	Comment: With the use of landscaping we blending into the streetscape.
pg. 31	1.41	Design landscape buffer areas to provide shared amenities.	☒	☐	☐	Comment: We have incorporated the existing stream into the buffer.
pg. 31	1.42	Provide pedestrian, bike and vehicular connections to adjacent neighborhoods.	☒	☐	☐	Comment: We have through the new sidewalks located within the Right-of-Ways.

Chapter 2: Building Design Guidelines

BUILDING HEIGHT:

Intent Statement: New development and redevelopment should meet zoning requirements while recognizing traditional height variations in Farragut and stepping down towards adjacent lower-scale buildings.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 37	2.1	Provide variation in building heights.	☐	☐	☒	Comment: Tthe project is a small single-story building 17'-6" high.
pg. 37	2.2	Position taller building elements to minimize visual impacts.	☐	☐	☒	Comment: Tthe project is a small single-story building 17'-6" high with area 2,950 sq.f.
pg. 37	2.3	Design floor-to-floor heights to establish a sense of scale and reflect Farragut traditions.	☐	☐	☒	Comment: The project is a single-story building.

BUILDING ARTICULATION:

Intent Statement: New development and redevelopment in Farragut should incorporate articulation techniques that promote a sense of human scale and divide the mass and scale of a larger building into smaller parts that relate to traditionally-scaled buildings.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 38	2.4	Use vertical articulation techniques to add visual interest and express traditional façade widths.	☒	☐	☐	Comment: Architectural elements: front wall offset and stepback, brick color change at the primary entrance
pg. 38	2.5	Use horizontal articulation techniques to establish a sense of human scale in the design of a larger building.	☒	☐	☐	Comment: Design elements: continuous horizontal accent bands

ICONIC DESIGN FEATURES:

Intent Statement: New development and redevelopment in a highly-visible location, such as the intersection of arterial roads, should incorporate iconic design features to foster a unique sense of place, add visual interest and help differentiate Farragut from surrounding areas. In most cases, large-scale new development projects in any location should also incorporate iconic design features.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 40	2.6	Use iconic design features to foster a unique sense of place.	☒	☐	☐	Comment: Architectural elements: incorporated design of the primary entrance of the adjacent bank building.
pg. 40	2.7	Locate iconic design features to maximize their visibility and impact.	☒	☐	☐	Comment: The primary building entrance is highly visible from the street view.

ROOF FORM:

Intent Statement: New development and redevelopment should incorporate roof forms that convey compatible mass and scale, add visual interest and are appropriate to a building's use.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 40	2.8	Create a sense of visual interest by using a variety of roof forms along the street.	☐	☐	☒	Comment: Tthe project is a small single-story building 17'-6" high with area 2,950 sq.f.
pg. 40	2.9	Consider incorporating a roof form that provides a "cap."	☐	☐	☒	Comment: Tthe project is a small single-story building 17'-6" high.

OVERALL FAÇADE CHARACTER:

Intent Statement: Visible building façades that incorporate high-quality design features enhance Farragut's community image and convey an active and vibrant appearance to passing vehicles and pedestrians. The design guidelines for overall façade character below apply to visible façade areas that face public streets, sidewalks, pedestrian areas or parking lots.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 42	2.10	Design a building façade to enhance community image.	☒	☐	☐	Comment: Materials: brick Architectural elements: changes in the façade plane
pg. 42	2.11	Design a building façade to be compatible with its context.	☒	☐	☐	Comment: Use of the same brick colors and horizontal accent bands as on the adjacent bank building

pg. 42	2.12	Design a building façade to convey visual interest.	☒	☐	☐	Comment: Achieved by symmetrical balance of the front façade and rhythm of windows and accent bands
pg. 42	2.13	Design a building façade to promote an active appearance.	☒	☐	☐	Comment: The building has a storefront entrance and windows on all four sides.

GROUND FLOOR DESIGN:

Intent Statement: Ground floor building design should incorporate features that help create a pedestrian-friendly street level. In a commercial area, it is especially important to incorporate active features such as ground floor storefront windows. In a multi-family residential area, the ground floor may incorporate other design features, such as porches and stoops, to engage the sidewalk and street.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 44	2.14	Design the ground floor of a building façade to engage the public realm and promote pedestrian activity.	☒	☐	☐	Comment: The entry is clearly defined by a change in the brick color and highly visible from the street.
pg. 44	2.15	Use high quality, durable materials to define the ground floor and add visual interest.	☒	☐	☐	Comment: The project is a single-story brick building

BUILDING MATERIALS & COLORS:

Intent Statement: Exterior building materials and colors provide a sense of scale and texture and are used to convey design quality and visual interest. Building façades should use high-quality, durable, materials that contribute to the visual continuity of the context and convey high quality in design and detail. Masonry should be used as a significant façade element on new construction.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 46	2.16	Use compatible materials to enhance community image.	☒	☐	☐	Comment: Materials: four-sided brick building
pg. 47	2.17	Use masonry materials to promote a cohesive community image.	☒	☐	☐	Comment: Brick is the primary material for the project.

pg. 48	2.18	Use accent materials to enhance visual interest.	☒	☐	☐	Comment: Achieved by use of accent brick and bronze color of storefront windows.
pg. 48	2.19	Use materials to convey a sense of human scale and visual interest to pedestrians.	☒	☐	☐	Comment: Achieved by use of bulding moduls, brick color change at the entry, and accent bands
pg. 48	2.20	Use exterior material, paint and roof colors that are compatible with the surrounding context.	☒	☐	☐	Comment: Use of two earth tones of brick, accent colors meet the Appendix B standards.

FAÇADE RENOVATION:

Intent Statement: Façade renovations are encouraged to enhance community image and help attract tenants to aging commercial or office buildings. Renovations may include ground floor improvements to attract pedestrian activity, the addition of iconic design features or complete replacement of an existing façade. When possible, such incremental improvements should anticipate future phases of development that may include new buildings, parking areas and pedestrian paths.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 50	2.21	When possible, renovate an aging commercial or office façade to enhance community image.	☐	☐	☒	Comment: The project is a new building.
pg. 50	2.22	Anticipate future phases of development when renovating a façade.	☐	☐	☒	Comment: The project is a new building.

APAPTIVE REUSE:

Intent Statement: Preserving and adapting a structure to a new use has environmental benefits and may help preserve the existing character of an area. Re-using a building preserves the energy and resources invested in its construction, and removes the need for producing new construction materials. Adaptive reuse projects are encouraged.

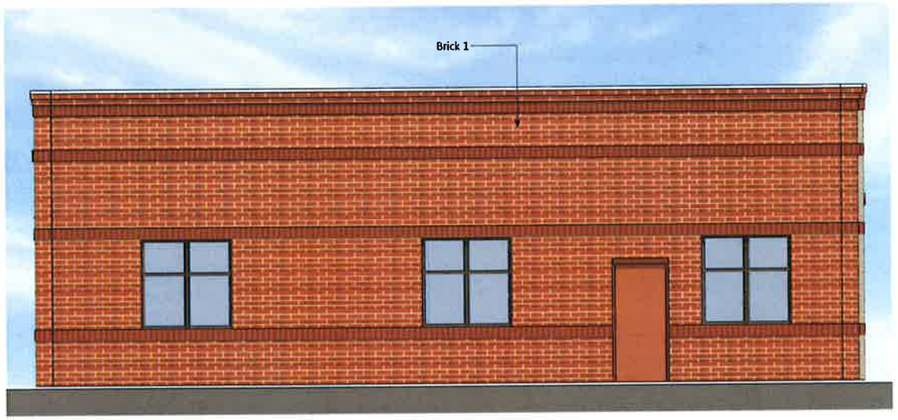
Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 51	2.23	Adapt an existing structure to a new use as an alternative to demolition whenever possible.	☐	☐	☒	Comment: The project is a new building.

pg. 51	2.24	Consider future objectives for the site when adapting an existing structure to a new use.	☐	☐	☒	Comment: The project is a new building.

NEIGHBORHOOD BUILDING DESIGN TRANSITIONS:

Intent Statement: The design of buildings adjacent to an existing or future residential neighborhood should provide a compatible transition that minimizes potential negative impacts while promoting visual connections. Where possible, buildings located near an adjacent neighborhood should have a lower-scale residential character to provide a compatible transition.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 52	2.25	Provide a compatible scale transition adjacent to a residential neighborhood.	☒	☐	☐	Comment: The project is a small scale office building related to the scale of the adjacent neighborhood.
pg. 52	2.26	Incorporate residential design features adjacent to a residential neighborhood.	☒	☐	☐	Comment: Architectural elements: small groupings of windows



EAST ELEVATION
SCALE 1/4"=1'-0"

NORTH ELEVATION
SCALE 1/4"=1'-0"

WEST ELEVATION
SCALE 1/4"=1'-0"

SOUTH ELEVATION
SCALE 1/4"=1'-0"

REVISIONS

DATE	DESCRIPTION
10-05-17	REVIEW PER TOWN COMMENTS

TRENT FERRET
State of Tennessee
No. 17131
10/9/17

BLUE RIDGE ARCHITECTURE
1313 KALMIA ROAD
KNOXVILLE, TENNESSEE 37909
865.670.9298 (v) 888.485.7005 (f)

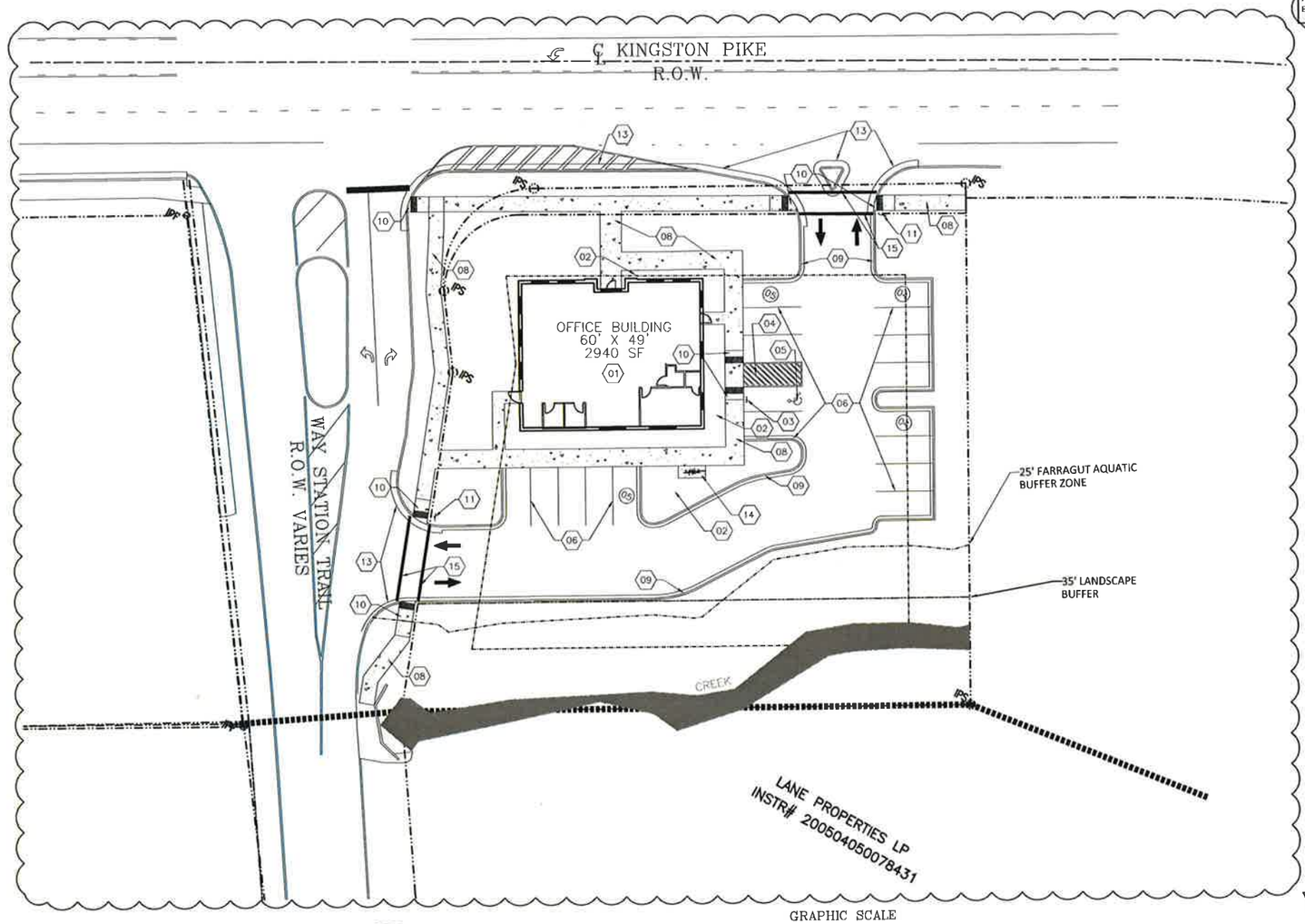
ELEVATIONS
OFFICE BUILDING
12640 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934

PROJECT No: 1705 DRAWN BY: STAFF CHECKED BY:

PERMIT SET
ISSUE DATE:
CONSTRUCTION SET
ISSUE DATE:
DRAWING NUMBER:
A-2

SHEET 4 OF 15

ORIGINAL
SECOND
FINAL



OVERALL SITE PLAN

Scale: 1" = 20'-0"

SITE INFORMATION

PARKING	REQUIRED	PROVIDED
AUTO PARKING	12	18
HANDICAP PARKING	01	01
BIKE PARKING	01	01

SITE AND BUILDING ACCESSIBILITY PER ANSI A117.1
SITE ACREAGE IS .64 ACRES ±

ZONING

EXISTING ZONING IS C-1

FACILITY SIZE

BUILDING SQUARE FOOTAGE	2,940 S.F.
NUMBER OF STORIES	1
BUILDING HEIGHT (TO TOP OF PARAPET)	17'-4"

CONSTRUCTION NOTES

01 NEW BUILDING (SEE ARCHITECTURAL DRAWINGS), INSTALLED BY CONTRACTOR.

02 LANDSCAPE AREA INSTALLED BY CONTRACTOR.

03 "HANDICAP PARKING" SIGNS, MOUNTED ON A POLE, FURNISHED AND INSTALLED BY CONTRACTOR.

04 TRAFFIC STRIPING 4" WIDE PAINTED (WHITE) PARALLEL STRIPES AT 16" O.C. FURNISHED AND INSTALLED BY CONTRACTOR.

05 PAVEMENT SYMBOL AND LETTERING PER D.O.T. SPECIFICATIONS (TYP), FURNISHED AND INSTALLED BY CONTRACTOR.

06 TRAFFIC STRIPING 4" WIDE PAINTED (WHITE) PER PARKING SPACE. FURNISHED AND INSTALLED BY CONTRACTOR.

07 7'-0" X 7'-0" X 6" REINFORCED CONCRETE PAD FOR ELECTRICAL TRANSFORMER INSTALLED BY CONTRACTOR.

08 4" REINFORCED CONCRETE SIDEWALK. SEE SECTIONS AND DETAILS FOR SPECIFICATIONS. INSTALLED BY CONTRACTOR.

09 CONCRETE CURB AND GUTTER. SEE SECTIONS AND DETAILS FOR SPECIFICATIONS. INSTALLED BY CONTRACTOR.

10 HANDICAP RAMP, PER DETAILS, FURNISHED AND INSTALLED BY CONTRACTOR.

11 NEW STOP SIGN (24" X 24"), PER TOWN OF FARRAGUT REQUIREMENTS, FURNISHED AND INSTALLED BY CONTRACTOR.

12 CONTRACTOR TO PROVIDE AND INSTALL LIGHT POLE BASE, LIGHT POLE AND ASSOCIATED CONDUIT AND CONDUCTORS. SEE DRAWINGS C10 AND C11 FOR DETAILS.

13 TDOT CONCRETE 6-30 CURB & GUTTER. SEE SECTIONS AND DETAILS FOR SPECIFICATIONS. INSTALLED BY CONTRACTOR.

14 NEW BICYCLE RACK, SEE DETAILS FOR MORE DETAIL. CONTRACTOR TO PROVIDE AND INSTALL.

15 CONTRACTOR SHALL PROVIDE AND INSTALL 12" WIDE WHITE PAINTED CROSSWALK STRIPING.

PARKING CALCULATIONS:

TOWN OF FARRAGUT REQUIRES 1 SPACE PER 300 SF GROSS
2,940 SF/300 SF = 10 SPACES REQUIRED FOR BANKS/PROFESSIONAL OFFICE. 19 SPACES PROVIDED
HANDICAP SPACES REQUIRED FOR 20 SPACES = 1 REQUIRED
HANDICAP SPACES PROVIDED = 1 SPACE
TOWN OF FARRAGUT REQUIRES 1 BIKE SPACE PER 5000 GROSS SF
2,940 SF/5000 SF = 1 BIKE SPACES REQUIRED
1 BIKE SPACES PROVIDED

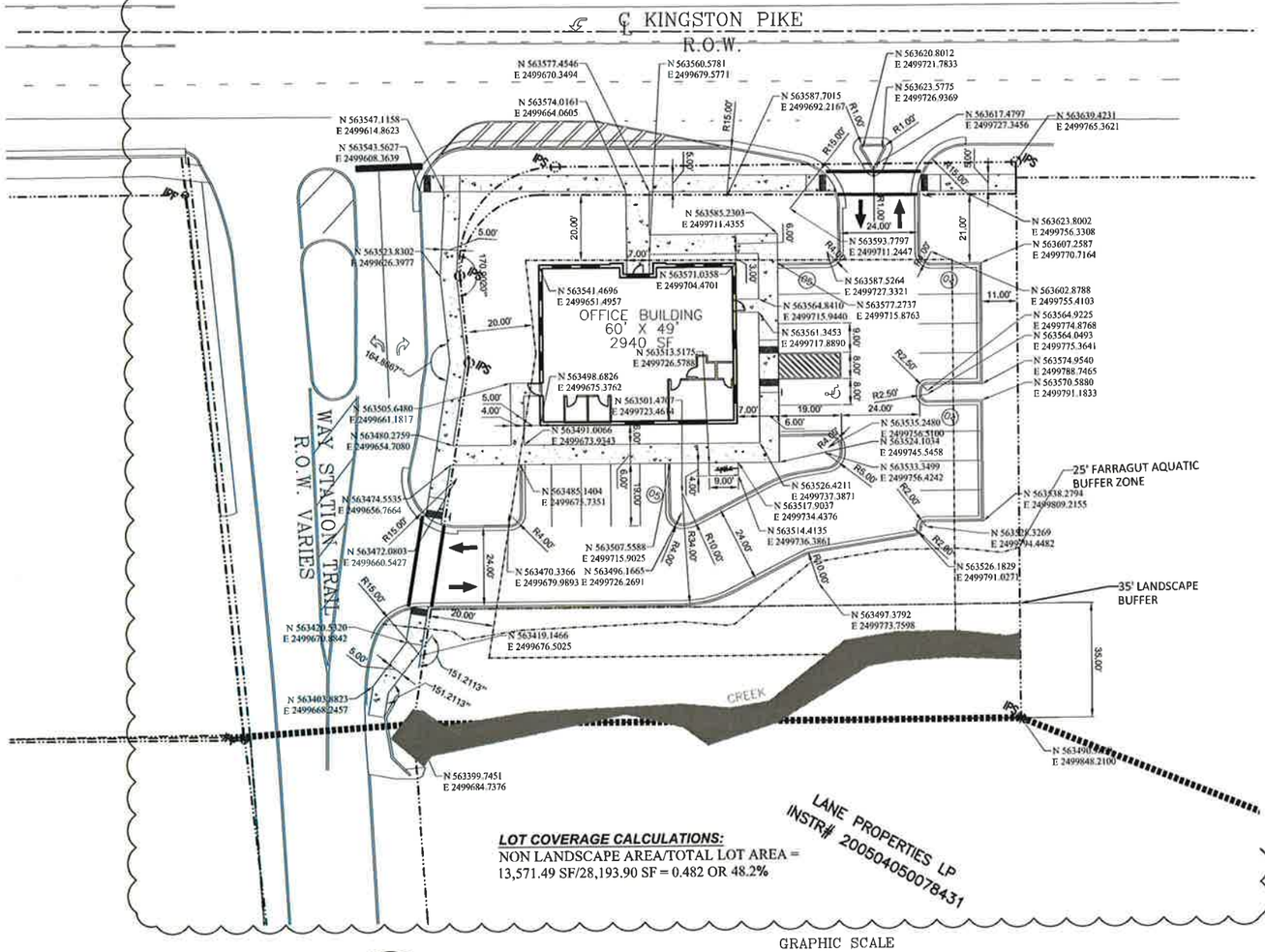
GBS engineering
1313 Kalmia Road
Knoxville, TN 37909
Phn: 865.566.0185
Fax: 888.485.7005

MARK A. BIALI REGISTERED ENGINEER COMMERCE No. 20016 STATE OF TENNESSEE 10/05/2017

REV.	DESCRIPTION	BY	DATE
A	Revised per Town Comments	THF	10/05/2017
-	--	-	-
-	--	-	-
-	--	-	-
-	--	-	-

Tennessee 811 Know what's below. Call before you dig.

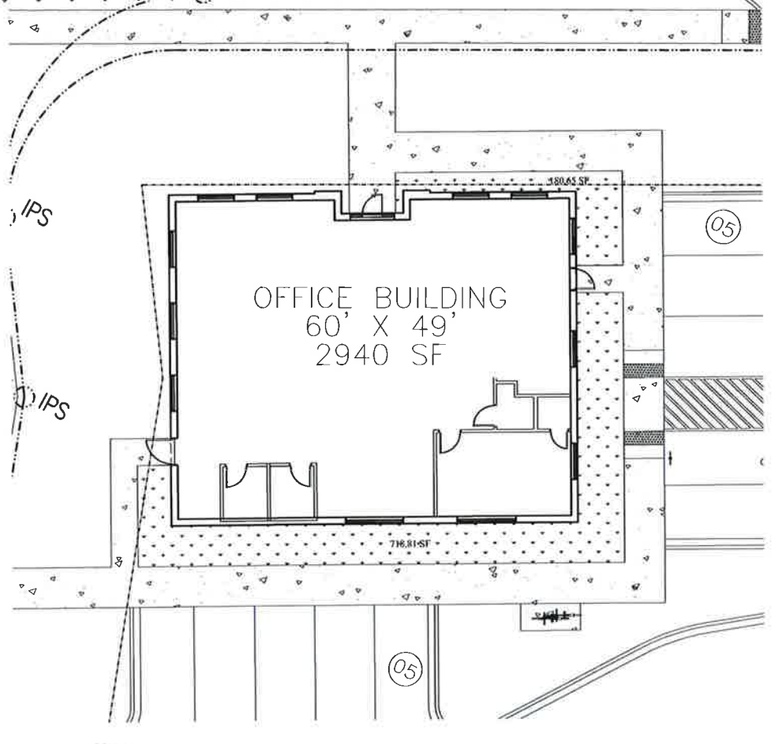
TITLE: OVERALL SITE PLAN	DRAWN BY: -	SHEET NO:	
LOCATION: 12640 KINGSTON PIKE FARRAGUT, TENNESSEE 37934 CLT Map 151, Parcel No. 59.02	CHECKED BY: -	C3.0	
	FILE NAME: 2153 - C3.0		
	JOB NUMBER 2153		
Owner: Southest Bancorp, Inc.	ISSUE DATE: 09/15/2017		



LOT COVERAGE CALCULATIONS:
NON LANDSCAPE AREA/TOTAL LOT AREA =
13,571.49 SF/28,193.90 SF = 0.482 OR 48.2%

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

SITE LAYOUT PLAN
Scale: 1" = 20'-0"



BUILDING PERIMETER LANDSCAPING
Scale: 1" = 10'-0"

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

LANDSCAPE CALCULATIONS:
REQUIRED LANDSCAPE AREA
LINEAR FOOTAGE OF BUILDING x 2.5' =
218 LF x 2.5 = 545 SF REQUIRED
PROVIDE LANDSCAPE AREA =
181 + 718 = 899 SF

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

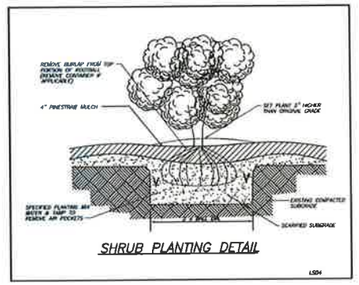
MARK A. BLAIR REGISTERED ENGINEER No. 20006 STATE OF TENNESSEE

REV.	DESCRIPTION	BY	DATE
A	Revised per Town Comments	MAB	10/05/2017
-	--	-	-
-	--	-	-
-	--	-	-
-	--	-	-

Tennessee 811 Know what's below. Call before you dig.

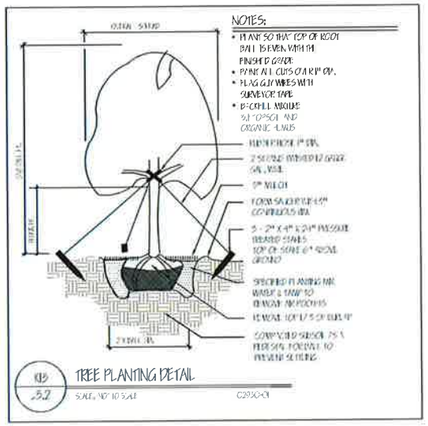
SHEET 9 OF 15

TITLE: SITE LAYOUT PLAN		DRAWN BY: -	SHEET NO:
LOCATION: 12640 KINGSTON PIKE FARRAGUT, TENNESSEE 37934 CLT Map 151, Parcel No. 59.02		CHECKED BY: -	C3.1
		FILE NAME: 2153 - C3.0	
		JOB NUMBER 2153	
Owner: Southest Bancorp, Inc.		ISSUE DATE: 09/15/2017	



SHRUB PLANTING DETAIL

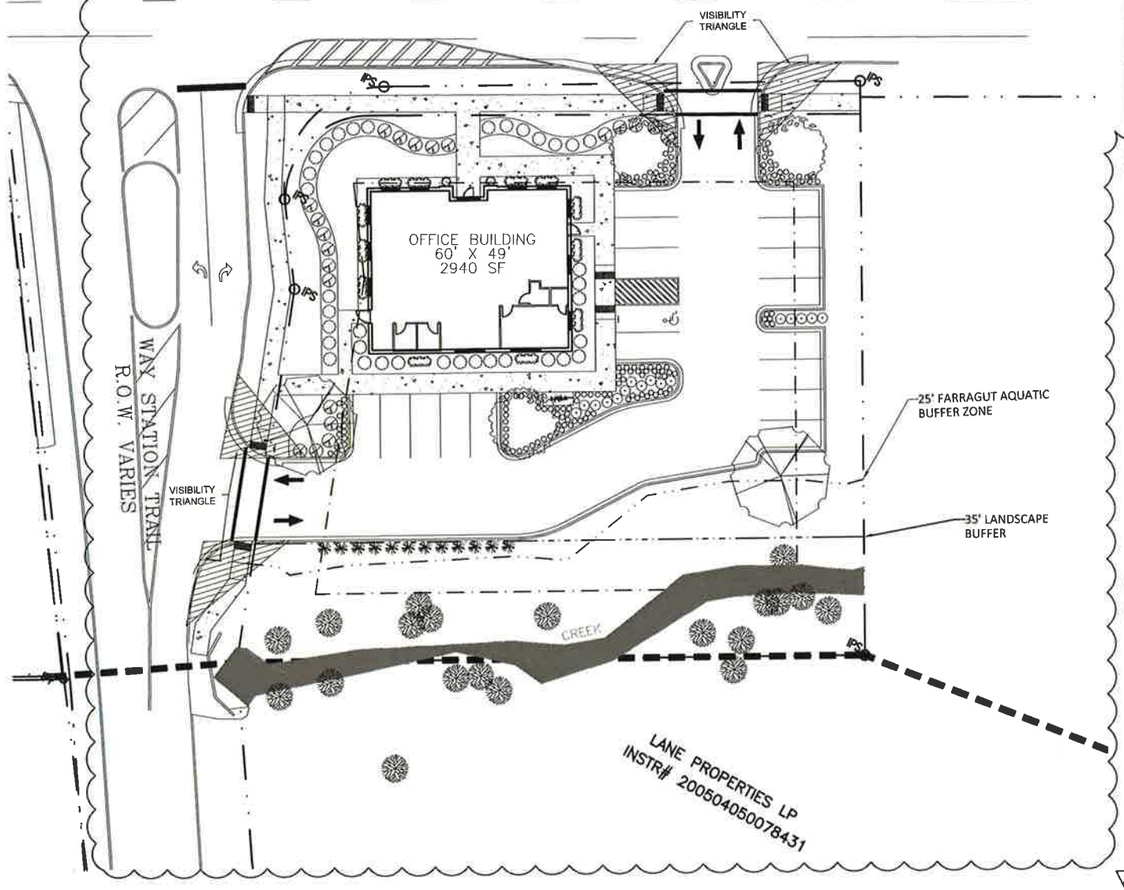
LSD4



TREE PLANTING DETAIL

SCALE: NOT TO SCALE

C2.0-01



SITE LANDSCAPE PLAN

Scale: 1" = 20'-0"

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

PLANT SCHEDULE (S) = SHADE TREE (U) = UNDERSTORY TREE (F) = FOUNDATION PLANTING (H) = HEDGE

SYMBOL	COMMON NAME	BOTANICAL NAME	MINIMUM SIZE	QUANTITY	AREA REQUIRED	TYPE
	ACER RUBRUM	RED MAPLE	2.5" CALIPER	5	S	SHADE TREE
	CERCIS CANADENSIS	WILD LOVE	2.5" CALIPER	2	S	SHADE TREE
	PICEA GLAUCA 'CONICA'	DWF. ALBERTA SPRUCE	5' HEIGHT	2	F	EVERGREEN ORNAMENTAL TREE
	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	5 GALLON	17	H	EVERGREEN SHRUB
	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LIRIOPE	3 GALLON	21	H	PERENNIAL FLOWERING SHRUB
	TAXUS X MEDIA	DENSE YEW	24" HEIGHT	56	F	EVERGREEN FLOWERING SHRUB
	RHAPHIOLEPIS INDICA	INDIAN HAWTHORNE	3 GALLON	17	F	EVERGREEN FLOWERING SHRUB
	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	18" HEIGHT	16	F	EVERGREEN SHRUB
	EUONYMUS FORTUNEI 'COLORATUS'	PURPLE LEAF WINTER CREEPER	3 GALLON	19	H	EVERGREEN HEDGE
	LIRIOPE MUSCARI	'BIG BLUE' LILYTURF	4" POT	192		FLOWERING GROUNDCOVER

LANDSCAPE 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 IS ZONED C-1, ADJACENT ARE ZONED BD-4 AND R-2. 25' AQUATIC USE BUFFER SHALL NOT BE DISTURBED, AND SHALL FULFILL THE BUFFER PLANTING REQUIRED BETWEEN BD-4 AND C-2.

3.) THIS PLAN REFLECTS AND IS CONSISTENT WITH THE REMAINING PLAN SHEETS ASSOCIATED WITH THIS PROJECT.

4.) ALL FINISHED LAWN AREAS SHALL AVE 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 PROPAGATED AND COVERED 95% OF ALL BARE AREAS.

6.) ALL AREAS SHOW 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 HAZARD.

10.) ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN 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 COVER, 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.

SITE: 0.64 ACRES 28,163.6 SF
TOTAL NON-LANDSCAPED AREA = 13,571.49 SF
ZONING C-1 48.2 PERCENT IMPERVIOUS

1 SHADE TREE/2500 S.F. IMP. AREA
(13,571.49 / 2500) = 5

TREES REQUIRED 5 - TREES PROVIDED 5 (5 NEW)
100 % MUST REACH 30' HEIGHT AND WIDTH 5 SHADE (100%)

SITE LANDSCAPE PLAN PREPARED BY DESIGNER WITH BACHELORS DEGREE IN LANDSCAPE DESIGN.

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

MARK A. BLAZ REGISTERED ENGINEER No. 70076 STATE OF TENNESSEE

REV.	DESCRIPTION	BY	DATE
A	Revised per Town Comments	THF	10/05/2017
-	--	-	-
-	--	-	-
-	--	-	-
-	--	-	-

Tennessee 811 Know what's below. Call before you dig.

SHEET 13 OF 15

TITLE: SITE LANDSCAPE PLAN		DRAWN BY: -	SHEET NO:
LOCATION: 12640 KINGSTON PIKE FARRAGUT, TENNESSEE 37934 CLT Map 151, Parcel No. 59.02		CHECKED BY: -	C7.0
		FILE NAME: 2153 - C7.0	
		JOB NUMBER 2153	
Owner: Southest Bancorp, Inc.		ISSUE DATE: 09/05/2017	

MEETING DATE: October 19, 2017 **AGENDA ITEM #7**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

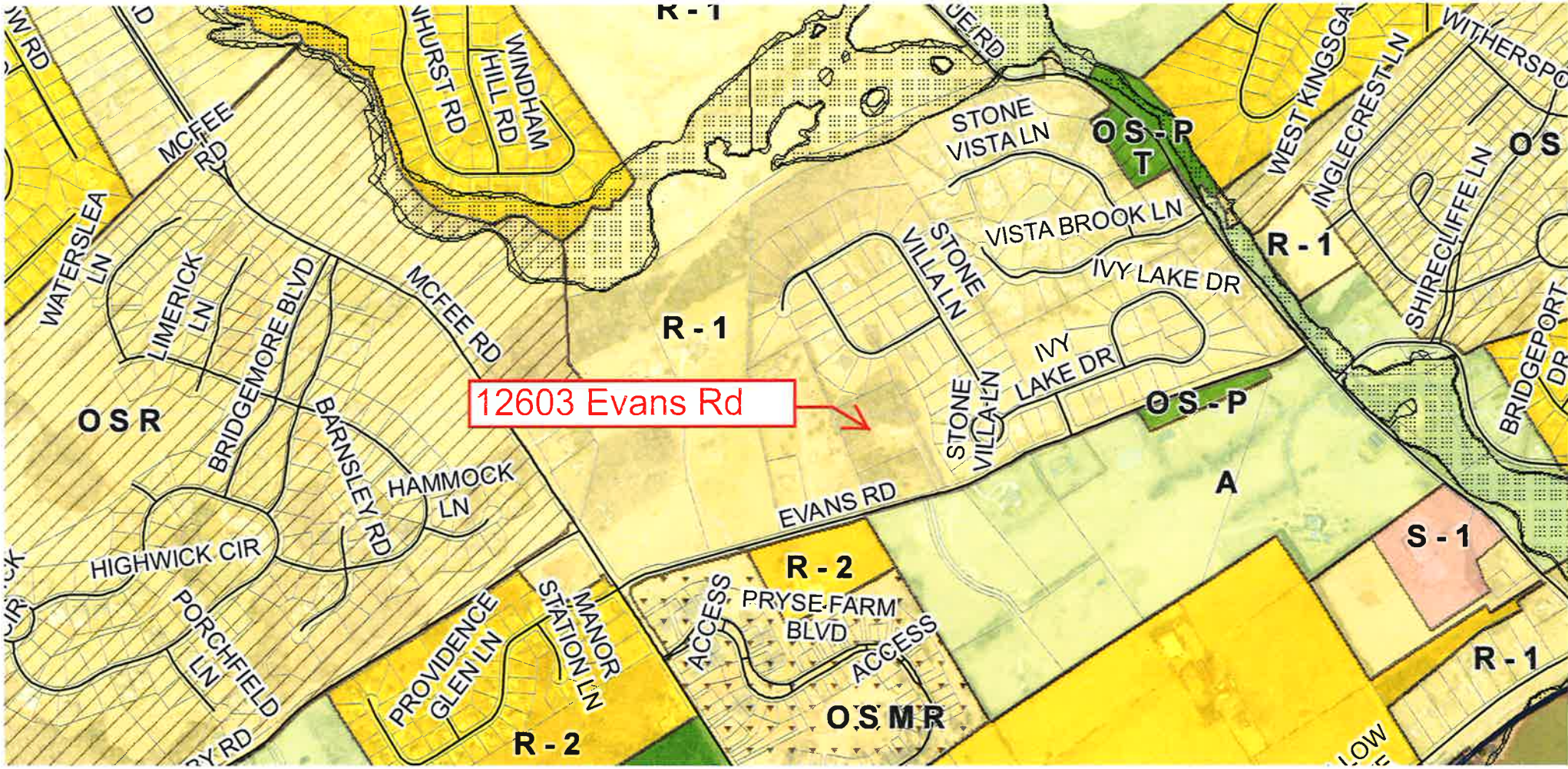
PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a request to re-adopt the Farragut Zoning Map to correct an error in the zoning designation for the property at 12603 Evans Road to change the designation from R-1, Rural Residential, to A, Agricultural (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: This is an agenda item related to the process of correcting an error in the Town's adopted zoning map. Specifically, it was recently brought to the staffs' attention that the property located at 12603 Evans Road (please see the attached map that is included in the packet) and that is just to the west of the Farm at Willow Creek Subdivision was colored as being zoned R-1, Rural Residential, though the property was never part of any rezoning request and was originally zoned A, Agricultural. This coloring error appeared to occur in an adopted zoning map that reflected a rezoning of the property that would become the Farm at Willow Creek Subdivision. This rezoning occurred in June of 2003.

DISCUSSION: Since zoning maps have been periodically re-adopted since 2003 and included the coloring error on the property at 12603 Evans Road, the staff has discussed this with the Town Attorney and would recommend that a new zoning map be adopted to correct the coloring error that is the subject of this agenda item. The property owner has requested that their property be restored to the original Agricultural Zoning District.

RECOMMENDATION: If the Commission is in agreement with re-adopting a zoning map, the staff will prepare a resolution and ordinance for consideration as part of the next zoning map amendment where a favorable recommendation is likely on a subject property.


12603 Evans Rd
R - 1
R - 2
OSR
OSMR
OS-PT
OS-P
A
S - 1
EVANS RD
MCFEE RD
WATERSLEA LN
LIMERICK LN
BRIDGEMORE BLVD
BARNSLEY RD
HAMMOCK LN
HIGHWICK CIR
PORCHFIELD LN
PROVIDENCE GLEN LN
MANOR STATION LN
WINDHAM HILL RD
STONE VISTA LN
VISTA BROOK LN
IVY LAKE DR
STONE VILLA LN
PRYSE FARM BLVD
ACCESS
WEST KINGSGA
INGLECREST LN
SHIRECLIFFE LN
BRIDGEPORT DR
WITHERSPO

MEETING DATE: October 19, 2017 **AGENDA ITEM #8**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a request for a zoning map amendment for the property located at 13033 Fleenor Road to change the zoning district from R-1, Rural Residential to C-1, General Commercial, 1.1 Acres, (Robert G. Byrd, Applicant)

INTRODUCTION AND BACKGROUND: This agenda item involves a request to rezone a small parcel along N. Watt Road and immediately north of Fleenor Road from R-1, Rural Residential, to C-1, General Commercial. The property is currently used as a residence and access is provided onto Fleenor Road. As you may recall, Fleenor Road access onto N. Watt Road was closed in 1998 and a walking trail was stubbed into a sidewalk along N. Watt Road from the end of the closed portion of Fleenor Road. The western portion of Fleenor Road is very substandard and barely more than a driveway width.

DISCUSSION: Though the properties to the north and south of 13033 Fleenor Road are zoned C-1 and it is questionable as to whether a parcel that fronts along N. Watt Road is best suited for "Rural Residential," there are some considerations that the staff must note. Specifically those include the following:

1) The future land use plan map shows this property and the properties to the north on the east side of N. Watt Road as Medium Density Residential. This was a land use specified in this location due to the fact that lower density subdivisions were to the east. The Medium Density Residential would serve as a transitional land use between low density residential and a major arterial street such as N. Watt Road. Depending on how the discussion evolves on the zoning map amendment, the property owner has also submitted an amendment request to the future land use map as it relates to this property. The applicant's request is to change this to a Commercial land use. The staff would recommend that the zoning districts and specified future land uses be evaluated not only for this property but also for this very important gateway area of the Town. A corridor analysis of N. Watt Road would be helpful in relation to this and future requests involving land use along and near N. Watt Road;
2) The staff would not support an access onto N. Watt Road for this property. Due to the size of the parcel, any access could not meet the required 400 feet of separation between accesses onto a major arterial street, such as N. Watt Road. Consequently, unless a variance were approved for access, approval of this rezoning would mean that commercial traffic would be accessing Fleenor Road. This would not be desirable given the current condition of Fleenor Road;
3) Similar to how land uses are assessed along the N. Watt Road corridor, the staff would suggest that a discussion is also needed with regards to Fleenor Road. As you know, a lack of connectivity

was identified as a major issue when the Town's CLUP was updated in 2012. Though this would be a community decision, the staff would support a plan for re-opening Fleenor Road but with notable traffic calming elements included in a community guided process so as to address concerns related to speeding. Re-opening Fleenor Road would provide a number of transportation benefits and provide for more effective emergency response in the event that properties along Fleenor Road would need to be quickly accessed from N. Watt Road.

#300

RECEIVED
SEP 18 2017
TOWN OF FARRAGUT

TOWN OF FARRAGUT, TENNESSEE

FOR OFFICE USE ONLY
Fee Paid: #300

APPLICANT NAME: Robert G. Byrd
Address: 1631 Pleasant Hill Rd City/State/Zip: Martin, TN 38237
Phone Number: 731-514-3588 Fax Number:
E-mail: rgbyrd@utm.edu

DESCRIPTION OF PROPERTY (Attach map of property):
Address: 13033 Fleenor Road Size of Tract: 1.11AC
Lot(s)/Parcel(s) No.: ~~228~~ Tax Map No. 151 03001

Previous Rezoning Applications: None
Change Requested:
From: Residential To: General Commercial
Proposed Use of Property (Be specific): To be sold
Existing Land Use: Resident: 1 trailer space

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

NAME	ADDRESS (Street/City/Zip)	PROPERTY OWNED
Betty V. Byrd	1060 Russell Lane, Lenoir City, TN 37772	Betty V. Byrd

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

Robt G. Byrd POA of Betty V. Byrd 9/12/2017
APPLICANT SIGNATURE DATE

OR

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

Robt G. Byrd
NAME (SIGNATURE) DATE

1631 Pleasant Hill Road, Martin, TN 38237 731-514-3588
Street Address/City/State/Zip Telephone Number

RECEIVED

SEP 18 2017

TOWN OF FARRAGUT

Pd #300

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

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

PETITIONER INFORMATION
Name: Robert G. Byrd
Full address: 1631 Pleasant Hill Rd, Martin, TN 38237
Contact information (phone and email):
731-~~8~~514-3588 rgbyrd@utm.edu

OWNER INFORMATION (if not petitioner)
Name(s): Betty V. Byrd
Full address(es): 1060 Russell Lane, Lenoir City, TN 37772
Contact information (phone and email): (preferred number)
865-988-9027 (731-514-3588) No email

PROPERTY/AREA INFORMATION:
Physical Address(es) of ***ALL*** Property to be considered for amendment:
13033 Fleenor Rd, Farragut, TN

Current Future Land Use Designation(s): Residental (1 Eagles rental spot)
Proposed Future Land Use Designation(s): General Commercial
Zoning of Each Property to be Considered:
Existing Use of Property to be Considered : as a Eagles rental spot
Proposed Future Use of Property (if known):

Explain why the current future land use designation of this property/area should be changed:
The property is 1.11 acre, therefore is too small to be zoned as a medium density residential location. In addition, the land is sandwiched between two existing commercial zoned properties to the north and south.

Describe the amendment's benefit to the Town:

Rezoning the property to a commercial zone would open the way for a business that would benefit the local residents of Watt Road by providing an easier access to a service. This will also serve as an additional source of revenue through generated taxes for the Town of Farragut.

Describe the amendment's environmental impact on the surrounding properties:

There would be no environmental impact on the surrounding properties as to my knowledge.

Describe the amendment's impact on the Town's infrastructure if developed (ie. traffic impact):

As the property is on Watt Road, there will not be an impact on the Town's infrastructure. The property is too small for a "mega-business," therefore any impact would be minimal, if any.

Required Attachments:

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

Recommended Attachments:

- Statements of support from surrounding property owners

Petitioner Signature: Robert D. Byrd

Date: Robert D. Byrd 9/12/17

Property Owner Signature: Betty V. Byrd by Robert D. Byrd (POA)

Date: 9/12/17

property we are requesting to be rezoned.

CRS Data - Property Map for 13021 Fleenor Rd

http://kaarmls.crsdata.com/mls/map/~gtpb3DQ3ml1SDfpuAlXpqu2hla-g~JnDaYniXCs1WS762TAY0MsaA__

APP = Appraised Value by Courthouse

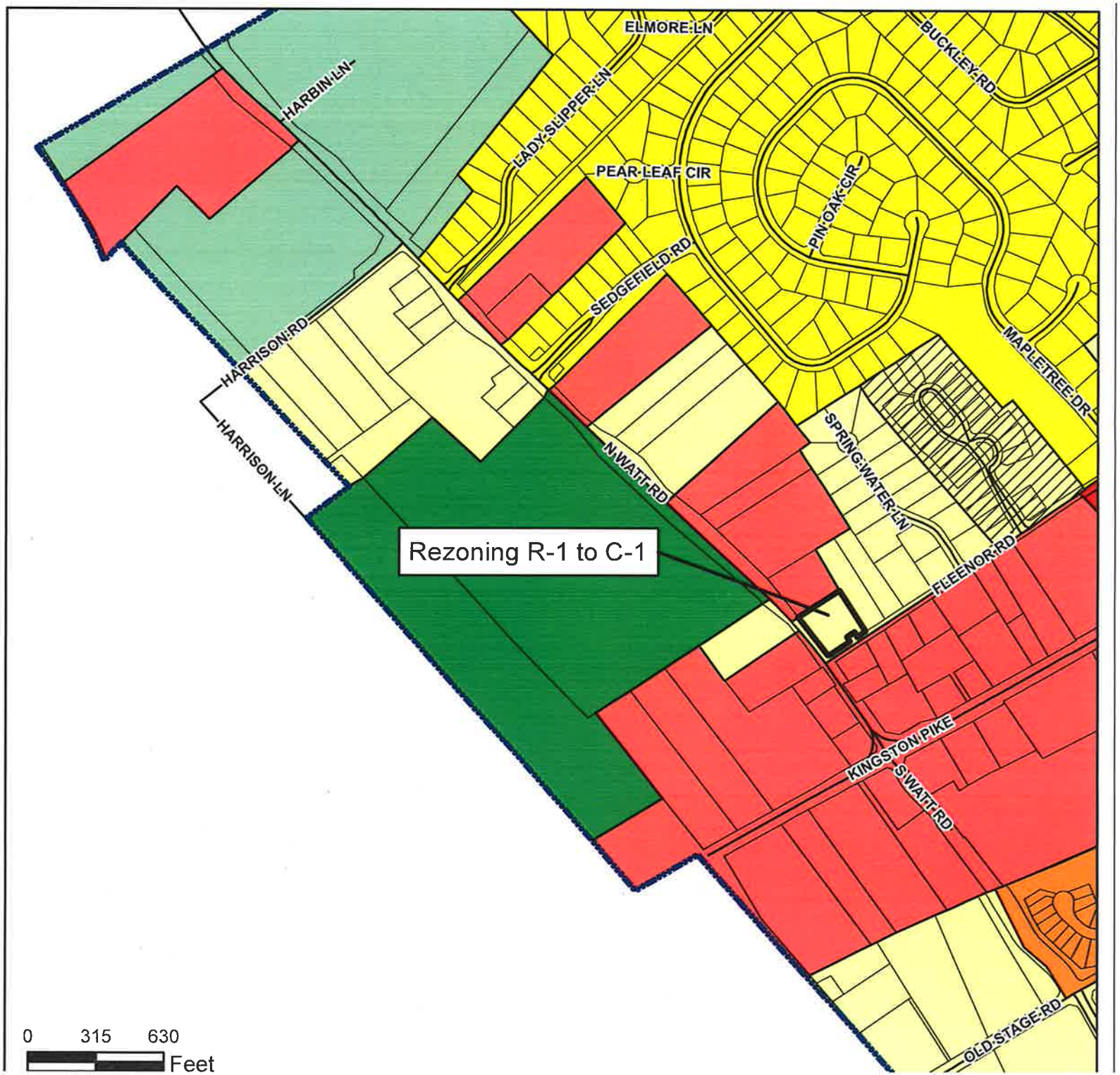
Map for Parcel Address: 13021 Fleenor Rd Knoxville, TN 37934-0906 Parcel ID: 151 03002

9/6/2017, 3:45 PM

farragut

LIVE CLOSER • GO FURTHER

Zoning
N. Watt Road Corridor



Legend

- Subject Property
- Streets
- Parcels
- A, Agricultural
- 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 = 630 ft

farragut

Future Land Use
N. Watt Road Corridor

Legend

- Streets
- Subject Property
- Parcels
- Civic/Insitutional
- Commercial
- Open Space
- Parks and Rec
- Open Space Cluster Residential
- Very Low Density Residential (2-4 DUs / Acre)
- Low Density Residential (3-6 DUs / Acre)
- Med Density Residential (6-12 DUs / Acre)
- Mixed Use Neighborhood (6-10 DUs / Acre)

1 in = 630 ft

Document Path: G:\Farragut\Map Documents\2017\Land Use N Watt Rd Corr.mxd

10/12/2017

Existing Land-Use

North Watt Road Corridor

Rezoning Discussion; R-1 (Rural Residential) to C-1 (General Commercial); 13033 Fleenor Road.

KGIS makes no representation or warranty as to the accuracy of this map and its information, nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

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MEETING DATE: October 19, 2017 **AGENDA ITEM #9**

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on permitted uses in commercial zoning districts and whether any should be removed or subject to new parameters (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: Based on a recommendation from the staff, the Planning Commission at their meeting on August 17, 2017 authorized the development of a Comprehensive Land Use Plan (CLUP) Steering Committee that could more intensely focus on prioritizing and helping to implement the different strategies identified in the CLUP update adopted in 2012. Recently, at the second meeting of this Steering Committee, the Committee recommended to prioritize Strategies 1 and 8 in the Plan. Strategy 1 is "Bringing About a Downtown" and Strategy 8 is to "Plan for Remaining Vacant Parcels." Though these and many of the other strategies in the CLUP are somewhat inter-related, a recurring point that was made during the steering committee analysis was to try to make sure that we pay close attention to how the Town's remaining undeveloped or under-utilized land is addressed. The Town is rapidly approaching build out and there is a desire to be more pro-active rather than re-active with regards to the future.

Since the Town is funded largely through sales tax and many of the big box retail stores are struggling nationwide, one immediate action that was discussed was to evaluate the uses that are currently provided for in the General and Regional Commercial Zoning Districts to assess if there may be some that should be re-visited, removed, re-structured (for example, approved as a use on review only), or added. An additional consideration is whether a new zoning district, such as a neighborhood commercial or "activity hub" district, should be explored as a transitional district or a community gathering space area that could help implement the concept of a 20 minute neighborhood where basic errands could be accomplished with a safe and convenient 20 minute walk from a residence.

DISCUSSION: From the staffs' perspective and in looking at the uses provided for in the C-1, General Commercial District and that are included in your packet, it would appear that there are some that either need to be removed (though consideration should be given to the fact that this would create nonconforming uses) from this district, allowed only as a use on review with additional parameters, or provided for in another or possibly newly created zoning district. Some uses that may need to be re-assessed, at least from the staffs' perspective, in C-1 include:

1) Retail outlets of farm implements and equipment (this use does have some specific criteria but may need to be further restricted in terms of where it may be appropriate);
2) Financial and real estate services (these uses, particularly banks, are prevalent and often constructed on properties that may otherwise be developed with revenue generating uses). Should these lower intensity, non-revenue generating uses be restricted to office or perhaps neighborhood commercial zoning districts?);

3) Automotive services (though these generate revenue they may need to have some additional restrictions on where they may be appropriate – e.g. these would likely be inappropriate in gateway portions of the Town);
4) Retail rental and leasing of automobiles (if retained in C-1, these may need some additional restrictions on where they may be appropriate – an Arterial Commercial or similar district may be needed for auto oriented uses);
5) Commercial kennels;
6) Mortuary establishments;
7) Commercial greenhouses and nurseries;

In contrast to these existing uses, the CLUP discusses whether residential could be permitted in commercial areas as an option to re-purpose aging or vacant shopping centers and support smaller businesses that may move into the former spaces of big box buildings. It is unclear to the staff as to whether this would be appropriate at this time in Farragut but it is something that should be explored.

In terms of the C-2, Regional Commercial Zoning District, since it is restricted to essentially the Campbell Station I-40 Interchange area, the predominant uses in this district should be tied to gas, food, lodging, regional retail markets, such as Turkey Creek, or regional facility or event/lifestyle uses. Some examples of questionable uses in the C-2 District include financial and real estate services, medical spas, indoor kennel facilities, commercial greenhouses and nurseries, mini-warehouses, and day care centers.

An important consideration for this district is that many of the areas identified on the future land use plan map for office/light industrial (a zoning district we currently do not have) were shown on the north side of the interstate in the largely undeveloped Outlet Drive corridor that is mostly zoned C-2. Similar to other gateway portions of the Town, the staff would recommend that the Outlet Drive corridor be carefully evaluated so that the right uses and development patterns are established in a pro-active rather than re-active manner.

Sec. XII. General commercial district (C-1).

A. *General description.* This district provides space for commercial uses which provide services primarily to community residents of the Town of Farragut. The intent is to permit lands adjacent to major arterial highways as designated by the Farragut Major Road Plan to be used for the provision of general commercial and business services to the community. These commercial uses are intended to be designed to minimize disruption of traffic flows and negative impacts on adjacent residential uses.

B. *Permitted principal and accessory uses and structures (Non-Mixed Use Town Center as identified in the Comprehensive Land Use Plan).* Unless provided for elsewhere in this section, property and structures located in the General Commercial District (C-1) shall be used only for the following purposes:

1. Generally recognized retail sales. This excludes flea markets and the sale of automobiles and the sale and/or rental of boats, trucks, trailers, construction equipment, mobile homes, and other similar uses as determined by the Board of Zoning Appeals.

   The outdoor sale and/or storage of merchandise and/or any other materials shall be permitted provided the following development criteria are met:

   a. Such merchandise and/or materials are displayed or stored in a permanent area designed for such use;

   b. Such merchandise and/or materials are not displayed or stored on any sidewalks, walkways, parking spaces, or other vehicle ways;

   c. Required yard setbacks for buildings are met for the storage/display area;

   d. Access to the display/storage area shall be restricted by means of a physical barrier such as a fence, a berm, landscaping, or other similar means; and

   e. The total area reserved for outdoor display/storage shall not exceed 2,000 square feet if the net indoor retail floor area is greater than 25,000 square feet, and it shall not exceed 1,000 square feet if the net indoor retail floor area is less than 25,000 square feet.

2. The retail sale of alcoholic beverages, as provided for in the Farragut Municipal Code.

3. Retail outlets for the sale of general farm implements and lawn care equipment such as tractors (less than 10,000 pounds), riding lawn mowers, and related accessories.

   a. The outdoor display and/or storage of such implements and equipments shall be permitted provided the following development criteria are met:

      (1) The outdoor storage and/or display of the implements and/or equipment shall lie behind a straight line running from side lot line to side lot line that coincides with the rear wall of the principal building located on the property;

      (2) The equipment and/or implements to be stored and/or displayed outdoors must be removed from the crate or cartons and displayed and/or stored in such a way as to allow for viewing and inspection, but so as not to prevent passage on sidewalks, walkways, or other vehicle ways;

      (3) Such businesses necessarily involve the use of outdoor areas on the premises for the unloading, uncrating, positioning and repositioning of items that are often larger

and more cumbersome than most retailers handle. The temporary use of outdoor areas of the premises for such purposes during hours of operation shall not be a violation of this ordinance; and

(4) Such businesses necessarily utilize packaging that is to be destroyed or reused. Such packaging materials shall be stored in areas on the premises to which access shall be restricted by means of a physical barrier such as an opaque fence or similar to a dumpster enclosure and shall comply with Chapter 4, Section I.B. of this ordinance.

b. The outdoor display of merchandise, except as provided for above, is permitted provided such merchandise is displayed in a permanent, covered porch. Such covered porch shall be attached to the principal building and shall meet all setback requirements of the principal building.

4. Financial and real estate services.

5. Professional, personal, and business services.

6. Restaurants, tea rooms, cafes, coffee houses, or other similar establishments serving food or beverage that is primarily consumed within the principal building or in designated outdoor seating areas associated with the principal building.

Coffee houses with drive-through service lanes that serve as the principal means for service. The principal location for consumption is offsite.

7. Automotive services, provided such services are for automobiles and light trucks only. Such services may include fuel sales and repairs. Facilities designed to accommodate the refueling and/or servicing of trucks with more than three axles or more than ten wheels are prohibited.

8. Retail rental and leasing of automobiles provided the following development criteria are met:

a. Such business is located in a freestanding building; and

b. If the premises are fenced, such fencing shall be decorative, shall not exceed three feet in height, and shall be of such design so as not to prevent the ability to see through the fence.

9. Public, governmental, and general offices.

10. Medical, dental, and veterinary facilities.

11. Medical spas.

12. Commercial kennels, provided the following development criteria are met:

a. Any outdoor structures (e.g., fences) associated with the kennel shall not be visible from public streets;

b. Boarding of animals shall be confined to the interior of a structure designated for this purpose;

c. Outdoor fences are permitted solely to provide an area for exercise and waste elimination and shall be used only with on-site supervision. Outdoor fences shall adhere to the following specifications:

1. Opaque with no openings as viewed from the outside of the fence and a minimum of six feet in height;
2. Properly maintained and constructed of durable, low maintenance materials that are earth tone, black, or white in color and contain no signage. No chain link fencing shall be permitted;
3. Set back at least 50 feet from an adjacent property that is not zoned residential or agriculture. Such measurement shall be a straight line distance from the nearest portion of the fence to the nearest portion of the property that is not zoned residential or agriculture;
4. Set back at least 250 feet from an adjacent property that is zoned residential or agriculture. Such measurement shall be a straight line distance from the nearest portion of the fence to the nearest portion of the property that is zoned residential or agriculture;
5. Shall be reviewed as part of a site plan process through the planning commission and shall not interfere parking spaces, access ways, and/or pedestrian access;

d. The square footage of fenced areas shall not exceed one-fourth of the gross square footage of the interior space associated with the commercial kennel;

e. Fenced areas shall be properly maintained in a clean and sanitary condition so as to be free from offensive odors or other nuisances and shall not adversely affect public health;

f. Fenced areas with a non-vegetated surface shall be designed and constructed to drain to the sanitary sewer. An alternative would be for the wash water to drain to an infiltration area (rain garden, bioswale, pervious concrete, etc.) adjacent to the impervious area to promote infiltration, reduce runoff, and provide treatment of the wash water before it reaches a stream or other waterway. Fenced areas, regardless of their size, that are associated with a commercial kennel shall be covered by the Town's Special Pollution Abatement Permit to ensure proper stormwater practices are maintained on the site;

g. The indoor space devoted to the kennel shall be sound proofed to prevent the noise of barking dogs from exceeding 80 decibels (dB) inside and yielding no more than 30 dB outside the facility. A certification from a registered engineer qualified to make such an assessment shall be provided to verify compliance with these decibel requirements; and

h. Such facility shall be subject to an unannounced annual inspection to assess compliance with the provisions of this ordinance.

13. Mortuary establishments.

14. Commercial greenhouses, nurseries, and other similar uses as determined by the Board of Zoning Appeals provided the following development criteria are met:

a. There shall be a minimum lot size of two acres;

b. Merchandise and/or any other material are displayed or stored in a permanent area designed for such use;

c. Merchandise and/or any other materials are not displayed or stored on any sidewalks, walkways, parking spaces, or other vehicle ways;

d. The outdoor storage and/or sale of mulch and other landscaping related materials is permitted as accessory to commercial greenhouses and nurseries, but not permitted as stand-alone businesses.

e. Required yard setbacks for buildings are met for the storage/display area and for all temporary structures;

f. Access to the display/storage area shall be restricted by means of a physical barrier such as a fence, a berm, landscaping, or other similar means;

g. Outdoor areas used for the growing of products must be set back a minimum of 30 feet in the front yard and 25 feet in the side and rear yards. Setbacks shall be measured from the nearest point of any property line;

h. A minimum of a 25-foot buffer strip along rear and side property lines shall be developed and maintained per the buffer strip requirements of this ordinance;

i. Security fencing located in the front yard shall be screened with a minimum of one large evergreen shrub per five linear feet of fence. Such large shrubs shall be on the visual resources review board's recommended large shrubs list and shall be a minimum of three feet in height at the time of planting; and

j. A maximum of one wall sign shall be permitted. Such wall sign shall meet all other sign requirements of the district.

15. Day care facilities as regulated in Chapter 4.

16. Nursing homes as regulated in Chapter 4.

17. Elderly housing as regulated in Chapter 4.

18. Churches and other places of worship.

19. Schools, public and private, provided the following development criteria are met:

    a. Access shall be directly to a street having a designated classification of local collector or greater, or a local street which is not interior to a subdivision. The street on which the school accesses must meet the minimum design standards established in the Farragut Subdivision Regulations;

    b. There shall be a minimum lot size of three acres; and

    c. The lot on which the school is located is a free-standing parcel.

20. Theaters, indoor only.

21. Cultural activities.

22. Parks, playgrounds, play fields, neighborhood buildings, and community buildings.

23. Indoor recreational facilities.

24. Outdoor recreational facilities such as miniature golf courses, golf courses, driving ranges, batting cages, tennis courts, swimming pools, skating/skateboard facilities, paintball facilities, and other similar non-motorized recreational facilities as determined by the Board of Zoning Appeals. Seasonal inflatable playground structures shall not be considered a similar non-motorized recreational facility. The following development criteria shall be met:

    a. A minimum of a 40-foot front yard setback is maintained for any recreational facility that does not require the construction of a structure;

    b. A minimum of a ten-foot rear and side yard setback is maintained for any recreational facility that does not require the construction of a structure; and

    c. All structures developed as an integral part of a recreational facility/use are set back a minimum of 40 feet in the front yard and ten feet in the side and rear yards. Setbacks shall be measured from the nearest point of any property line.

25. Utility uses.

C. *Area regulations.* The purpose of these setback regulations is to create a flexible building envelope that will enable the creative possibilities for development of a parcel to be maximized and to allow consideration of the natural features of a parcel as it is being developed. Please refer to Illustrations 6, 7 and 8 (see Chapter 1). These illustrations depict the intent of the following regulations. Setbacks shall be measured from the nearest point of any property line and all structures shall comply with the following setback requirements:

1. *Front Yards.*

    a. Where a parking lot is situated in the front yard between a building and an abutting street, all buildings shall be set back from the nearest point of any right-of-way a minimum of 80 feet;

    b. Where only a driveway aisle is situated in the front yard between a building and an abutting street, all buildings shall be set back from the nearest point of any right-of-way a minimum of 60 feet; or

    c. Where neither a parking lot nor a driveway aisle is situated in the front yard between a building and an abutting street, all buildings shall be set back from the nearest point of any right-of-way a minimum of 20 feet.

    d. All accessory structures, excluding signage (which would be subject to the provisions in the sign ordinance), detention basin structures (if associated with a low impact development measure), and/or non-roofed structures that provide for pedestrian engagement with the public street (such as outdoor patios, pedestrian facilities, sitting areas, public art), shall be set back from the nearest point of any right-of-way a minimum of 20 feet, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code.

    With the exception of linear pedestrian facilities that connect to similar facilities in the right-of-way, no structures shall encroach into the public right of way and/or platted utility easements. Detention basin structures that are not associated with a low impact

3. *Rear yards.* All structures shall be set back a minimum of 35 feet.

4. *Buffer strips.*

   a. There shall be a buffer strip a minimum of 35 feet in width on all front property lines when the street adjacent to that front property line is classified as a collector or local street on the Major Road Plan and the property on the opposite side of the street is zoned residential or agricultural;

   b. There shall be a buffer strip a minimum of 35 feet in width on all side and rear property lines, except in subsection [C.4.]c. of this section;

   c. There shall be a buffer strip a minimum of 100 feet in width adjacent to and above the 820 contour line;

   d. Existing vegetation, unless to be determined as invasive species, shall be preserved and incorporated into the buffer strip; and

   e. Detention basins, measured from exterior toe of slope to exterior toe of slope, and associated structures shall not be located within any buffer strip.

5. *Maximum lot coverage.* Total lot coverage: 70 percent.

6. *Land area.* Minimum lot size of five acres.

D. *Height Regulations.* No structure shall exceed 35 feet in height.

E. *Parking.* As regulated in Chapter 4.
(Ord. No. 07-22, § 1, 6-28-2007)

Sec. XIV. General commercial district, three stories (C-1-3).

A. *Description.* This district provides identical use and area requirements as the General Commercial District (C-1), except that no building shall exceed three stories, or 42 feet, in height and that any three-story building constructed in a C-1-3 zone which abuts a residential district or B-1 zone have a minimum building setback of 70 feet. In all such cases, this 70-foot setback is from the C-1-3 zoning line, regardless of property ownership.
(Ord. No. 86-16, 4-1986; Ord. of 2-2006)

Sec. XV. Regional commercial district (C-2).

A. *General description.* This district provides space for commercial uses which provide services to regions including and surrounding the Town of Farragut. The intent is to permit lands adjacent to interstate highway interchanges to be used for the provision of general commercial and business services to both interstate travelers and residents of the region. These commercial uses are intended to be designed to minimize disruption of traffic flows and negative impacts on adjacent residential uses.

B. *Permitted principal and accessory uses and structures.* Property and structures located in the regional commercial district (C-2) shall be used only for the following purposes:

1. Generally recognized retail sales. This excludes flea markets and other similar uses as determined by the Board of Zoning Appeals.

   The outdoor sale and/or storage of merchandise and/or any other materials shall be permitted provided the following development criteria are met:

   a. Such merchandise and/or materials are displayed or stored in a permanent area designed for such use;

   b. Such merchandise and/or materials are not displayed or stored on any sidewalks, walkways, parking spaces, or other vehicle ways;

   c. Required yard setbacks for buildings are met for the storage/display area; and

   d. Access to the display/storage area shall be restricted by means of a physical barrier such as a fence, a berm, landscaping, or other similar means.

2. The retail sale of alcoholic beverages, as provided for in the Farragut Municipal Code.

3. The retail sale of alcoholic beverages, as provided for in the Farragut Municipal Code.

4. Financial and real estate services.

5. Professional, personal, and business services.

6. Restaurants, tea rooms, cafes, or other similar places serving food and beverage.

   Outdoor seating shall be permitted provided the total number of outdoor seats does not exceed 40 percent of the total number of indoor seats, excluding banquet seating.

   Outdoor bar areas shall be permitted provided the parcel, tract, or lot on which the restaurant is located is a minimum of 800 feet from any residentially zoned land. The planning commission may require the outdoor bar area to be fenced or that some other type of physical barrier be installed to restrict free access to the outdoor bar area.

7. Hotels and motels.

8. Automotive services, provided such services are for automobiles and light trucks only. Such services may include fuel sales and repairs. Facilities designed to accommodate the refueling and/or servicing of trucks with more than three axles or more than ten wheels as well as heavy equipment are prohibited.

9. Public, governmental, and general offices.

10. Medical spas.

11. Medical, dental, and veterinary facilities.

12. Indoor kennel facilities, provided the following development criteria are met:

    a. The building shall be sound proofed to prevent the noise of barking dogs being heard outside the building. A certification verifying the sound proofing capabilities must be submitted with the site plan; and

b. No outdoor fencing shall be located on the premises.

13. Mortuary establishments.

14. Commercial greenhouses, nurseries, and other similar uses as determined by the Board of Zoning Appeals, provided the following development criteria are met:

a. There shall be a minimum lot size of two acres;

b. Merchandise and/or any other material are displayed or stored in a permanent area designed for such use;

c. Merchandise and/or any other material are not displayed or stored on any sidewalks, walkways, parking spaces, or other vehicle ways;

d. The outdoor storage and/or sale of mulch and other landscaping related materials is permitted as accessory to commercial greenhouses and nurseries, but not permitted as stand-alone businesses.

e. Required yard setbacks for buildings are met for the storage/display area and for all temporary structures;

f. Access to the display/storage area shall be restricted by means of a physical barrier such as a fence, a berm, landscaping, or other similar means;

g. Outdoor areas used for the growing of products must be setback a minimum of 30 feet in the front yard and 20 feet in the side and rear yards. Setbacks shall be measured from the nearest point of any property line; and

h. A maximum of one wall sign shall be permitted. Such wall sign shall meet all other sign requirements of the district.

15. Mini-warehouse facilities, provided the following development criteria are met:

a. There shall be a minimum lot size of three acres;

b. A minimum of a 25-foot buffer strip along rear and side property lines shall be developed and maintained per the buffer strip requirements of this article;

c. Security fencing located in the front yard shall be screened with a minimum of one large evergreen shrub per five linear feet of fence. Such large shrubs shall be on the Visual Resources Review Board's recommended Large Shrubs List and shall be a minimum of three feet in height at the time of planting;

d. The requirement of having a minimum landscaped area between buildings and parking lots shall be waived for mini-warehouse facilities. All other landscaping requirements shall be met;

e. With the exception of building identification signs, no wall mounted signs shall be permitted. Building identification signs shall not exceed six square feet per sign with a maximum of two signs per building.

16. Day care facilities as regulated in Chapter 4.

17. Nursing homes as regulated in Chapter 4.

18. Group housing as regulated in Chapter 4.
19. Churches and other places of worship.
20. Theaters, indoor only.
21. Cultural activities.
22. Parks, playgrounds, play fields, neighborhood buildings, and community buildings.
23. Indoor recreational facilities.
24. Motorized wakeboard cable system provided the following development criteria are met:
    a. The system is installed per the manufacturer's specifications and inspected by the town;
    b. The motor is electric powered;
    c. The stanchions are fenced or barricaded so as to prevent open access;
    d. The stanchions and cables are removed during the off season; and
    e. The stanchions are set back from all structures and property lines a minimum of one foot for each one foot of stanchion height.
25. Outdoor recreational facilities such as miniature golf courses, golf courses, driving ranges, batting cages, tennis courts, swimming pools, skating/skateboard facilities, paintball facilities, and other similar non-motorized recreational facilities as determined by the Board of Zoning Appeals. Seasonal inflatable playground structures shall not be considered a similar non-motorized recreational facility. The following development criteria shall be met:
    a. A minimum of a 40-foot front yard setback is maintained for any recreational facility that does not require the construction of a structure;
    b. A minimum of a ten-foot rear and side yard setback is maintained for any recreational facility that does not require the construction of a structure; and
    c. All structures developed as an integral part of a recreational facility/use are setback a minimum of 40-feet in the front yard and ten feet in the side and rear yards. Setbacks shall be measured from the nearest point of any property line.
26. Parking lots.
27. Utility uses.

C. *Area regulations.* The purpose of these setback regulations is to create a flexible building envelope that will enable the creative possibilities for development of a parcel to be maximized and to allow consideration of the natural features of a parcel as it is being developed. Please refer to Illustrations 11, 12 and 13 (see Chapter 1). These illustrations depict the intent of the following regulations.

Setbacks shall be measured from the nearest point of any property line and all structures shall comply with the following setback requirements. For the purposes of this ordinance, the interstate highway right-of-way shall be considered a side or rear lot line.

1. *Front yards.*
    a. Where a parking lot is situated in the front yard between a building and an abutting street, all buildings shall be set back from the nearest point of any right-of-way a minimum of 75 feet;