



**AGENDA
FARRAGUT MUNICIPAL PLANNING COMMISSION**

**March 15, 2018
7:00 p.m. Farragut Town Hall**

For questions please e-mail Mark Shipley at mshipley@townoffarragut.org or Bart Hose at bhose@townoffarragut.org

- 1. Citizen Forum**
- 2. Approval of agenda**
- 3. Approval of minutes – February 15, 2018**
- 4. Discussion on a concept site plan for the redevelopment of the U.S. Golf property at 11775 Snyder Road, 6.02 Acres, Zoned C-2 (Ziff Properties, Inc., Applicant)**
- 5. Discussion and public hearing on a request for approval of a site plan for the expansion of the former Gander Mountain building for the At Home Décor Superstore, 11501 Parkside Drive, 8.09 Acres, Zoned C-2 (Callaway Architecture – Raphael Anguiano, Applicant)**
- 6. Discussion and public hearing on a request for approval of a concept plan for the Brookmere Subdivision, Parcel 044, Tax Map 152, 87.34 Acres, 142 Lots, Zoned R-1/OSR and FPD (Bob Mohny, Homestead Land Holdings, LLC, Applicant)**
- 7. Discussion on a neighborhood/convenience commercial zoning district (Town of Farragut, Applicant)**
- 8. Approval of utilities**

11408 MUNICIPAL CENTER DRIVE | FARRAGUT, TN 37934 | 865.966.7057

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**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

February 15, 2018

MEMBERS PRESENT

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

MEMBERS ABSENT

Drew Carson

Staff Representatives: Mark Shipley, Community Development Director
Bart Hose, Assistant Community Development Director

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

1. CITIZEN FORUM

2. APPROVAL OF AGENDA

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

3. APPROVAL OF MINUTES

A motion was made by Commissioner Povlin to approve the January 18, 2018 minutes. The motion was seconded by Commissioner St. Clair and the motion passed unanimously with Commissioner Kile abstaining because she was absent.

4. DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR APPROVAL OF A PRELIMINARY PLAT FOR SASSAFRAS MEADOWS, PARCEL 001, TAX MAP 161, 57.6 ACRES, 5 LOTS, ZONED R-1 (Richard LeMay, Applicant)

The staff reviewed this item and noted that, due to the rural, large lot nature of the subdivision, the applicant was requesting six (6) variances from the Subdivision Regulations that would need to be acted on separately. The first variance was from the standard local street cross section to vary the width from 26 to 20 feet and allow for open ditch drainage in lieu of curb and gutter. The staff indicated that they were in support of the variance due to the limited number of lots that would all exceed 5 acres which would result in very low-density and low

traffic generation, and the owner's plans to record restrictions that would prevent further division of the lots involved in this subdivision.

A motion was made by Commissioner St. Clair to approve a variance for the reasons noted by the staff. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

The second variance was from the 500-foot length limitation for cul-de-sacs to allow the cul-de-sac to be 819 feet. The staff indicated that this variance would primarily be based on the impact of the site's topography and possible sinkholes on the location of the proposed road. Additional factors included the need for the road to extend into the property to provide for a fire hydrant close enough to service anticipated home sites, the limited length of the requested extension in relation to the topography and proposed lot configuration, the limited number of large lots, and the proposed restrictions on further subdivision.

A motion was made by Commissioner Dick to approve a variance for the reasons noted by the staff. The motion was seconded by Commissioner Myers and the motion passed unanimously.

The third variance was from the sidewalk construction requirements. The staff noted that this variance would also be based on the limited number of large (5+ acre) lots, the resulting low-density and traffic generation aspects of the proposed development (pedestrians could walk along the street), the proposed restrictions on further subdivision, and the use of a rural road construction cross-section.

A motion was made by Commissioner St. Clair to approve a variance for the reasons noted by the staff. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

The fourth variance was from the streetscaping plan requirements. This variance would be based on the low density rural open nature of the development and the use of a rural road construction cross-section.

A motion was made by Commissioner Povlin to approve a variance for the reasons noted by the staff. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

The fifth variance was from the vehicular connectivity requirements. This would be based on lot sizes and the nature of existing development on adjoining properties, the limited number of lots and low-density aspects of the development, and the proposed restrictions on further subdivision. The staff did note, however, that as part of the approval of the preliminary plat, the staff would recommend that the developer explore the possibility of providing an easement to facilitate the future construction of a bike/pedestrian link between the existing greenway (the Montgomery Trail) and Dixon Road. The owners would not be required to construct the link given the limited nature of the proposed subdivision.

A motion was made by Commissioner Myers to approve a variance for the reasons noted by the staff. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

The sixth variance was from the 10% open space dedication requirements. This would be based on the low density rural open nature of the development, previous dedications for the Montgomery Trail Greenway and the proposed restrictions on further subdivision that will maintain the rural open nature of the area.

A motion was made by Commissioner St. Clair to approve a variance for the reasons noted by the staff. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

The staff noted that action on the preliminary plat would also be needed. The staff recommended approval subject to the following:

1. Establishing the required 50-foot building setback line from the identified depressions/sinkholes or having them evaluated in accordance with the Sinkhole Ordinance;
2. Modifying the “Y” turnaround to comply with the 2012 International Fire Code;
3. Providing a note on the plat stating that “New fire hydrants will provide a minimum of 1000gpm at 20 psi. and be installed in accordance with Town of Farragut and First Utility District requirements “;
4. Working with the Town to provide an easement to facilitate the future construction of a bike/pedestrian link between the existing greenway (the Montgomery Trail) and Dixon Road;
5. Reconfiguring the frontage of lot 3 to better account for the “Y” turnaround and lot access;
6. Modifying the plat to either remove lot 5 and show it as remaining acreage with frontage in Loudon County, or depicting it in its entirety with frontage in Loudon County;
7. The developers will need to submit an irrevocable letter of credit for erosion control of \$5000, and a drainage fee of \$120.

A discussion ensued and Commissioner Kile asked that an additional condition of approval should be the Town Attorney’s review and approval of covenants that would be recorded and that would prohibit further division of the lots included in this subdivision since the variances were based on the large lots being proposed at this time. A motion was made by Commissioner Povlin to approve the preliminary plat subject to the staffs’ recommendations and the additional stipulation noted by Commissioner Kile. The motion was seconded by Commissioner Kile and the motion passed unanimously.

5. DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR APPROVAL OF A SITE PLAN FOR THE BKW RESTAURANT, 12802 KINGSTON PIKE, 1.34 ACRES, ZONED C-1 (GBS Engineering, Applicant)

Staff recommended approval subject to the following:

1. The submittal of adequate legal documentation tying the identified off-site parking to the proposed restaurant use until it is replaced by a use that does not require the additional parking;
2. Improvement of the off-site parking area to meet the Town’s requirements for “off-street parking lot construction and maintenance” as contained in the zoning ordinance;
3. All sidewalks meeting the five (5) foot minimum width requirement. (The owners will need to obtain a variance if the minimum can’t be provided at the bridge crossing);
4. The addition of a note on the plan stating that the “owners will work with suppliers to require deliveries during off-hours”, as proposed;
5. Adding a dimension between the proposed retaining wall and the nearest portion of the property line to the west;

6. Given its proximity to the entrance and exit points of the project, please stripe a crosswalk and tighten the radius from 35 to 25 feet, as required (actually the default radius is 15 feet with 25 being the maximum permitted);
7. Please terminate the roof drain storm sewer to not encroach into the aquatic buffer and provide end treatment to dissipate discharge energy so as to avoid finger erosion and surface disturbance;
8. Please abbreviate the retaining wall and associated grading near the dumpster area so that they do not encroach into the aquatic buffer. Only the crossings are permitted to encroach into the aquatic buffer;
9. Confirmation that the occupant load will not exceed the threshold for fire sprinkler protection. (Note: the covered patio area at the east end of the building is part of the building area and will be included in the occupant load calculations);
10. Relocating the fire lane markings that appear to end in the travel path of driveway;
11. Correcting Note 17 on Sheet C3.0 to read ... TN Permanent Stormwater Management and Design Guidance Manual (rather than TN Permeable Stormwater); and
12. The submittal of an irrevocable letter of credit for erosion control of \$6700, and a drainage fee of \$525.

A motion was made by Commissioner Povlin to approve a site plan subject to the staffs' recommendation. The motion was seconded by Commissioner Kile and the motion passed unanimously with Commissioner Myers abstaining and not participating in the discussion.

6. DISCUSSION AND PUBLIC HEARING ON GAS MAIN UPGRADES AND EXTENSIONS IN THE KINGSTON PIKE, N. CAMPBELL STATION ROAD, JAMESTOWNE BOULEVARD AREA (KUB, Applicant)

Staff recommended approval of the utility's submitted plan subject to continued coordination with the Town regarding the Campbell Station Inn property and the proper platting and documentation of any additional easements necessary to support the project.

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

7. DISCUSSION ON A REQUEST TO REZONE THE SWAN PROPERTY, PARCEL 58, TAX MAP 151, 12639 KINGSTON PIKE, 28.76 ACRES, FROM R-2, R-1, AND FPD TO C-1, R-4 AND FPD (SITE, Inc., Applicant)

For discussion purposes only.

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

For discussion purposes only.

9. DISCUSSION AND PUBLIC HEARING ON A REQUEST TO AMEND APPENDIX A – ZONING, CHAPTER 2., DEFINITIONS, BY PROVIDING NEW REQUIREMENTS

GOVERNING THE SIZE OF ACCESSORY BUILDINGS (Town of Farragut, Applicant)

Staff recommended approval of Resolution PC-18-05, which recommends approval of Ordinance PC-18-01.

A motion was made by Commissioner Povlin to approve Resolution PC-18-05. The motion was seconded by Commissioner Myers and the motion passed unanimously.

ADJOURNMENT

The meeting adjourned at 9:30 p.m.

Edwin K. Whiting, Secretary

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a concept site plan for the redevelopment of the U.S. Golf property at 11775 Snyder Road, 6.02 Acres, Zoned C-2 (Ziff Properties, Inc., Applicant)

INTRODUCTION AND BACKGROUND: This item is on the agenda so that the applicant can obtain some very preliminary feedback on a request to re-develop the U.S. Golf property at the northwest intersection of N. Campbell Station Road and Snyder Road. The proposed new use would include three (3) self-storage buildings on the southern portion of the property where the U.S. Golf building and parking lot is currently situated. Two of the buildings would be one story and one building is proposed as three story. The U.S. Golf development was approved in April of 1998 and the business was in operation until early 2016.

The development proposed at this time would involve the demolition of the existing U.S. Golf building. The detention basin along the southeastern portion of the property would be retained to help accommodate some of the project's stormwater runoff. The new development would still be required to address the Town's requirement for low impact development.

DISCUSSION: The applicant is proposing to use the existing access from Snyder Road which is approximately 180 feet from the western curb line of N. Campbell Station Road. Snyder Road is classified as an arterial street on the Major Road Plan. Originally, it was thought that this access might need to be re-visited with a variance request since arterial streets are required to have 400 feet of separation between access points. However, in looking back through the U.S. Golf file, it was discovered that a variance was granted for the existing access in 1998 due to the amount of frontage along Snyder Road and the uncertainty regarding the re-alignment of N. Campbell Station Road as platted along the western portion of the property. There are no accesses along the south portion of Snyder Road across from the U.S. Golf frontage.

In terms of the use itself, the property is zoned Regional Commercial (C-2) and mini-warehouse facilities are a permitted use 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; and

- 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.

The buildings will be required to comply with the Architectural Design Standards and, as part of this development, a pedestrian facility will be required along N. Campbell Station Road. This may need to be a walking trail constructed further into the property in certain sections but the specifics have not been assessed at this time.

Another discussion point is that parking space provisions are not addressed in the Zoning Ordinance for mini-warehouse facilities and would need to be determined, as provided for in the Zoning Ordinance, by the Board of Zoning Appeals.

Included in your packet is a copy of the staffs' comments on the concept site plan. This item is for discussion purposes only.

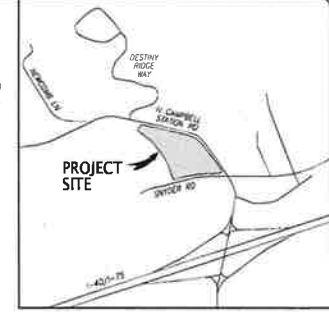
Preliminary Site Plan – Farragut Storage, 11775 Snyder Road, Zoned C-2 (Regional Commercial).

This preliminary site plan should be considered for general discussion purposes only. An actual site plan submittal will need to meet all minimum requirements and be significantly more detailed. The following comments address major issues that need to be discussed.

- 1) The location of the existing entrance to the old US Golf facility does not comply with the Town's minimum separation distance from the intersection of Snyder Road and N. Campbell Station Road. Snyder Road is classified as a minor arterial and the separation distance should be 400-feet. The site is being redeveloped and the proposed location of the access point needs to be evaluated.

The location of the proposed access drive is further complicated by an existing platted ROW area located immediately to the west of the property. Separation from this potential future road way, assuming it could or would ever be built, needs to be considered.

- 2) The plan does not address vehicular and pedestrian connectivity. The provision of connectivity is complicated by topography and, more importantly, by the location of the potential future road ROW to the west. Vehicular connectivity may not be practical in this instance.
- 3) The site plan includes significant paved surfaces and does not address the Town's requirements for low-impact stormwater management provisions. In addition, staff questions the minimum turning movements needed on the site and whether the amount of paved surface could be reduced?
- 4) The materials submitted do not provide enough detail to adequately address the Architectural Design Standards. The facility will have to comply with these standards and the applicant's architect will be required to complete the Architectural Design Standards Checklist as part of the full site plan submittal.
- 5) The Town's parking standards do not specifically provide a parking ratio for mini-storage / self-storage facilities. Under the ordinance, the matter will need to be referred to the BZA for a determination.
- 6) This concept shows proposed driveway to be at same location as existing driveway, approximately 200' west of Campbell Station Road edge of pavement. As Snyder Road is classified as an arterial, this requires a variance from 400' minimum. Staff notes that moving the entrance farther to the west could create a similar conflict when Campbell Station Road is relocated as part of a new interchange design (note platted ROW to the west). However, there is no assurance Campbell Station would be moved in a new interchange.
- 7) If the building is over 35 feet in height, the building shall be set back one additional foot for every foot of height in excess of 35 feet up to a height of 50 feet.
- 8) A pedestrian facility is required along the N. Campbell Station Road frontage.



LOCATION MAP
(NOT TO SCALE)

NOTES:

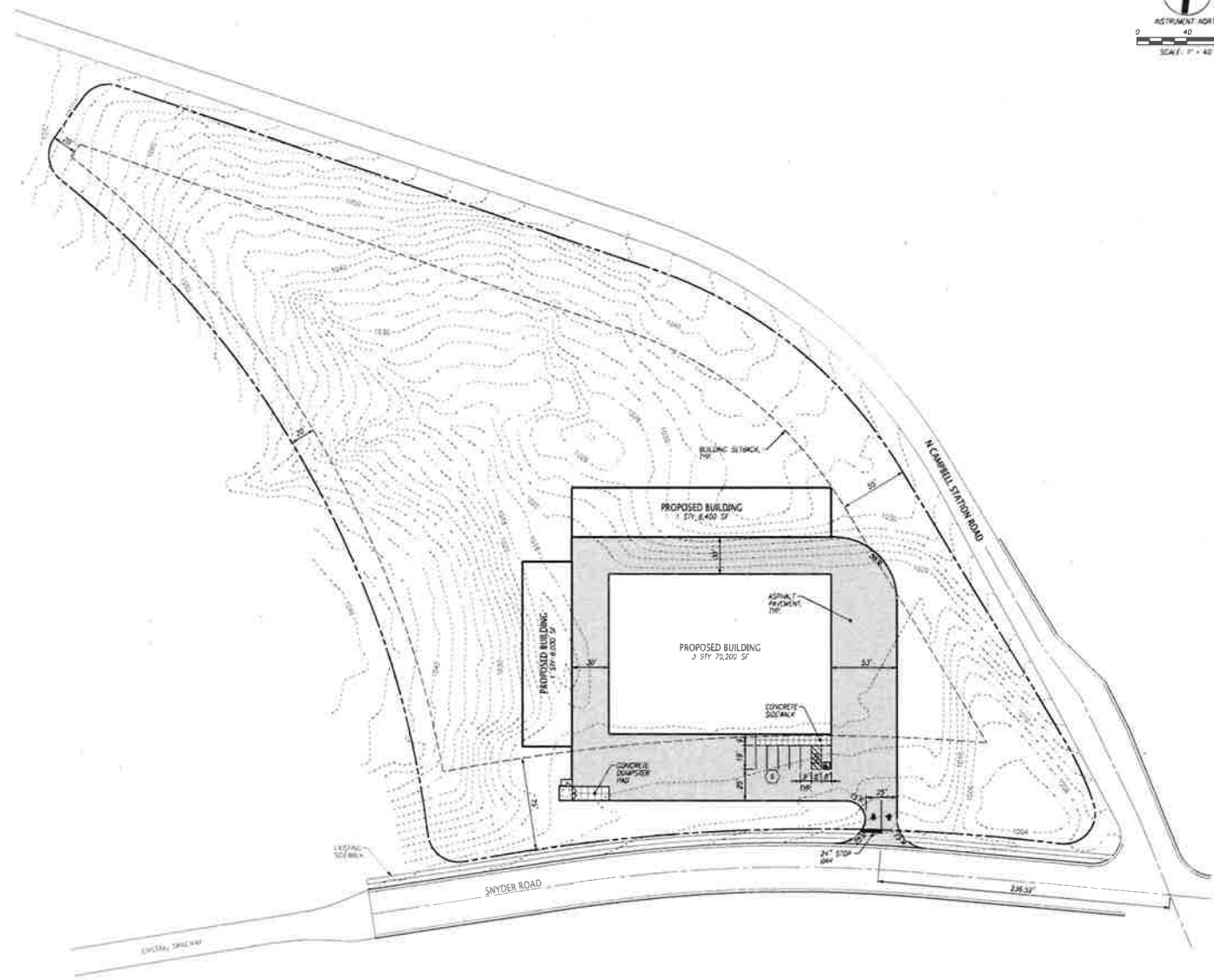
1. THE TOPOGRAPHIC & BOUNDARY DATA WMS TAKEN FROM KGS.
2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT OR OUTSIDE FACE OF BUILDING.
3. PROPERTY CONCERNED REFLECTS PARCEL 130 11205 AS SHOWN IN KNOX COUNTY CLT MAP 130 ZONING FOR THE PROPERTY IS C-2, REGIONAL COMMERCIAL DISTRICT. TOTAL AREA = 6.02+ AC.
OWNER: ZIFF PROPERTIES, INC.
200 WINGO WAY, SUITE 100
MT. PLEASANT, SC 29464
4. BUILDING SETBACKS ARE 75'-FT., 55'-FT. AND 20'-FT. IN FRONT.
5. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.

PARKING SUMMARY

REQUIRED PARKING FOR SELF-SERVICE STORAGE FACILITY	
1 SPACE PER EMPLOYEE, ON LARGEST SHIFT	1
3 CUSTOMER SPACES	3
HANDICAP (1 VAN ACCESSIBLE)	1
TOTAL	5 SPACES
TOTAL PARKING PROVIDED	
STANDARD SPACES (5'x15')	5
HANDICAP (1 VAN ACCESSIBLE)	1
TOTAL	6 SPACES

LEGEND:

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- TYPICAL
- NUMBER OF PARKING SPACES



FULGHUM
FM
MACINDOE
A HARDENVILLE, INC.

10330 HARDEN VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 615.656.6414
FAX: 615.656.6419
www.fulghummacindoe.com

**PRELIMINARY
NOT FOR
CONSTRUCTION**

FARRACUT STORAGE
11775 SNYDER ROAD
KNOXVILLE, TENNESSEE 37932

ZIFF PROPERTIES, INC.
200 WINGO WAY, SUITE 100
MT. PLEASANT, SC 29464
CONTACT: JIM HANSEN
TELEPHONE NO: 484.2746.3460
EMAIL: jmhansen@ziff.net

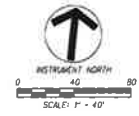
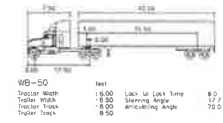
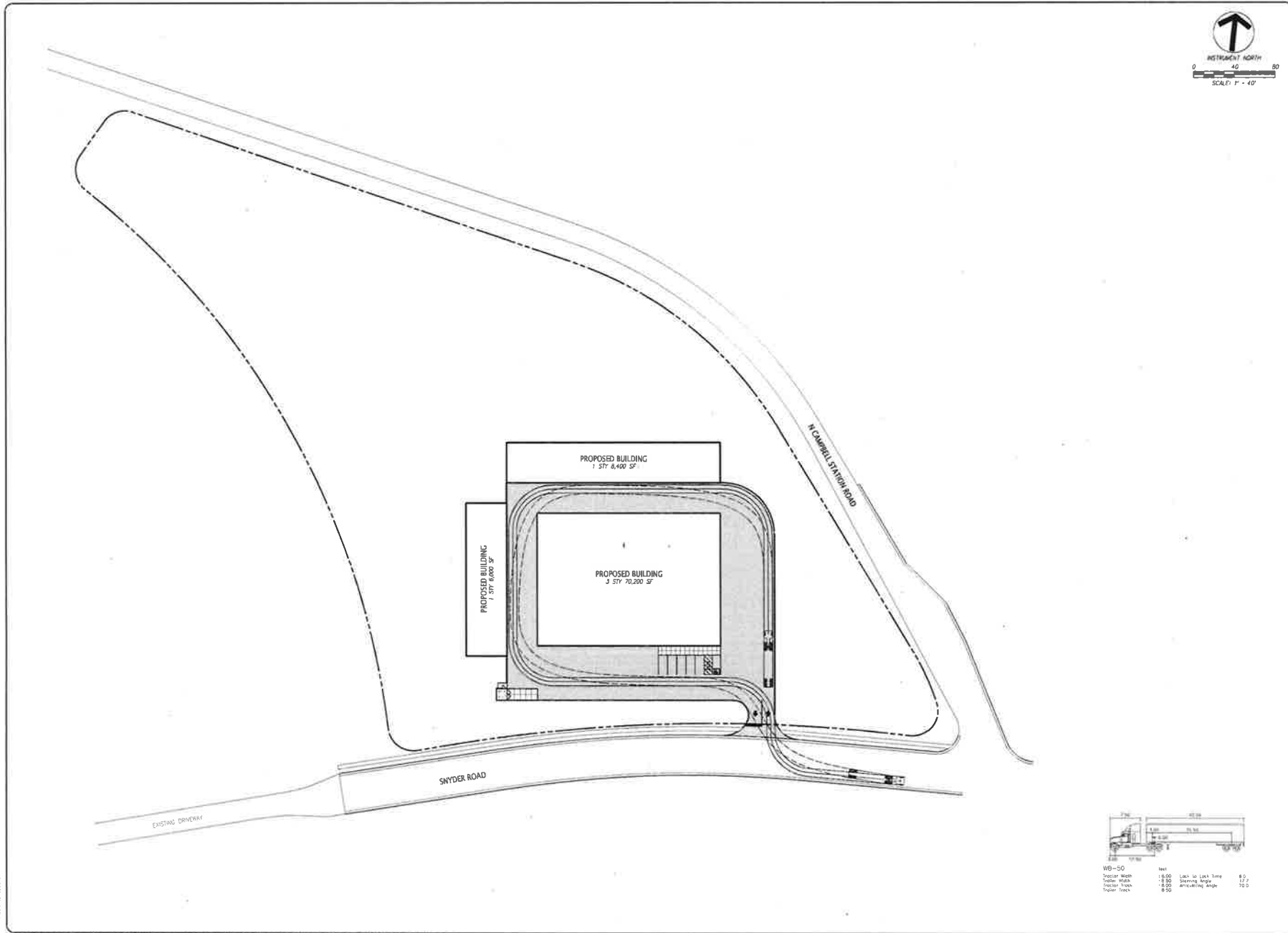
SITE PLAN

DESIGNED BY	JCH
CHECKED BY	WCF
APPROVED BY	WCF
DATE	02/12/18
PROJECT NO.	24317J
DATE	02/12/18
SCALE	1"=40'

Project: 24317J
Date: 02/12/18
Scale: 1"=40'

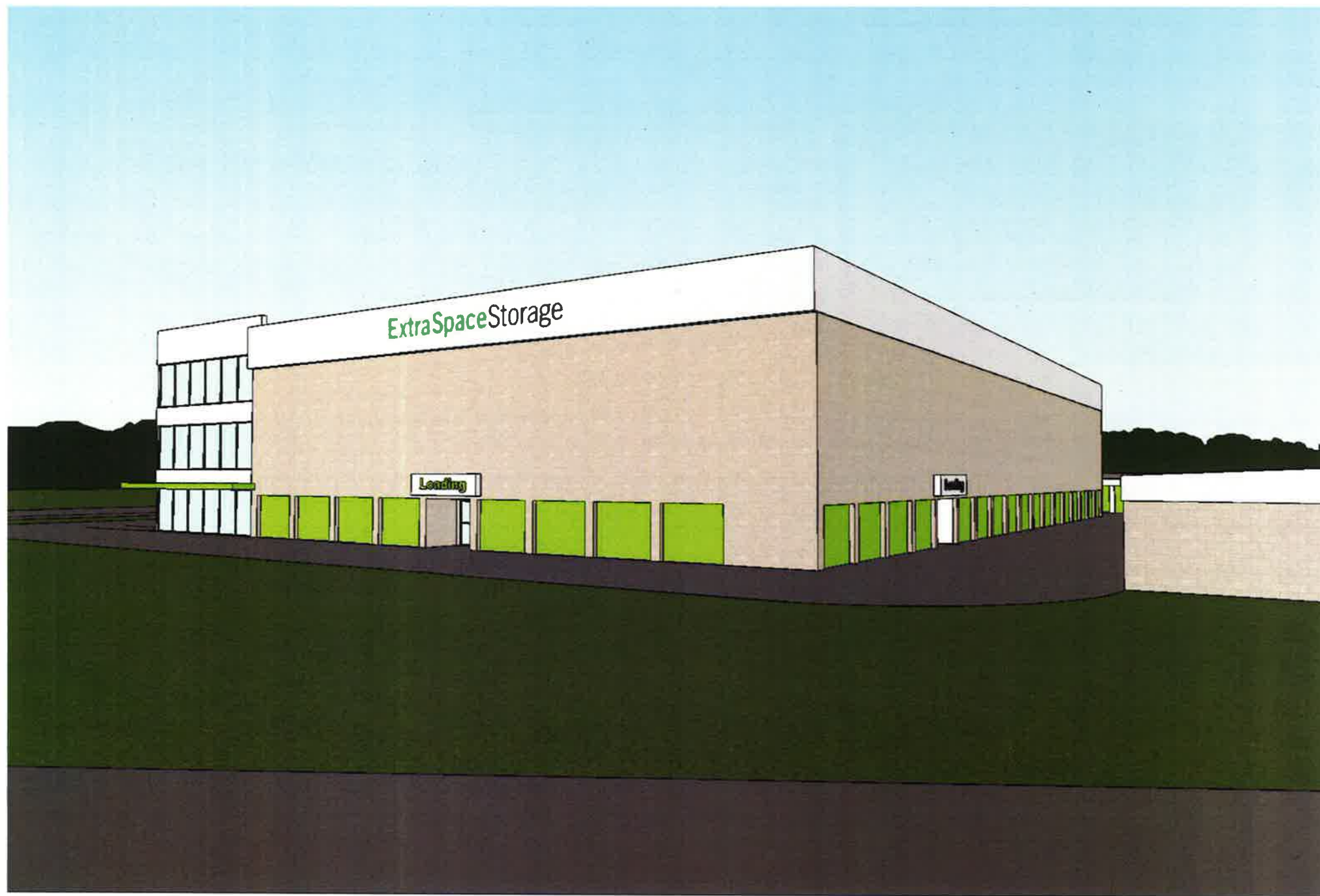
C1

CS: Name: 11/24/2018 11:58:00 AM C:\Users\jg\Documents\11/24/2018 11:58:00 AM C:\Users\jg\Documents\11/24/2018 11:58:00 AM



FULGHUM FM MACINDOE KANSAS CITY, MO	
10100 HARRIS MILLER ROAD SUITE 201 KNOXVILLE, TN 37932 OFFICE: 865.696.6443 FAX: 865.696.6448 www.fulghummacindoe.com	
PRELIMINARY NOT FOR CONSTRUCTION	
FARRACUT STORAGE 11775 SNYDER ROAD KNOXVILLE, TENNESSEE 37932	
ZIFF PROPERTIES, INC. 240 WILCOXWAY, SUITE 100 MT. PLEASANT, SC 29464 CONTACT: MR. MICHAEL S. MANSSON TELEPHONE: 803.843.7744, 8460 EMAIL: mmansson@zpi.net	
TRUCK TURNING MOVEMENTS	
Project: 243.173 Date: 02/12/18 Sheet: C2 Scale: 1"=40'	Date: 02/12/18 Scale: 1"=40'





REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a request for approval of a site plan for the expansion of the former Gander Mountain building for the At Home Décor Superstore, 11501 Parkside Drive, 8.09 Acres, Zoned C-2 (Callaway Architecture – Raphael Anguiano, Applicant)

INTRODUCTION AND BACKGROUND: This item involves the re-development of the former Gander Mountain site along Parkside Drive. The applicant would be moving the At Home Décor Superstore from Outlet Drive to this location. The applicant is requesting to expand the building to the east where there is currently an area devoted to outdoor storage and parking spaces. The expansion is roughly 14,500 square feet of additional building space. This additional space, coupled with the loss of 29 parking spaces along the eastern portion of the building, creates a parking space shortage of 27 spaces.

DISCUSSION: As recently amended, the parking and loading provisions in the Zoning Ordinance permit an applicant to justify a reduction based on the parking space ratios they typically require for their business. The Planning Commission may consider this and allow a reduction provided there is still adequate parking in the event uses change in the future.

From the staffs' perspective and based on observations of the site's parking lot capacity while Gander Mountain was in business, the parking lot in front of the former Gander Mountain building should be more than adequate to accommodate the anticipated retail use. There would still be 255 parking spaces. The staff would support the reduction requested by the applicant.

In terms of stormwater, since the actual amount of lot coverage would be reduced due to the loss of more paved area on the east side of the building, the stormwater detention could be handled with the existing basin that was constructed as part of the Gander Mountain project.

The proposed modifications will be assessed in relation to the Architectural Design Standards so that the proposal is compliant with these standards.

RECOMMENDATION: Included in your packet is a copy of the revised site plan along with the staffs' comments on the original site plan. The staff will make a recommendation at the meeting based on whether the staffs' comments have been addressed.

February 21, 2018

Callaway Architecture – Raphael Anguiano
1207 Hampshire Lane
Richardson, TX 75080
ranguiano@callawayarchitecture.com

**SUBJECT: STAFF COMMENTS ON THE SITE PLAN FOR THE AT HOME,
11501 PARKSIDE DRIVE**

Dear Mr. Anguiano:

The Town staff has reviewed the site plan that was submitted for the At Home Décor Superstore at 11501 Parkside Drive 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, March 5, 2018 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, February 27, at 10:00 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, March 5.

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

- 1) Please provide correct construction type. The proposed construction type of VB will not comply with local ordinances. Type IIB, does comply. Please correct the plans accordingly;
- 2) Please confirm appropriate fire lane markings are provided throughout the new fire lane on the East side of the building. Staff recommends utilization of yellow striping placed diagonally with "No Parking Fire Lane " wording;

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

- 3) Please number all sheets in set 1 of .., 2 of ...;
- 4) Some parking spaces that would be removed are for public greenway parking. Will such parking be provided in another location? Please note that the greenway signage is public property and will need to be returned to the Town until re-installation at an approved alternate location;
- 5) The architect must complete the Architectural Design Standards Checklist and address all applicable provisions. This will need to be completed upon resubmittal;
- 6) The building elevations need to be revised to more clearly differentiate existing from proposed, including the addition;
- 7) The site does not provide for the number of parking spaces required based on the use. This may be approved however if the applicant can demonstrate that the

- amount of parking that is being provided is based on a ratio that is typical for the proposed use throughout a majority of the year;
- 8) The bale strap area must be screened like a dumpster enclosure with masonry materials to match the building. Please revise accordingly and include a screening detail;
 - 9) The lighting plan was not legible in terms of isofootcandle strength at the property lines. The plan also did not include details for new or modified wall lights and does not identify where existing lights are being modified and new lights are proposed;
 - 10) Please retain a sidewalk connection between the parking lot and the greenway;
 - 11) All sheets must be signed and sealed. Some of the architectural sheets were not signed and sealed;
 - 12) Architectural material boards and colors will be required for the Planning Commission meeting;
 - 13) The submittal includes two site plans prepared by different individuals/firms and they conflict with each other. The architectural site plan sheet was not signed and probably needs to be removed as it would appear to serve no purpose;
 - 14) Please clarify "loading area" on the west portion of the front of the building;
 - 15) Please verify that any modified parking lot area is at least 10 feet from the nearest side property line (on west side);
 - 16) A landscape plan must be submitted and then will have to be approved by the Visual Resources Review Board. A grading permit cannot be issued until the landscape plan is approved;
 - 17) 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)

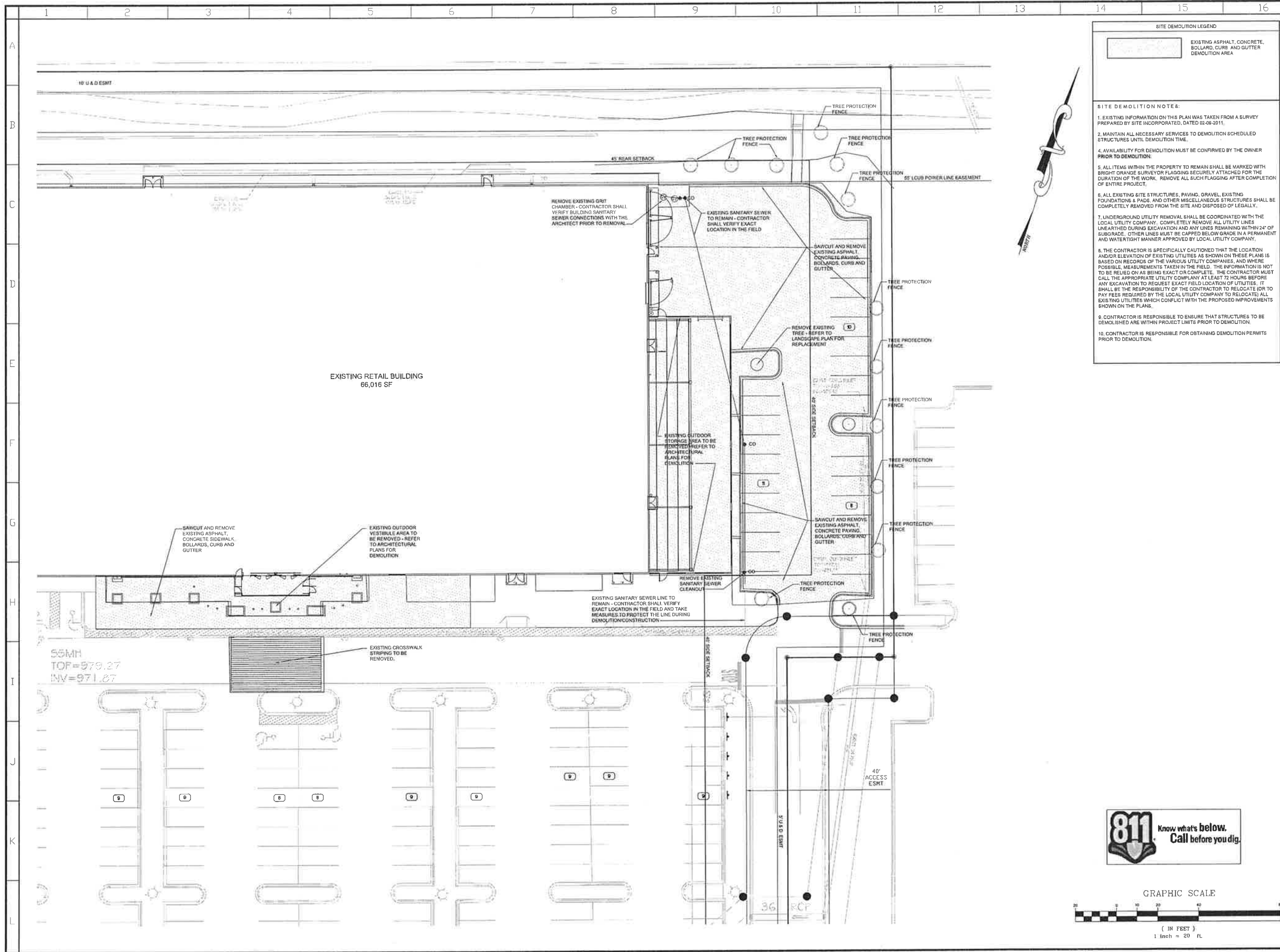
- 18) Plans for this reuse of the property do not show an increase in impervious surface, so no detention modifications are warranted;
- 19) Please submit irrevocable letter of credit for erosion control for \$5000.

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



SITE DEMOLITION LEGEND

EXISTING ASPHALT, CONCRETE, BOLLARD, CURB AND GUTTER DEMOLITION AREA

SITE DEMOLITION NOTES:

1. EXISTING INFORMATION ON THIS PLAN WAS TAKEN FROM A SURVEY PREPARED BY SITE INCORPORATED, DATED 02-08-2011.
2. MAINTAIN ALL NECESSARY SERVICES TO DEMOLITION SCHEDULED STRUCTURES UNTIL DEMOLITION TIME.
3. AVAILABILITY FOR DEMOLITION MUST BE CONFIRMED BY THE OWNER PRIOR TO DEMOLITION.
4. ALL ITEMS WITHIN THE PROPERTY TO REMAIN SHALL BE MARKED WITH BRIGHT ORANGE SURVEYOR FLAGGING SECURELY ATTACHED FOR THE DURATION OF THE WORK. REMOVE ALL SUCH FLAGGING AFTER COMPLETION OF ENTIRE PROJECT.
5. ALL EXISTING SITE STRUCTURES, PAVING, GRAVEL, EXISTING FOUNDATIONS & PADS AND OTHER MISCELLANEOUS STRUCTURES SHALL BE COMPLETELY REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
6. UNDERGROUND UTILITY REMOVAL SHALL BE COORDINATED WITH THE LOCAL UTILITY COMPANY. COMPLETELY REMOVE ALL UTILITY LINES UNEXPOSED DURING EXCAVATION AND ANY LINES REMAINING WITHIN 24" OF SUBGRADE. OTHER LINES MUST BE CAPPED BELOW GRADE IN A PERMANENT AND WATER TIGHT MANNER APPROVED BY LOCAL UTILITY COMPANY.
7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE (OR TO PAY FEES REQUIRED BY THE LOCAL UTILITY COMPANY TO RELOCATE) ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
8. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT STRUCTURES TO BE DEMOLISHED ARE WITHIN PROJECT LIMITS PRIOR TO DEMOLITION.
9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING DEMOLITION PERMITS PRIOR TO DEMOLITION.

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

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft

SITE INCORPORATED
Civil Engineers & Surveyors
10215 Technology Drive, Suite 304
Knoxville, TN 37932
Phone: (865) 777-4160
www.site-incorporated.com

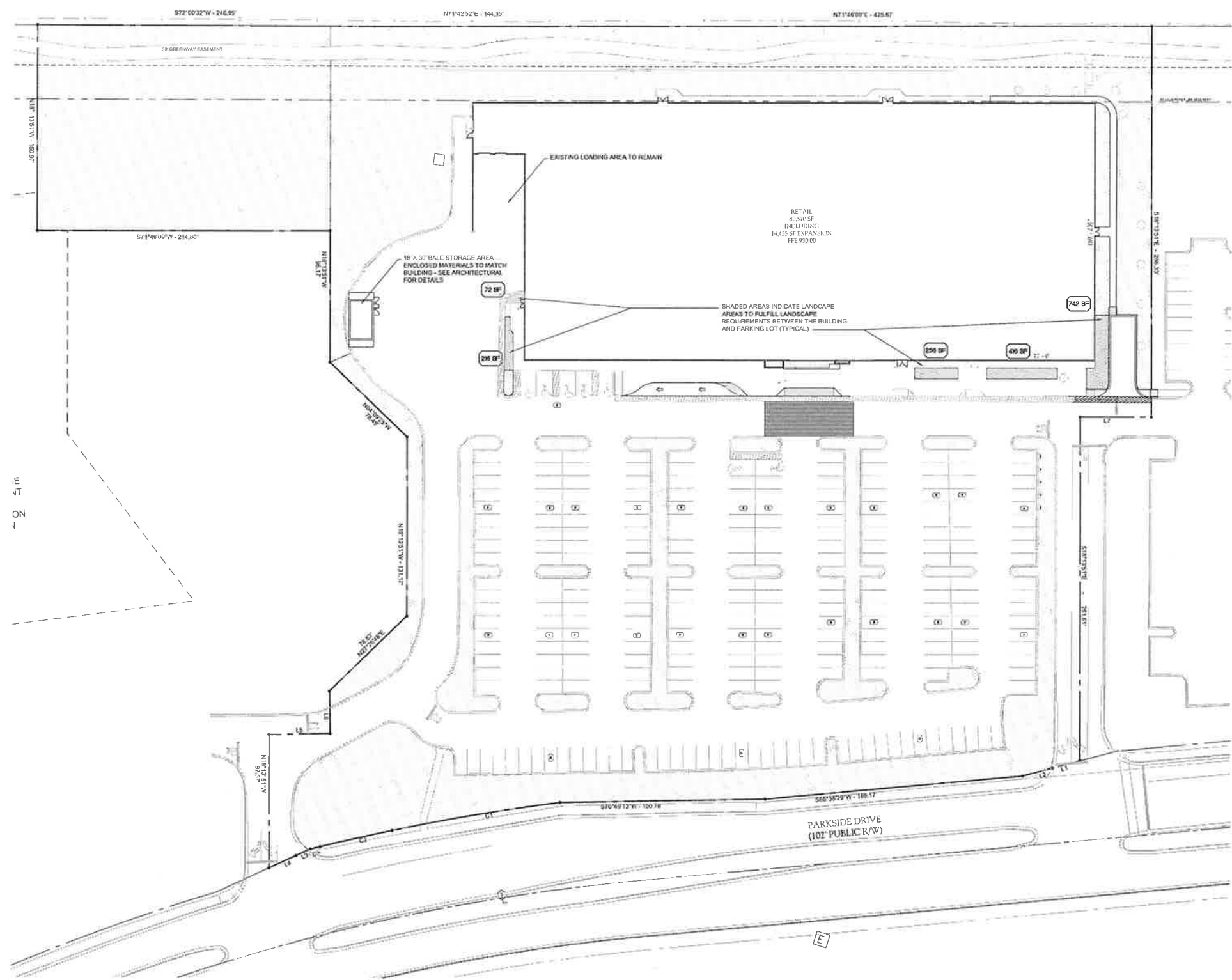


Site Demolition and Tree Protection Plan
Building Expansion for
11501 Parkside Drive
Farragut, Tennessee
Applicant: Gander Mountain

DR11W BY: ocl	DATE: 02/12/18	FILE: 1963 Demo
CHECKED BY: ---	FILE: 1963 Demo	
REVISIONS		
NO.	DATE	COMMENTS
1	01/05/18	Revised per Town Commission

C2.1
SHEET 4 OF 11

RECEIVED
MAR 5 2018



SITE DATA	
TOTAL SITE AREA	352,207 SF (8.09 ACRES)
PERVIOUS AREA	110,752 SF
IMPERVIOUS AREA	241,455 SF
LOT COVERAGE	68.55%
TOTAL LENGTH OF BUILDING FACING PARKING OR VEHICULAR DRIVE	603 LF
BUILDING LANDSCAPE AREA REQUIRED (2.5 x 603)	1,508 SF
BUILDING LANDSCAPE AREA PROVIDED	1,702 SF

PARKING ANALYSIS	
RETAIL - 80,570 SF	3.5 SPACES PER 1000 SF GROSS BUILDING AREA = 282
REQUIRED PARKING:	282 SPACES
STANDARD (9.5' X 19') SPACES PROVIDED:	248 SPACES
ACCESSIBLE (12' X 19') SPACES PROVIDED:	7 SPACES
TOTAL SPACES PROVIDED:	255 SPACES
PARKING RATIO:	3.16 SPACES / 1000 SF

BUILDING SETBACKS FOR ZONE C-2	
FRONT	75'
REAR	30'
SIDE	50' TOTAL ON BOTH SIDES, MINIMUM OF 35'



SITE
INCORPORATED
Civil Engineers & Surveyors
10215 Technology Drive, Suite 104 Knoxville, TN 37912
Phone: (865) 777-4160
www.site-incorporated.com



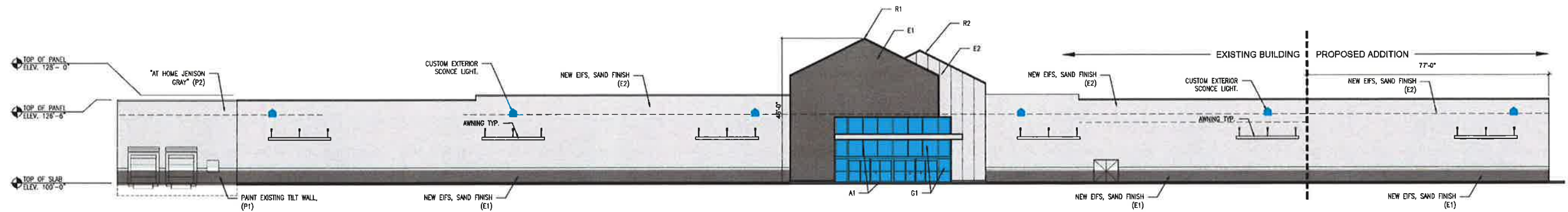
Site Area Plan
Building Expansion for
11501 Parkside Drive
Farragut, Tennessee

DATE: 02/12/18	DESIGNER: DGB	FILE: 1963-Area
CHECKED BY: ACH	DATE: 03/05/18	REVISIONS
NO. DATE COMMENTS		
1	03/05/18	Revised per Town Comments

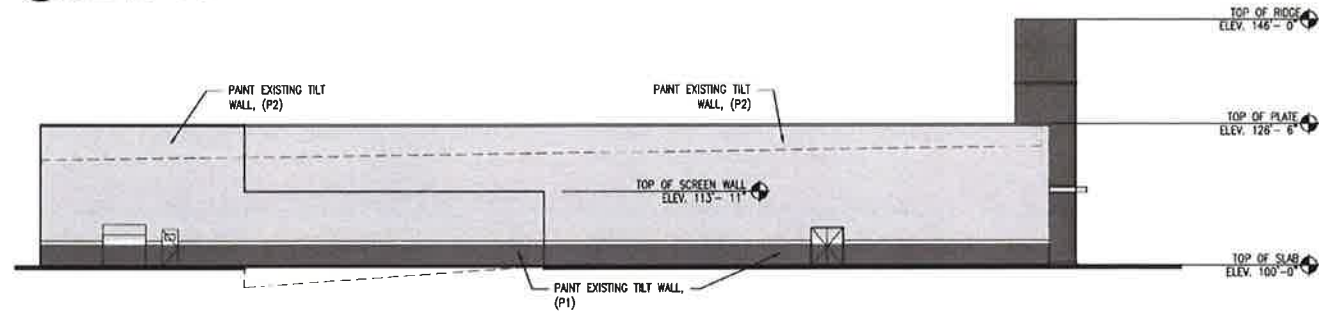
C4.1
SHEET 7 OF 11

MAR 5 2018

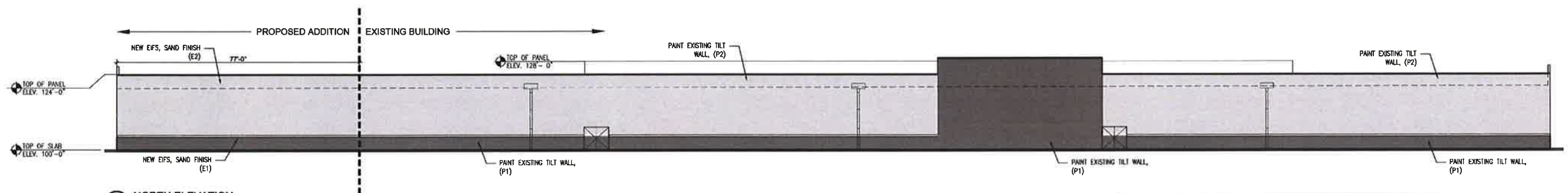
RECEIVED



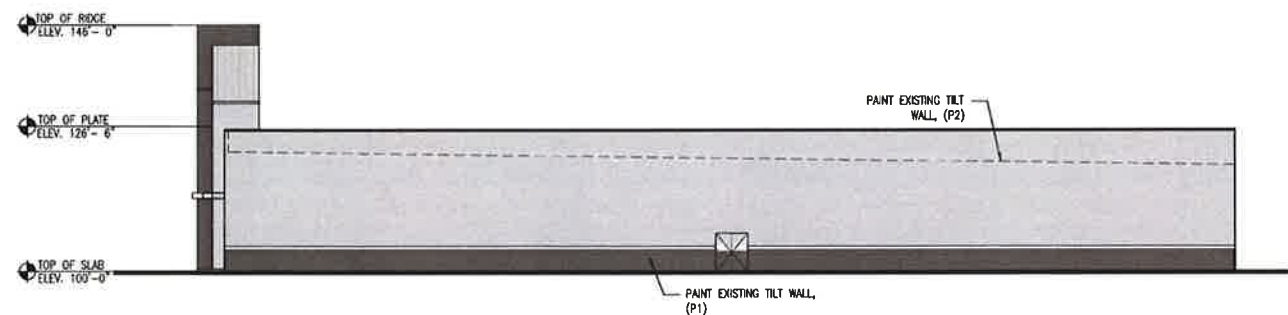
01 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



02 WEST ELEVATION
SCALE: 1/16" = 1'-0"



03 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



04 EAST ELEVATION
SCALE: 1/16" = 1'-0"

MATERIALS LEGEND:

- A1 ALUMINUM- STOREFRONT (CLEAR ANODIZED FINISH)
- A2 ALUMINUM - BREAK METAL (TO MATCH STOREFRONT)
- A3 PREFINISHED METAL COPING (BERRIDGE METAL - SHASTA WHITE)
- E1 EIFS - SAND FINISH (COLOR MATCH "AT HOME" EXTERIOR DARK GRAY)
- E2 EIFS - SAND FINISH (COLOR MATCH "AT HOME" EXTERIOR JENINSON GRAY)
- E3 EIFS - SAND FINISH ("AT HOME" 8W 7551 GREEK VILLA)
- F1 FORM LINERS - 8"X16" SPLIT FACE BLOCK PATTERN (COLOR MATCH PANTONE 424C)
- G1 WINDOW GLAZING - LOW-E TEMPERED, CLEAR
- P1 "AT HOME" EXTERIOR DARK GRAY
- P2 "AT HOME" EXTERIOR JENINSON GRAY
- P3 "AT HOME" SW 7551 GREEK VILLA
- R1 ZINC GREY- BERRIDGE METAL ROOFING
- R2 SHASTA WHITE- BERRIDGE METAL ROOFING & CAP



10215 Technology Drive, Suite 100, Knoxville, TN 37938
Phone: (865) 777-4180 www.steller-inc.com

callaway
architecture
1207 HAMPSHIRE LN. ST#105, RICHARDSON, TX-75080
PHONE: 214-368-2525



EXTERIOR ELEVATIONS



DATE	2-20-20
BY	CALLAWAY
CHECKED	CALLAWAY
APPROVED	CALLAWAY
SCALE	1/16" = 1'-0"
TITLE	EXTERIOR ELEVATIONS
PROJECT	AT HOME
LOCATION	10215 Technology Drive, Suite 100, Knoxville, TN 37938
OWNER	AT HOME
DESIGNER	CALLAWAY
DATE	2-20-20

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a request for approval of a concept plan for the Brookmere Subdivision, Parcel 044, Tax Map 152, 87.34 Acres, 142 Lots, Zoned R-1/OSR and FPD (Bob Mohny, Homestead Land Holdings, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request for approval of a concept plan for the development of the Harville property off Virtue Road. As you may recall, this property was rezoned recently from mostly Agricultural (A) and Floodplain District (FPD) to Rural Residential, Open Space Overlay (R-1/OSR) and FPD. A condition associated with the rezoning was the execution of a cost share agreement for improvements to Virtue Road. The Town Attorney has been working with the applicant's attorney on finalizing this agreement but it has not yet been executed through the Board of Mayor and Aldermen. Consequently, a condition of approval of the concept plan will be the execution of the cost share agreement.

DISCUSSION: The concept plan included in your packet is the first concept plan submitted under the new requirements in the Subdivision Regulations and includes the applicable plan sheets. Some of the significant discussion points related to this project are as follows:

1. *Crossing Little Turkey Creek.* This project will require a crossing of Little Turkey Creek and the Town will require that this crossing follow the Town's applicable requirements in the Subdivision Regulations and the Zoning Ordinance as well as any additional FEMA related requirements. The Town staff has been working with the project engineer, the State NFIP Coordinator, and FEMA to ensure that the proper measures are taken. This will be assessed in more detail as part of the preliminary plat;
2. *Secondary public street vehicular access.* The Subdivision Regulations require more than one public street vehicular access into and out of the development. The applicant is proposing a 20 foot wide emergency access constructed to local street standards from the proposed subdivision to West Kingsgate Road through the side of a house lot that has been purchased for this purpose. As proposed, this access would be closed with bollards which would only be removed in the event of an emergency. The staff recommends that, consistent with the Subdivision Regulations, this access be a public street and not restricted to only emergency access. The location of this access was selected by the applicant because the street that is stubbed into the applicant's property from Kingsgate is in a location where the topography is very challenging and the area is heavily tree covered. The applicant's proposed connection would be shorter and more appropriate for the topography. The staff is sensitive to a new public street connection through an area that was not planned for a connection when Kingsgate was constructed. Perhaps, in the short term, this connection could be emergency only and converted later to a full public street access through a plat note that would be tied to the affected lot in Kingsgate and the sale of the other lot in Kingsgate adjacent to the accessway. The staff would not support a plan at this time that precluded the possibility of this secondary access from becoming a public vehicular access. A connection

between the Harville property and Kingsgate was not only envisioned when Kingsgate was platted but is also shown on the future land use map in the CLUP;

3. *Cul-de-sac length on the southernmost street section where the emergency access is proposed.* When this property was rezoned to R-1/OSR, the justification was that this district provided the flexibility necessary to allow the applicant to work around the property's environmentally challenging features (floodplain, steep slopes, heavily tree covered areas). The southern portion of the property is steep and, with the exception of a vehicular and walking trail connection to Kingsgate, should be left undisturbed. Though much of this area is proposed as open space, the staff recommends that the cul-de-sac extending into this area be shortened and larger estate sized lots be platted in this area to lessen disturbance and promote greater consistency with the objectives of the R-1/OSR District; and
4. *Walking trail on east side of Little Turkey Creek.* Due to severe topographic issues within the curve of Virtue Road, as part of future improvements to Virtue Road, there is not enough space to construct a pedestrian facility along the road and also provide the necessary separation to protect pedestrians. Consequently, the staff has recommended that the applicant request approval for an alternate location for a pedestrian facility and such facility be constructed along the east side of Little Turkey Creek but tie back into a pedestrian facility along Virtue Road north of the proposed access into the development.

Included in your packet is a copy of the revised concept plan along with the staffs' comments on the original concept plan and the applicant's response letter submitted with the revised concept plan. Also included is a copy of alternatives and variances requested by the applicant. The variance requests will have to be acted on separately. The staff will provide a recommendation on the concept plan and the alternatives and variances prior to the meeting.

February 21, 2018

Mr. Bob Mohny
Homestead Land Holdings, LLC
122 Perimeter Park Road
Knoxville, TN 37922
bmohny@saddlebrookproperties.com

**SUBJECT: STAFF COMMENTS ON THE CONCEPT PLAN FOR THE
BROOKMERE SUBDIVISION, PARCEL 044, TAX MAP 152, 430 VIRTUE
ROAD**

Dear Bob:

The staff has reviewed the concept plan for the Brookmere Subdivision off Virtue Road and has compiled the comments below. If you could please address these comments and submit four (4) full size copies and one (1) 11" x 17" reduced set to the Farragut Town Hall **Monday, March 5, 2018** 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, February 27, at 11:00 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, March 5.

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

- 1) No comments at this time;

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

- 2) The bridge crossing and related work must comply with all Town and FEMA flood damage prevention regulations, including any CLOMR/LOMR applications. Please note that a CLOMR application, if approved, could take some time and impact the development plan or schedule;
- 3) Please clarify that the existing driveway and bridge for the driveway will be removed as part of this development;
- 4) The rezoning was conditioned on the execution of a cost share agreement for improvements to Virtue Road. This must be completed as a condition of approval of the concept plan;
- 5) Please number the sheets 1 of.., 2 of..;
- 6) The boundary survey must be signed and sealed;
- 7) On the boundary survey, please amend Note #4 to list the correct zoning;
- 8) On the boundary survey, please clarify which property is owned by the Rosine's. Is this the owner of Lot 23 in Kingsgate? If so, the tax map information appears to be incorrect;
- 9) On the physical features sheet, please include (as applicable) the names and contact information for all professionals involved in the inventory assessment;
- 10) For the different tree covered areas, please include the predominant species;

- 11) A secondary public street vehicular access is required in the Subdivision Regulations. The proposed 20 foot access to Kingsgate will need to be a public access. Given its location, it would not likely be used for cut through traffic and having it open ensures that efficient and unencumbered emergency response can be provided if needed;
- 12) As discussed with the Town staff in the past, instead of a pedestrian facility along Virtue Road (due to a topographic pinch point to the south), a walking trail would be required along the east side of the floodplain and would need to be connected to the pedestrian system in the development and along Virtue Road to the north. Please include this trail on the re-submittal as pedestrian facilities are required along the frontage of a collector street;
- 13) Please include at least a couple of accessways from house lots to the walking trail within the boulevard;
- 14) Please review each street section in the subdivision to assess what would be an appropriate width based on the ADT's, the likelihood of on-street parking, etc. In some cases (e.g. the cul-de-sacs) a variance to the street width may be appropriate. This may also apply to the one-way street sections;
- 15) Please include typical cross sections, including material composition, for each street section in the subdivision and also include a cross section for walking trail sections;
- 16) Please show and label the 50 foot peripheral setback;
- 17) Please show the open space as its own separate and numbered lot. A note is also needed that the open space is to be owned and maintained by the Brookmere Homeowner's Association (assuming Brookmere is approved by Knox County Addressing as an acceptable name);
- 18) Have the proposed street names already been approved by MPC Addressing? Typically, streets on a concept plan are generically labeled (Street A, Street B, etc.);
- 19) The staff appreciates the effort to design streets more on contour. The profiles indicate that minimal grading is needed for most street sections. Given that this is an Open Space Residential Overlay, the staff does not support the cul-de-sac extending to the distance proposed in the southeast portion of the development. The staff would recommend that that this cul-de-sac be shortened and the lots be made more estate size to be consistent with the topography of the general area. This is what the staff has discussed with previous developers that were interested in developing this property;
- 20) The streetscape plan should be expanded to include entrance elements and if any street trees or other streetscape enhancements are proposed along other streets or street sections;
- 21) Will the open space be impacted by utility extensions?
- 22) You may wish to address how 5G service or small cell support structures may be provided in the subdivision in the near future. The infrastructure should be considered early in the development process;
- 23) Please provide a JPEG of this plan;

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

- 24) Boyd Chase Boulevard is a pair of 13' wide one-way streets, separated by a wide median. Has this type of layout been successful in slowing traffic moving through the subdivision in other developments? While staff feels this is likely, we must also note that the

- boulevard is approximately 1000 feet in length, straight and moderately steep to very steep. Are there other elements that can be incorporated to ensure safe driving speeds?
- 25) The Town's Virtue Road improvements will include a 10' multi-use path on the east side of Virtue. Once that path crosses the bridge over Little Turkey Creek (adjacent to Virtue), staff recommends the path be aligned to enter the Open Space of this development (northwestern corner of this property). From that point, it should be routed through the front of the development and across the bridge, and extended to a point on the east side of Little Turkey Creek at the southwestern corner of the property. This greenway could later be extended along the eastern side of Little Turkey Creek to join with the Sheffield greenway, approximately 1300 feet south; and
- 26) Staff notes that Traffic Impact Study indicates need for development of a left-turn lane on Virtue Road. This will need to be completed as part of the Town's Virtue Road improvements, currently being designed.

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

March 5, 2018



Member

American Society of
Landscape Architects

American Institute of
Architects

American Society of
Civil Engineers

American Planning
Association

Mark Shipley
Community Development Director
11408 Municipal Center Dr.
Farragut, TN 37934

Re: Staff Comments on the Concept Plan for the Brookmere Subdivision, Parcel 044, Tax Map 152, 430 Virtue Road

Dear Mr. Shipley,

Thank you for your comments regarding the Brookmere Subdivision Concept Plan submittal. Enclosed are four (4) full size (24x36), one (1) 11"x17" and one (1) jpeg copies of the revised Concept Plan addressing the agreed upon comments of the Planning and Engineering Departments. Additionally, each comment agreed upon is addressed below.

Fire Division Comments:

1. No comments at this time;

Response: Acknowledged

Planning Division Comments:

2. The bridge crossing and related work must comply with all Town and FEMA flood damage prevention regulations, including any CLOMR/LOMR applications. Please note that a CLOMR application, if approved, could take some time and impact the development plan or schedule;

Response: Acknowledged

3. Please clarify that the existing driveway and bridge for the driveway will be removed as part of this development;

Response: This information has been added in the Physical Inventory Sheet (Sheet #3).

4. The rezoning was conditioned on the execution of a cost share agreement for improvements to Virtue Road. This must be completed as a condition of approval of the concept plan;

Response: Acknowledged. Applicant has reached an agreement with the Town to address the issue.

5. Please number the sheets 1 of.., 2 of..;

Response: The sheet numbers have been adjusted as requested.

6. The boundary survey must be signed and sealed;



Response: The survey is now signed and sealed as requested.

7. On the boundary survey, please amend Note #4 to list the correct zoning;

Response: The survey has been corrected as requested.

8. On the boundary survey, please clarify which property is owned by the Rosine's. Is this the owner of Lot 23 in Kingsgate? If so, the tax map information appears to be incorrect;

Response: The survey has been corrected as requested.

9. On the physical features sheet, please include (as applicable) the names and contact information for all professionals involved in the inventory assessment;

Response: This information has been added to the Physical Inventory Sheet (Sheet #3).

10. For the different tree covered areas, please include the predominant species;

Response: The predominant species has been added as requested.

11. A secondary public street vehicular access is required in the Subdivision Regulations. The proposed 20 foot access to Kingsgate will need to be a public access. Given its location, it would not likely be used for cut through traffic and having it open ensures that efficient and unencumbered emergency response can be provided if needed;

Response: The Developer has requested a variance to allow the access to serve emergency vehicles and provide a pedestrian connection to the Kingsgate subdivision. Please see the Variance Request Letter provided with this submittal.

12. As discussed with the Town staff in the past, instead of a pedestrian facility along Virtue Road (due to a topographic pinch point to the south), a walking trail would be required along the east side of the floodplain and would need to be connected to the pedestrian system in the development and along Virtue Road to the north. Please include this trail on the re-submittal as pedestrian facilities are required along the frontage of a collector street;

Response: A greenway easement has been added to Sheet 4.

13. Please include at least a couple of accessways from house lots to the walking trail within the boulevard;

Response: Accessways have been added to the resubmitted plan.

14. Please review each street section in the subdivision to assess what would be an appropriate width based on the ADT's, the likelihood of on-street parking, etc. In some cases (e.g. the cul-de-sacs) a variance to the street width may be appropriate. This may also apply to the one-way street sections;



Response: The street sections have been reviewed and adjusted. The Developer is seeking a variance to narrow the pavement widths to 22' and the ROW to 40' in the cul-de-sacs. Please see the Variance Request Letter provided with this submittal.

15. Please include typical cross sections, including material composition, for each street section in the subdivision and also include a cross section for walking trail sections;

Response: A typical cross section sheet has been added. See Sheet 5.

16. Please show and label the 50 foot peripheral setback;

Response: 50 foot peripheral setback is now shown and labeled on the Overall Layout and Transportation sheet (Sheet 4).

17. Please show the open space as its own separate and numbered lot. A note is also needed that the open space is to be owned and maintained by the Brookmere Homeowner's Association (assuming Brookmere is approved by Knox County Addressing as an acceptable name);

Response: The open space now has its own separate and numbered lot. The additional note has been placed on the overall layout and transportation sheet (Sheet #4).

18. Have the proposed street names already been approved by MPC Addressing? Typically, streets on a concept plan are generically labeled (Street A, Street B, etc.);

Response: The proposed street names have been approved and reserved.

19. The staff appreciates the effort to design streets more on contour. The profiles indicate that minimal grading is needed for most street sections. Given that this is an Open Space Residential Overlay, the staff does not support the cul-de-sac extending to the distance proposed in the southeast portion of the development. The staff would recommend that this cul-de-sac be shortened and the lots be made more estate size to be consistent with the topography of the general area. This is what the staff has discussed with previous developers that were interested in developing this property;

Response: The recommendation has been considered and analyzed. We are well under the allowable density for the zoning and are protecting the most sensitive areas with the proposed layout.

20. The streetscape plan should be expanded to include entrance elements and if any street trees or other streetscape enhancements are proposed along other streets or street sections;

Response: Conceptual landscaping and entry signage has been added to Sheet 4. The final design will be determined at the Preliminary Plat submittal.



21. Will the open space be impacted by utility extensions?

Response: The water will be brought into the site within the ROW of Needlegrass LN and the emergency access. There will be minimal impact for the sewer connection due to the proximity of the existing sewer to the proposed lots a and ROW.

22. You may wish to address how 5G Service or small cell support structures may be provided in the subdivision in the near future. The infrastructure should be considered early in the development process;

Response: Acknowledged

23. Please provide a JPEG of this plan;

Response: A JPEG has been provided with the re-submittal.

Engineering Division Comments:

24. Boyd Chase Boulevard is a pair of 13' wide one-way streets, separated by a wide median. Has this type of layout been successful in slowing traffic moving through the subdivision in other developments? While staff feels this is likely, we must also note that the boulevard is approximately 1000 feet in length, straight and moderately steep to very steep. Are there other elements that can be incorporated to ensure safe driving speeds?

Response: In an effort to achieve traffic calming, bump outs/bottlenecks are now located at each of the pedestrian accessways to the walking trail in the middle of the boulevard.

25. The Town's Virtue Road improvements will include a 10' multi-use path on the east side of Virtue. Once that path crosses the bridge over the Little Turkey Creek (adjacent to Virtue), staff recommends the path be aligned to enter the Open Space of this development (northwestern corner of the property). From that point, it should be routed through the front of the development and across the bridge, and extended to a point on the east side of Little Turkey Creek at the southwestern corner of the property. This greenway could later be extended along the eastern side of Little Turkey Creek to join with the Sheffield greenway, approximately 1300 feet south;

Response: Due to site constraints and principals of good greenway design the easement has been shown on the south side of Little Turkey Creek. The Applicant will work with Town Staff during the design stage to work out the best route for the multi-use trail.

26. Staff notes that Traffic Impact Study indicates need for development of a left-turn lane on Virtue Road. This will need to be completed as part of the Town's Virtue Road improvements, currently being designed.

Response: Acknowledged.



Thank you again for your assistance. Please call me if you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Matt Shearon'.

Matt Shearon, P.E.
Civil Engineer / Project Manager
615 - 242- 0040

March 5, 2018



Member

American Society of
Landscape Architects

American Institute of
Architects

American Society of
Civil Engineers

American Planning
Association

Farragut Municipal Planning Commission
C/O Mark Shipley, Community Development Director
11408 Municipal Center Dr.
Farragut, TN 37934

Brookmere Alternative Proposals

A historic feature of the Brookmere property is the original access drive extending from Virtue Road to the Harvell estate. The drive is lined with specimen Maple trees which are to be maintained with the exception of those required to be removed to accommodate the proposed road network. In an effort to establish a formal garden allee and create an aesthetic terminus for the principal vehicular approach, a wide boulevard with one-way travel lanes will be incorporated into the street design. Within the boulevard median the original drive will be preserved as a 10' wide greenway. The cross-section for the boulevard delineates two 16' one-way travel lanes with a corresponding 26' ROW and dedicated open space median with an average width of 150'.

The minimum requirement of the Farragut Subdivision Regulations Article III, (B.) (1.) calls for sidewalks to be constructed adjacent spine streets within residential developments. However, the Planning Commission may approve an alternative pedestrian system. We are requesting the pedestrian system delineated on the Brookmere Concept Plan be approved as an alternative proposal for pedestrian circulation. The 10' greenway will connect to the more formal sidewalk system identified throughout the balance of the development. Sidewalk connections are provided to the pedestrian pathway at the Brookmere entrance, street intersections and to both sides of Sandy Run Road. Mid-block pedestrian access will be provided by pathways with softscape material to minimize root disturbance and insure viability of specimen Maple trees.

A second proposal requested by Town Staff addresses the requirement for a sidewalk adjacent Virtue Road. Due to proposed improvements of Virtue Road in addition to construction of north-south public greenway, the developer of Brookmere has agreed to provide an easement for a section of the public greenway along the banks of Little Turkey Creek. Technically Planning Commission approval must be granted as an alternative pedestrian system to insure compliance with Article III, (B.) (1.).

Brookmere Variance Requests

Pavement and ROW Width

The Brookmere tract of land is characterized by physical and topographic constraints. Virtue Road and Little Turkey Creek, with associated 100 yr. flood plain form the western boundary; Sugarwood is located to the east; a tributary to Little Turkey Creek to the north and a 50' Colonial Gas utility easement with slopes greater than 15 % form the southern boundary. As such, the design effort to provide a well connected complete street system is a challenge. The proposed vehicular pattern was achieved by maximizing natural grades,



minimizing cuts and fills and strategic dedication of open space. However, the stated Farragut long-term goal of eliminating streets ending in cul-de-sacs was not possible. The proposed cul-de-sacs are limited in length and exhibit no more than 10 residential lots. On average these lots are larger and will provide excellent building sites to accommodate larger homes contributing to the overall character and quality for which the Town of Farragut is known. Due to limited ADT generated by the development pattern, a Variance is requested from Article III, (A.) (e.) of the Farragut Subdivision Regulations to reduce the minimum ROW width to 40' and pavement width to 22'. This will aid in minimizing land disturbance and creation of impermeable surfaces with associated stormwater runoff. In addition, the slight increase of buildable space will increase the flexibility of building placement and landscaping.

Public Street Vehicular Access

A second Variance is requested from the recently amended Subdivision Regulation, Article II, (B.) (1.) (n.). The goal of achieving connectivity of residential properties has become a basic tenant of good planning. The provision of both vehicular and pedestrian access to reduce demand on collector streets and spread traffic over a larger street grid maximizes the efficiency of traffic movement and improves the social fabric of our communities. However, this goal must be implemented with long-term foresight and street patterns that are conducive to this type of vehicular system. To foist this requirement on neighborhoods which cannot achieve a grid street pattern or typical increased setbacks and building orientation characterized by through streets, violates the very premise of good planning in an effort to comply with newly established paradigms. The Brookmere Concept Plan delineates an emergency access connection capable of withstanding the loads of emergency equipment and serves as a pedestrian connection to West Kingsgate Road.

The request to members of the Farragut Planning Commission is to approve the Brookmere Concept Plan as submitted with the following:

- Alternative Sidewalk system with 10' greenway within one-way boulevard.
- Alternative Sidewalk system with dedicated public easement for a 10' public greenway within floodplain of Little Turkey Creek.
- One-way street boulevard with two 16' wide travel lanes and 26' wide ROW.
- Variance granted to allow cul-de-sacs a pavement width of 22' and ROW width of 40'.
- Variance granted to allow emergency access and pedestrian pathway to West Kingsgate.

Sincerely,

Kathryn G. Baldwin, AICP
Senior Planner & Office Manager
Lose & Associates

Matt Shearon, P.E.
Project Manager
Lose & Associates

CONCEPT PLAN

BROOKMERE

SUBDIVISON

PREPARED FOR:
HOMESTEAD LAND HOLDINGS, LLC



9724 Kingston Pike, Suite 1404
Knoxville, Tennessee 37922
(865) 409-1424

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CONCEPT PLAN
NOT FOR
CONSTRUCTION

BROOKMERE
SUBDIVISION

HOMESTEAD LAND HOLDINGS, LLC

TOWN OF FARRAGUT

TENNESSEE

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OWNER/DEVELOPER

HOMESTEAD LAND HOLDINGS, LLC
122 PERIMETER PARK ROAD
KNOXVILLE, TN 37922
(865) 966-8700
CONTACT: BOB MOHNEY, PRESIDENT

DESIGNER

LOSE & ASSOCIATES, INC
LANDSCAPE ARCHITECTURE/ARCHITECTURE/CIVIL
ENGINEERING/PLANNING

9724 KINGSTON PIKE, SUITE 1404
KNOXVILLE, TENNESSEE 37922
PHONE: 865-409-1424
CONTACT: MATT SHEARON, P.E.

CONSULTANTS

SURVEYOR:
LYNCH SURVEYS, LLC
4405 COSTER ROAD
KNOXVILLE, TN 37912
(865) 584-2630

SITE DATA

SITE ADDRESS:	430 VIRTUE RD, KNOXVILLE, TN 37934
COUNTY:	KNOX COUNTY
CITY / TOWNSHIP:	TOWN OF FARRAGUT
TAX MAP / PARCEL ID:	152 044
ZONING:	R-1, OSR
SITE ACREAGE:	87.34 AC
OPEN SPACE REQUIRED:	30.57 AC (35.00%)
OPEN SPACE PROVIDED:	33.05 AC (37.84%)

LOCATION MAP



ENVIRONMENTAL

1. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF SOIL AND/OR NATIVE VEGETATION WITHIN THE AQUATIC BUFFER EXCEPT AS PERMITTED BY THE TOWN OF FARRAGUT.
2. CONTRACTOR SHALL NOT BEGIN WORK WITHIN BUFFERS OF JURISDICTIONAL WATERS WITHOUT ALL APPLICABLE TDEC, ACOE, AND LOCAL GOVERNMENT PERMITS.

RECEIVED
MAR 08 2018
TOWN OF FARRAGUT

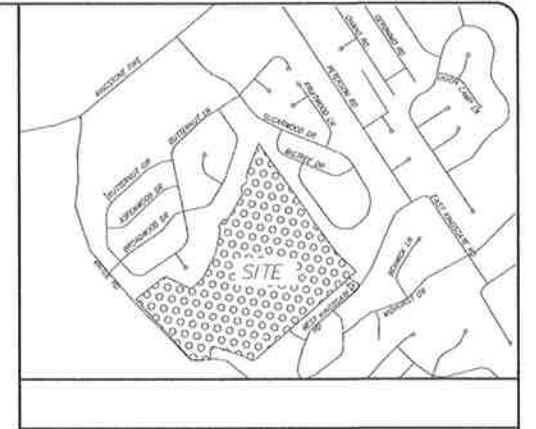
SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION

SHEET TITLE
COVER SHEET

PROJECT NO. 17282-1	DATE 03/05/2018
DRAWN BY BB	SCALE NTS
CHECKED BY MS	
SHEET NO.	



TOTAL AREA = 87.70 ACRES
OR 3,820,384 SQ. FT.



ZONING: R-1

SUGARWOOD
UNIT 4
CAB K SLIDE 68A
INST: 198612040048123
ZONING: R-2

3,804.587 SQ. FT.
67.34 ACRES
ZONING: R-1
OVERLAY: OSR

SUGARWOOD
UNIT 2
CAB F SLIDE 290
INST: 198807130053867
ZONING: R-2

- IRON PINS SET AT ALL CORNERS BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
- C.I. TAX MAP 152 PARCEL 044 & VAP 152T GROUP A PARCEL 022.
- DEED REFERENCES -
PARCEL 044: 1304-593
PARCEL 022: 1631-533
- THIS PROPERTY IS ZONED AS FOLLOWS:
(PARCEL 022) R-2
(PARCEL 044) R-1(OSR)
- A PORTION OF THIS PROPERTY LIES WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47083C0356F EFFECTIVE DATE: MAY 2, 2007.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NADB3(N5752007)

SYMBOL LEGEND	
	IRON PIN (SIZE&TYPE)
	CONC. MONUMENT
	SANITARY MANHOLE
	WATER VALVE
	TELEPHONE POLE
	POWER/TELE. POLE
	CATCH BASIN
	DRAIN INLET
	LIGHT POLE
	TELEPHONE RISER
	WATER METER
	POWER BOX
	SIGN (TYP.)
	GUY WIRE
	FIRE HYDRANT
	SERVICE POLE
CONCRETE AREA	
LINE LEGEND	
	GAS LINE
	WATER LINE
	SEWER LINE
	STORM SEWER LINE
	POWER/TELE. LINE

NOTE:
NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.

Certification of Class and Accuracy of Survey

I HEREBY CERTIFY THAT THIS IS A CATEGORY "1C" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

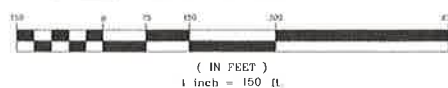
RYAN S. LYNCH
TENNESSEE CERTIFICATE NO. 2447
DATE: 02/28/2018



SHEET 2 OF 16



GRAPHIC SCALE



OWNER 152-044:
JUDITH C. & L. E. HARRVILLE
P.O. BOX 22765
KNOXVILLE, TENNESSEE 37933

OWNER 152-0422:
MARAN JOYCE & DAVID B. ROSINE
12108 BROADWOOD DR
KNOXVILLE, TENNESSEE 37934

SURVEY FOR:

BOUNDARY SURVEY:

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



REVISIONS	
DRAWN BY: M.STRANGE	1
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1" = 150'	4
DATE: 11/21/2017	5
	6

HomeStead Land Holdings
122 Perimeter Park Rd
Knoxville, Tennessee 37922
Phone 865-690-3200

430 Virtue Road & Lot 23 Kingsgate
CLT: 152 - 044
Knoxville, Tennessee 37934
District FW, Knox County, Tennessee

PROJECT NO.
4040

LEGEND:

SLOPES GREATER THAN 15%:



TREE COVER - INTERMEDIATE GROWTH STAND:



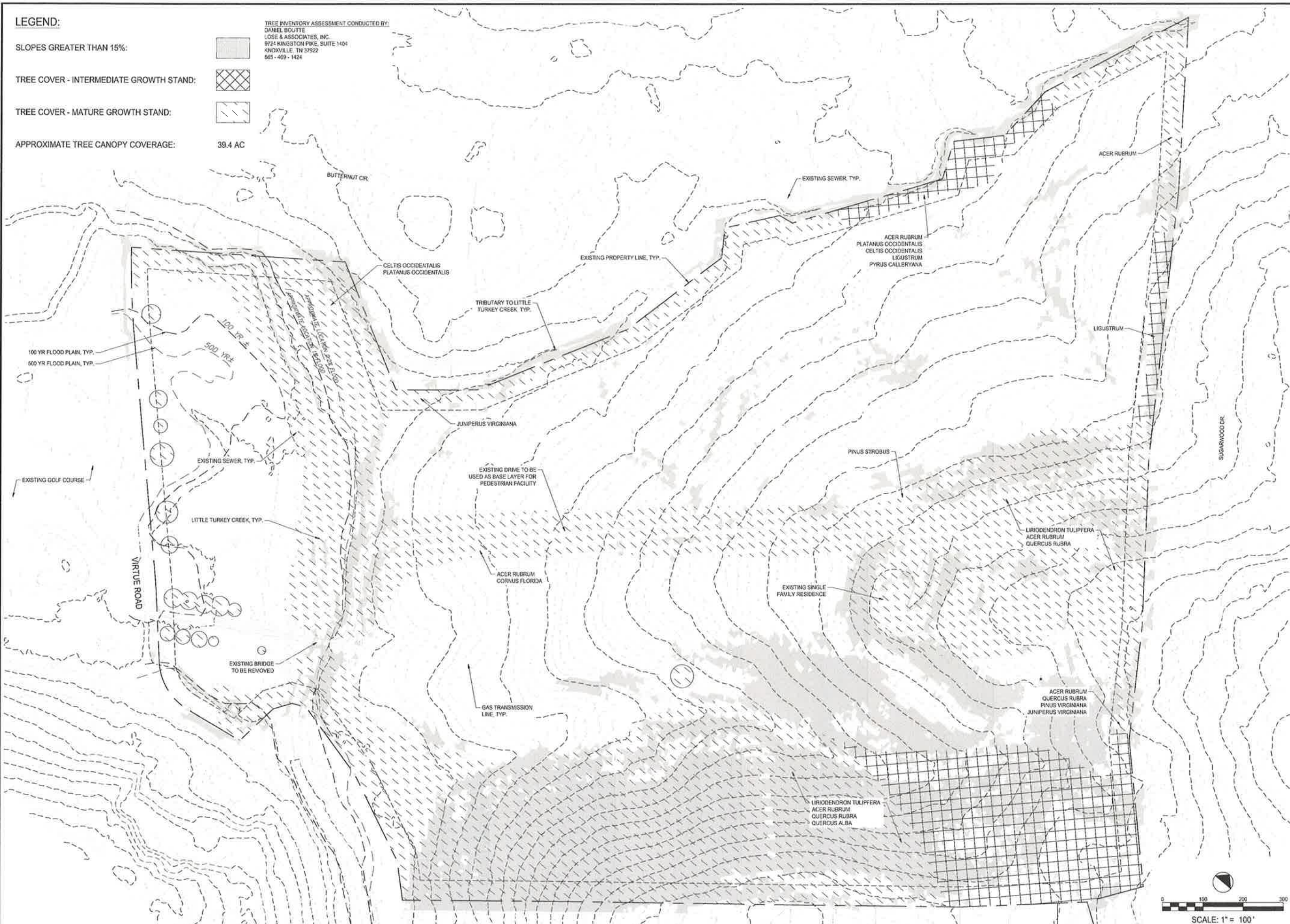
TREE COVER - MATURE GROWTH STAND:



APPROXIMATE TREE CANOPY COVERAGE:

39.4 AC

TREE INVENTORY ASSESSMENT CONDUCTED BY:
DANIEL BOUTTE
LOSE & ASSOCIATES, INC.
9724 KINGSTON PIKE, SUITE 1404
KNOXVILLE, TN 37922
865-409-1424



9724 Kingston Pike, Suite 1404
Knoxville, Tennessee 37922
(865) 409-1424

THE ENGINEER HAS REVIEWED THIS PLAN AND FINDS IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF FARRAGUT, TENNESSEE. HE HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE.



CONCEPT PLAN
NOT FOR
CONSTRUCTION

TENNESSEE

BROOKMERE
SUBDIVISION
HOMESTEAD LAND HOLDINGS, LLC

TOWN OF FARRAGUT

SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION

SHEET TITLE
PHYSICAL FEATURES
INVENTORY SHEET

PROJECT NO. 17282-1	DATE 03/05/2018
DRAWN BY BB	SCALE 1" = 100'
CHECKED BY VS	
SHEET NO.	

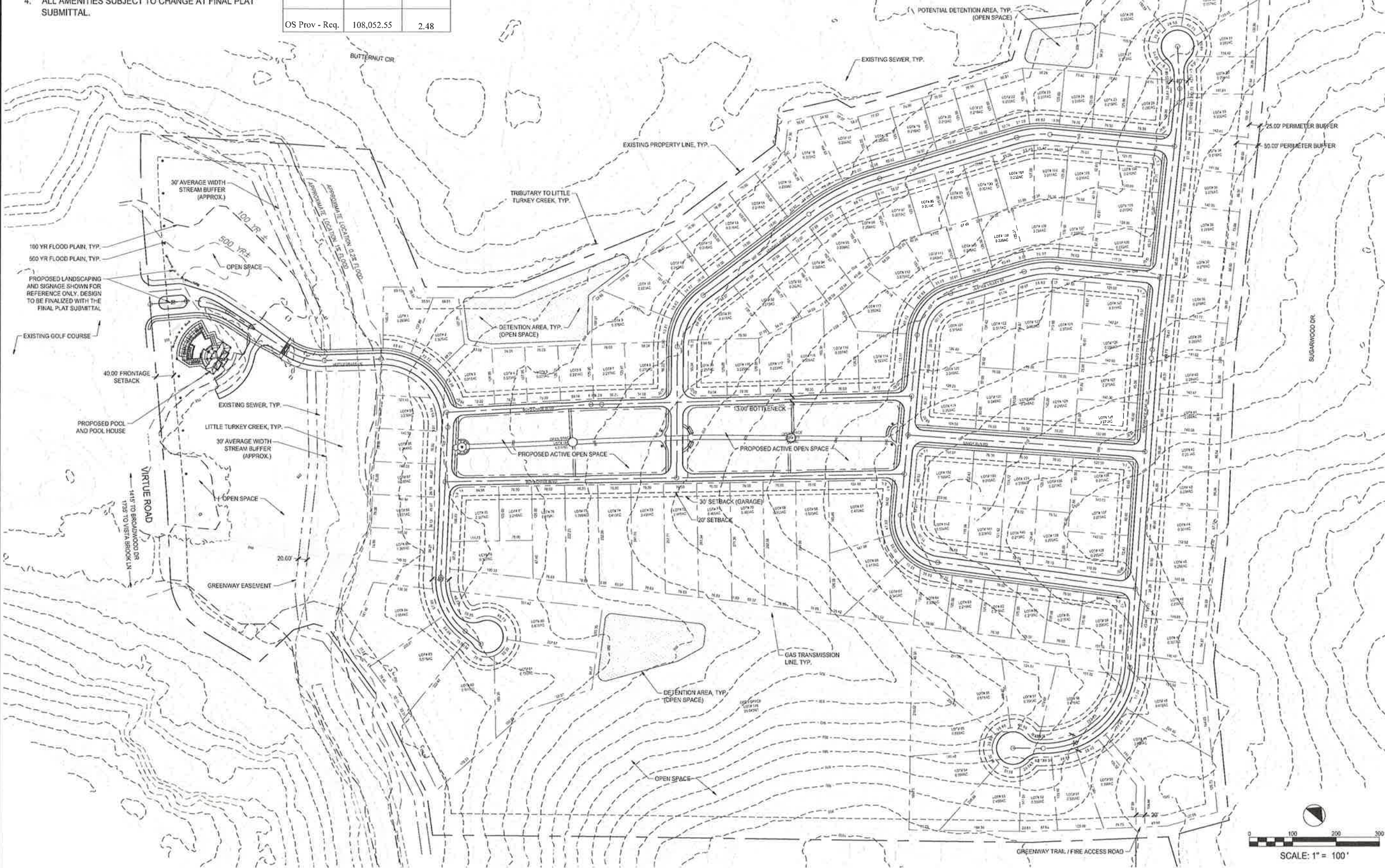
NOTES:

1. TRAFFIC CALMING WILL BE ACHIEVED BY CREATING A DENSE ROAD NETWORK WITH MANY INTERSECTIONS AND CURVES.
2. 3' NARROWING BOTTLENECKS USED FOR TRAFFIC CALMING ON THE BOULEVARD.
3. OPEN SPACE IS TO BE OWNED AND MAINTAINED BY BROOKMERE HOMEOWNER'S ASSOCIATION.
4. ALL AMENITIES SUBJECT TO CHANGE AT FINAL PLAT SUBMITTAL.

Area Calculations		
	Total Development	Total Dev (ac)
Total Area OSR	3,804,587.00	87.34
OS Req. (35%)	1,331,605.45	30.57
OS Provided	1,439,658.00	33.05
OS Prov - Req.	108,052.55	2.48

CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS CAN BE DESIGNED TO CONFORM TO ALL APPLICABLE PROVISIONS OF THE FARRAGUT SUBDIVISION REGULATIONS AND ORDINANCES.

REGISTERED ENGINEER: *[Signature]*
TENNESSEE CERTIFICATION #: 118793



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Knoxville, Tennessee 37922
(865) 409-1424



CONCEPT PLAN
NOT FOR
CONSTRUCTION

BROOKMERE
SUBDIVISION

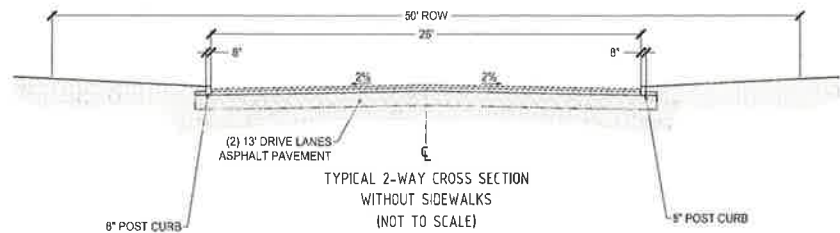
HOMESTEAD LAND HOLDINGS, LLC

TOWN OF FARRAGUT

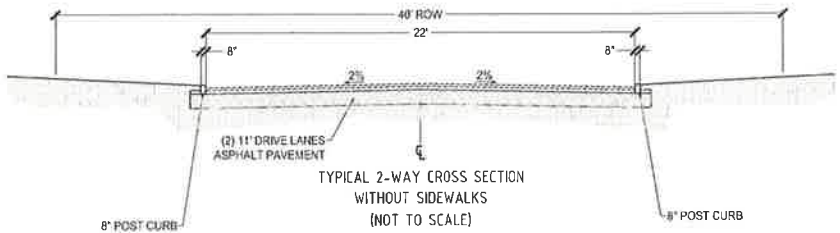
SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION

SHEET TITLE
OVERALL LAYOUT AND
TRANSPORTATION
SHEET

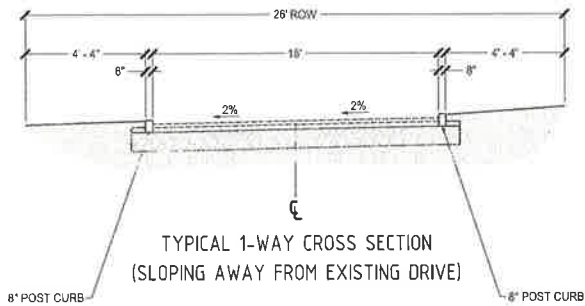
PROJECT NO. 17282-1	DATE 03/05/2018
DRAWN BY VS	SCALE 1" = 100'
CHECKED BY BB	
SHEET NO.	



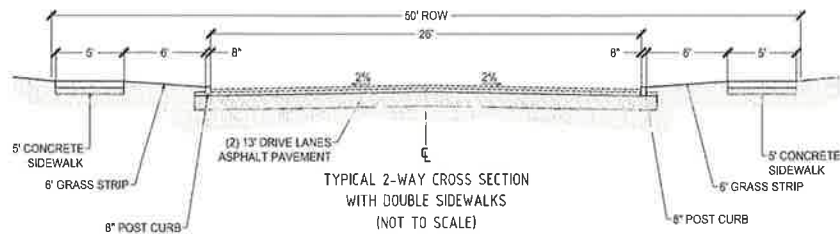
STANDARD ROADWAY WITHOUT
SIDEWALKS CROSS SECTION



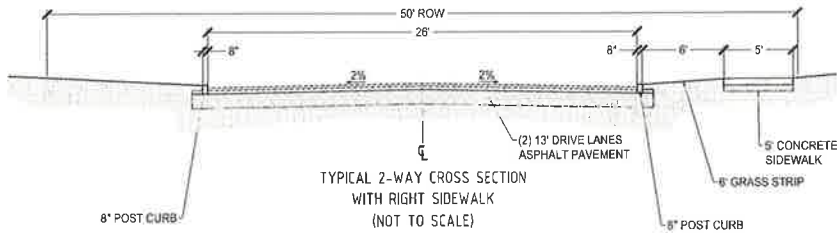
CUL-DE-SAC'S - 40' ROW VARIANCE



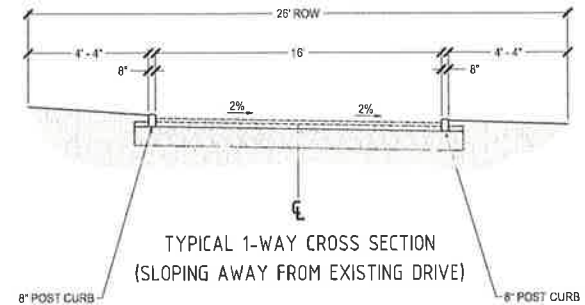
BOYD CHASE BLVD LEFT



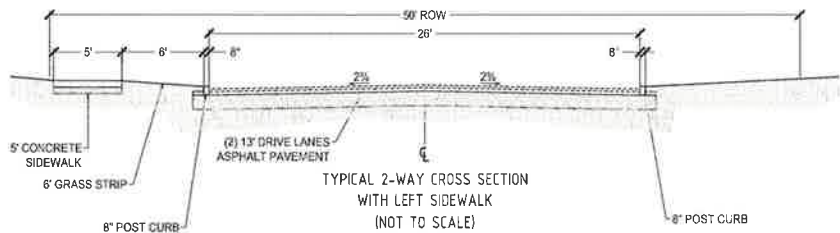
SANDY RUN RD



REVERENCE RUN LN

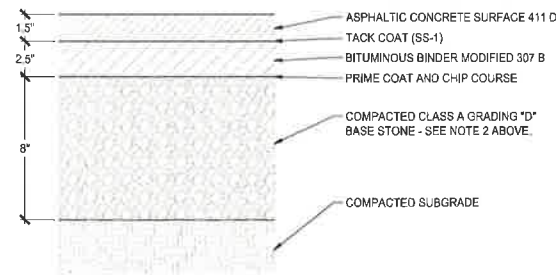


BOYD CHASE BLVD RIGHT

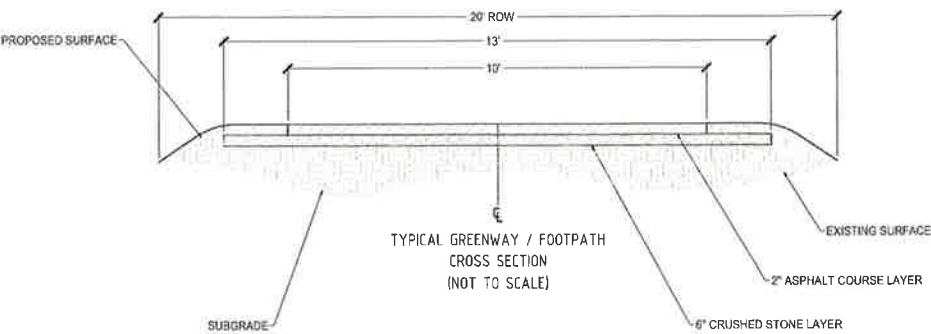


NEEDLEGRASS LN
KENDALL HUNT ST
JUSTICE VALLEY ST

- NOTES:
- SUB GRADE TO BE COMPACTED TO 95% STANDARD PROCTOR.
 - AGGREGATE BASE COARSE TO BE COMPACTED TO 80% OF SOLID ROCK DENSITY AS DETERMINED BY AASHTO-85.
 - ALL ROADWAY CONSTRUCTION TO COMPLY WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARDS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION AND THE TOWN OF FARRAGUT'S SUBDIVISION REGULATIONS. SEE TOWN OF FARRAGUT APPENDIX XXXX.



TYPICAL ROAD PAVEMENT SCHEDULE



9724 Kingston Pike, Suite 1404
Knoxville, Tennessee 37922
(865) 409-1424

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CONCEPT PLAN
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BROOKMERE
SUBDIVISION

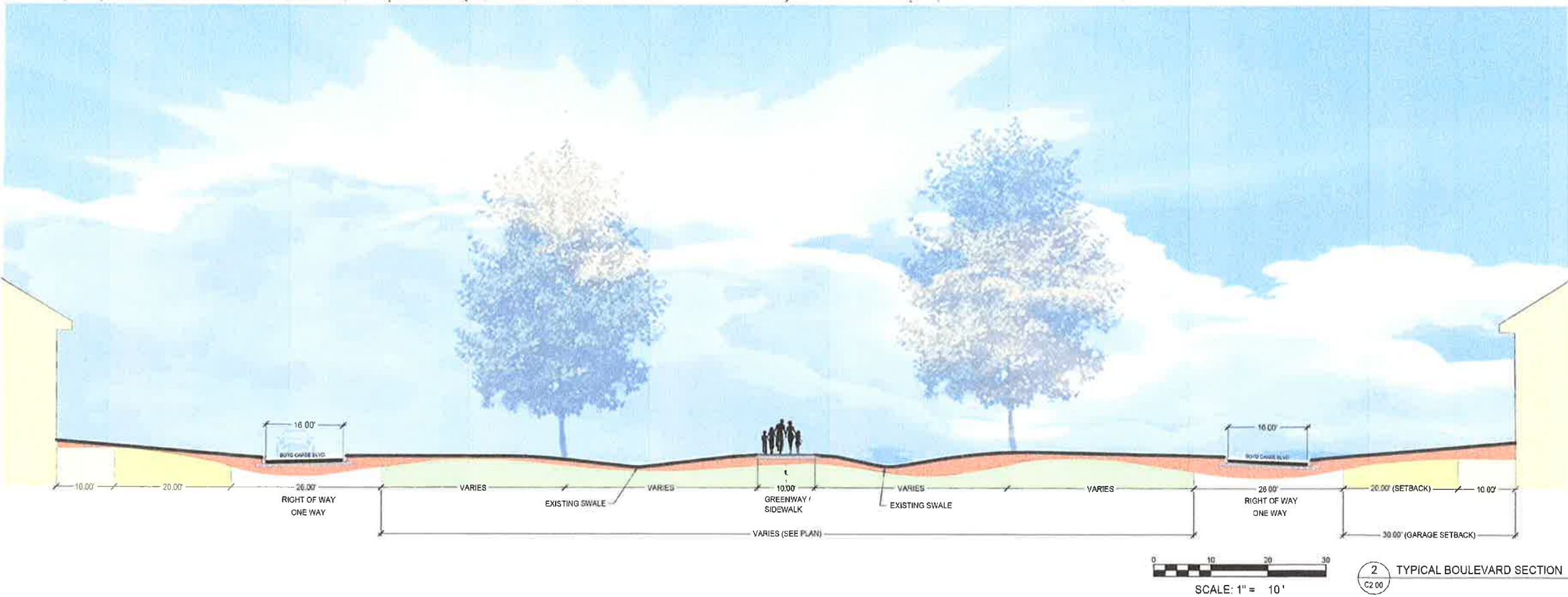
HOMESTEAD LAND HOLDINGS, LLC

TOWN OF FARRAGUT

SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION

SHEET TITLE
TYPICAL CROSS
SECTIONS

PROJECT NO. 17282-1	DATE 03/05/2018
DRAWN BY BR	SCALE NTS
CHECKED BY MS	
SHEET NO.	



9724 Kingston Pike, Suite 1404
Knoxville, Tennessee 37922
(865) 409-1424

DESIGNED BY: L.A. ASSOCIATES, INC.
CHECKED BY: L.A. ASSOCIATES, INC.
DATE: 03/05/2018



CONCEPT PLAN
NOT FOR
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BROOKMERE
SUBDIVISION

HOMESTEAD LAND HOLDINGS, LLC

TOWN OF FARRAGUT

TENNESSEE

SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION

SHEET TITLE

STREETSCAPE SHEET

PROJECT NO.
17282-1

DATE
03/05/2018

DRAWN BY
BB

SCALE
NTS

CHECKED BY
MS

SHEET NO.

UTILITY LEGEND:

ELECTRIC OVERHEAD: ———— OE ———— OE ————

ELECTRIC POWER POLE: ————

GAS LINE: ———— G ———— G ————

GRAVITY SEWER LINE: ———— SS ———— SS ———— SS ———— SS ————

SEWER STRUCTURE: ————

WATER LINE: ———— W ———— W ———— W ———— W ————

UTILITY PROVIDERS

WATER AND SEWER PROVIDED BY:

FIRST UTILITY DISTRICT

ELECTRICITY PROVIDED BY:

LENOIR CITY UTILITY BOARD

GAS PROVIDED BY:

KNOXVILLE UTILITIES BOARD

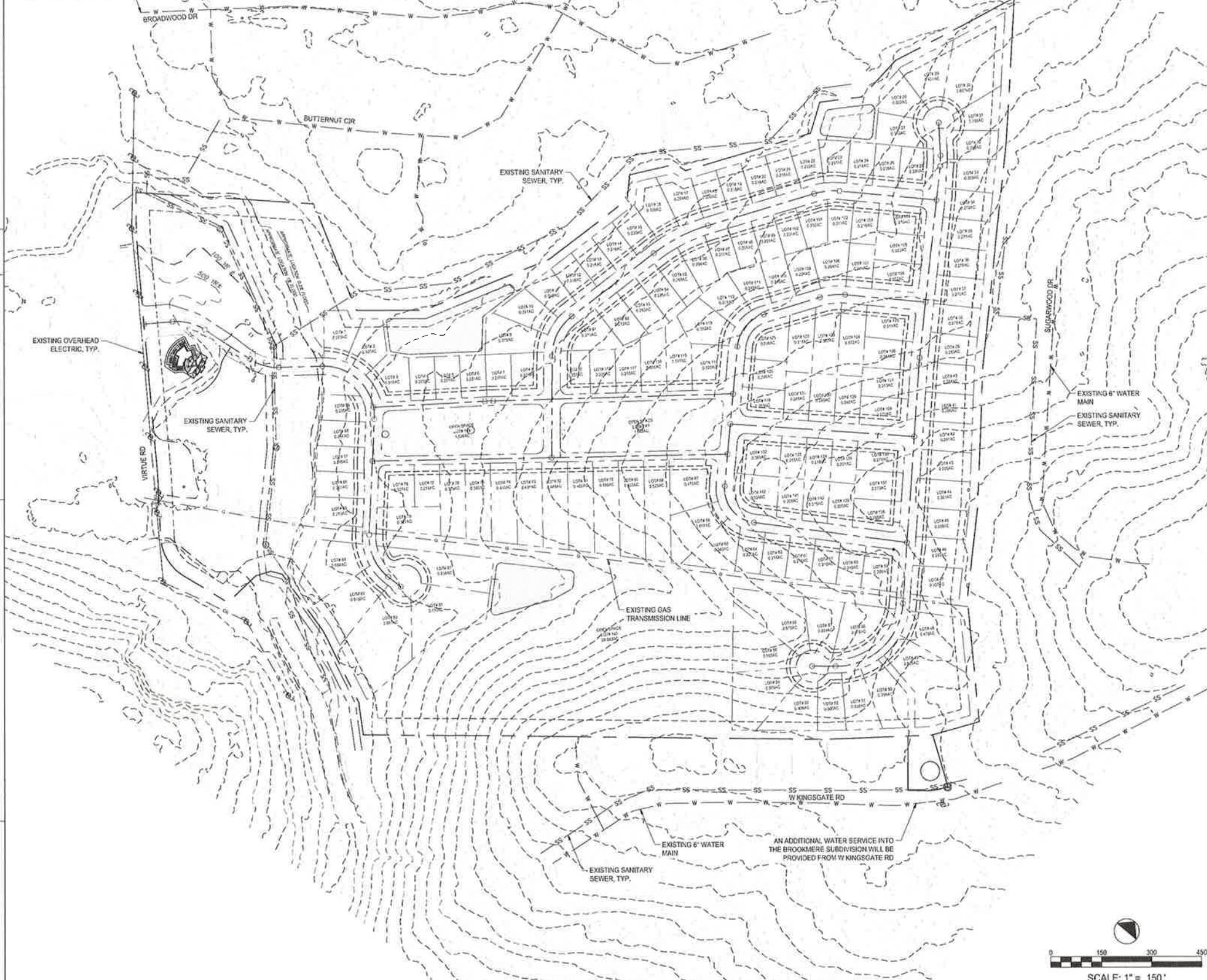
NOTES:

1. WATER MAIN EXTENSION FROM BROADWOOD DR. TO THE PROPOSED BROOKMERE SUBDIVISION WILL BE COORDINATED WITH THE TOWN OF FARRAGUT'S PROPOSED VIRTUE ROAD IMPROVEMENTS PROJECT.



Know what's below.
Call before you dig.

WATER MAIN TO BE EXTENDED
TO THE BROOKMERE SITE IN
CONJUNCTION WITH THE
VIRTUE ROAD IMPROVEMENTS



9724 Kingston Pike, Suite 1404
Knoxville, Tennessee 37922
(865) 409-1424

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RECORDING, OR BY ANY INFORMATION
SYSTEMS WITHOUT PERMISSION IN
WRITING FROM L & A ASSOCIATES, INC.



CONCEPT PLAN
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CONSTRUCTION

BROOKMERE
SUBDIVISION

HOMESTEAD LAND HOLDINGS, LLC

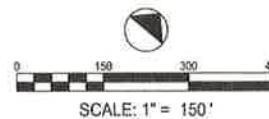
TOWN OF FARRAGUT

SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION

SHEET TITLE
UTILITY SHEET

PROJECT NO. 17282-1	DATE 03/05/2018
DRAWN BY BB	SCALE 1" = 150'
CHECKED BY MS	
SHEET NO.	

16 OF 16



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Bart Hose, Assistant Community Development Director and Mark Shipley, Community Development Director

SUBJECT: Discussion on a neighborhood/convenience commercial zoning district (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: This item is the result of ongoing work with the Comprehensive Land Use Plan (CLUP) Steering Committee, as well as past discussions with the Planning Commission and individual Board Members. The CLUP Steering Committee has identified several critical areas in the Town where the development and application of a new commercial zone might be needed. This new zone would be more neighborhood oriented and focused on less intensive uses. The Town's existing C-1 General Commercial District is, as its name implies, a generalized commercial zone that allows for a wide range of commercial activities with limited controls on the scale and intensity of those activities. The new Neighborhood/Convenience Commercial district would eliminate some permitted uses from the broader list of uses permitted in the C-1 district and limit the size and intensity of other uses with "maximum building size" standards and enhanced attention to site lighting and the placement of dumpsters and other site components that could have a negative effect on nearby residential developments.

DISCUSSION: Staff has drafted a hypothetical Neighborhood/Convenience Commercial District for discussion purposes (included in packet). The purpose of this is to obtain feedback from the Planning Commission and the public regarding the overall concept, mix of proposed uses, and proposed site design standards and parameters. Issues to consider include:

1. *The permitted uses in the proposed district, and the application of broader categories for some uses including "Retail Sales" and "Personal and Professional Services" (see zoning definitions below).* As drafted, a land-use would be permitted if it is specifically listed or falls within an identified defined category.

Personal services: Establishments primarily engaged in providing services involving the care of a person or his or her personal goods or apparel. Such activities include: barber, beautician, shoe repair, seamstress, tailor, laundry and dry cleaning and other similar activities as defined by the Board of Zoning Appeals.

Professional services: Services provided by a member of a recognized profession. Such activities include: medical, legal, dental, scientific consulting, insurance agent, architectural, engineering, land-planning, financial and business consulting services, accounting offices, and other similar activities as defined by the Board of Zoning Appeals.

Retail sales: The commercial transfer of merchandise which is subject to state and local sales taxation including: pharmaceuticals, gardening supplies, landscaping supplies, building supplies, hardware, housewares, clothing, cloth, appliances, furniture, sporting goods and

grocery supplies. The board shall determine any questions of use. Alcoholic beverages as regulated by the Tennessee Alcoholic Beverage Commission and Town of Farragut ordinances shall not be considered as "retail sales."

2. *The use of "Maximum Building Size" standards to limit the size and intensity of permitted uses, and the actual size standards proposed.* For comparison purposes, the following is the footprint area of different smaller scale developments in Farragut and Knoxville:

- a. Farragut Village (Mellow Mushroom center) – 22,651 square feet
- b. Aldi Bearden – 17,500 square feet
- c. Trader Joes – 13,250 square feet
- d. Whole Foods – 36,000 square feet
- e. REI Knoxville – 23,000 square feet
- f. Walgreen's at Grigsby Chapel Road – 13,651 square feet
- g. Chili's Parkside Drive – 4,700 square feet

Please note that several of the listed example developments are part of larger complexes and that the listed footprint area information was obtained utilizing KGIS and available property assessment records.

3. *The proposed "Area Regulations" and other development standards for the district.* Will they foster the type of development the Town is trying to encourage and will they adequately protect surrounding residential areas?

Neighborhood / Convenience Commercial District

- A. *General description.* This district is intended for small to medium commercial sites and areas located near existing or developing residential neighborhoods. The emphasis of the district is on uses which provide services to nearby residential areas. Uses are intentionally limited in size and intensity to promote a local market orientation and to limit adverse impacts on nearby residential areas. Development is expected to be predominantly auto accommodating, except where the site is well connected to surrounding residential areas by pedestrian and bicycle facilities. Neighborhood/Convenience Commercial areas are intended to develop as nodes and commercial centers as opposed to commercial strips.
- B. *Permitted principal and accessory uses and structures.* Unless provided for elsewhere in this section, property and structures located in the Neighborhood/Convenience Commercial District shall be used only for the following purposes and in accordance with all applicable requirements:
1. Generally recognized retail sales. This excludes all outdoor sales or storage (unless part of an approved Farmers Market or similar seasonal retail pedestrian-oriented use), petroleum product fuel centers, and any "big box" entities where the total gross square footage exceeds 25,000 square feet.
 2. Restaurants, tea rooms, cafes, coffee houses, bistros, 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.
 3. The retail sale of alcoholic beverages, as provided for in the Farragut Municipal Code.
 4. Bed and breakfasts/inns.
 5. Personal and professional services.
 6. Public, governmental, and general offices.
 7. Veterinary facilities (indoor facilities only).
 8. Cultural activities.
 9. Parks and community facilities.
 10. Residential uses, including both detached and attached single family dwellings, apartment buildings not to exceed 8-units per acre, and residential units in mixed-use buildings provided they are not located on the ground floor.
 11. Churches and other places of worship, provided they are not located in freestanding buildings.
 12. Day care facilities, provided they are not located in freestanding buildings.
 13. Schools, public and private, provided they are not located in freestanding buildings.
 14. Utility uses. This excludes substations and telecommunication towers. These utility uses shall not be permitted.
 15. Permitted uses that may include drive-through facilities. A drive-through lane may be permitted for any of the uses permitted in this zoning district provided the following criteria are satisfied:
 - a. The drive-through is limited to one lane;
 - b. The drive-through is located to the rear of the building or behind the building so that it is not visible from any abutting public rights-of-way;
 - c. The drive-through is limited to one menu board which shall be permitted provided all of the following criteria are satisfied:
 - (i) The menu board and any associated apparatus shall be architecturally compatible with the principal building;

- (ii) The menu board and any associated apparatus shall be screened with opaque materials (which may include evergreen plant material) so that, throughout the year, they are not visible from adjacent properties and/or rights of ways;
 - (iii) The screening plan for such menu board and associated apparatus shall be reviewed as part of the site and landscape plan review with the applicable standards in the Architectural Design Standards (ADS) also being applied; and
 - (iv) The menu board shall not exceed 36 square feet in size and 6 feet in overall height.
 - d. The entrance and exit to the drive-through leads to a parking area or service drive. The drive-through lane shall not be directly connected to a public street; and
 - e. The design shall minimize vehicle/pedestrian conflicts. The drive-through lane shall not separate parking lots from rear building pedestrian access doors or other pedestrian access ways.
- C. *Maximum Building Size:* These maximum building size standards are intended to limit the size and intensity of development and to promote a local market orientation. The district is intended to provide for a range of small and medium sized businesses as a convenience to surrounding residential districts in the immediate area.
- 1. The maximum footprint area for a single-use freestanding building shall be 25,000 square feet.
 - 2. The maximum footprint area for a single multi-use/shopping center building shall be 50,000 square feet with no individual use exceeding 50% of the total footprint area of the entire multi-use/shopping center building.
- D. *Area regulations.*
- 1. *Setback requirements.*
 - a. *Front yard.* All structures, including parking lots, shall be set back a minimum of 20 feet from the nearest point of any right-of-way. This excludes 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). 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. Service areas and their associated structures (e.g., dumpsters, loading areas, utility buildings) shall be located to the side or rear of a building so as to minimize visual impacts from the street and foster a more pedestrian friendly streetscape.
 - b. *Side and rear yards.* Unless provided for otherwise in this ordinance, where an adjacent property is zoned residential and/or agriculture, all principal buildings that are positioned along a side or rear property line shall be set back a minimum of 25 feet from the nearest side or rear property line(s). Where an adjacent property is zoned non-residential and/or non-agriculture, all structures shall be set back a minimum of 10 feet from the nearest side or rear property line(s).
 - c. *Accessory structures.* Unless specified otherwise in this ordinance, where an adjacent property is zoned residential and/or agriculture, all accessory structures, excluding fences, pedestrian facilities, signage, and structures associated with low impact development stormwater measures, shall be set back a minimum of 25 feet from the nearest side or rear property line. Mechanical units five tons or greater, dumpsters, and other service areas, and drive-thru lanes, as measured from the outer edge of the drive-thru canopy, shall be set back a minimum of 50 feet from all side or rear property lines where the abutting property is zoned residential and/or agriculture. In all cases, site related components that could create a potential nuisance to adjoining existing residential developments shall be arranged on the site and buffered to prevent such nuisance from occurring.

2. *Transition areas.*

- a. Unless specified otherwise in this ordinance, where an abutting property is zoned residential and/or agriculture, a transition area of at least 25 feet in width shall be provided. The intent of a transition area is to provide for a visually appealing interface to an abutting residential area that will serve to establish protection for but also context appropriate integration with the surrounding plan of development. Transition areas shall accommodate the connectivity requirements of this district. This will result in some modest breaks in the transition element. As provided for in this district, transition areas shall include, at a minimum, any one of the following or a combination thereof:
- (i) A landscaped low impact development stormwater management area, such as a rain garden(s), bioswale(s), or naturalized areas with existing and/or new tree plantings that, in total, consume the full depth of the transition area. At a minimum, such an area shall include a plant unit count that equals the count required for a 25-foot buffer strip, as provided for in Chapter 4 of this ordinance. Under this option, the arrangement of plant material may include more flexibility than a traditional buffer strip planting, provided this arrangement best promotes the intended stormwater function of the low impact development measure(s);
 - (ii) A heavily landscaped pocket park area designed for passive use and that is approved as part of a site and landscape plan as an equivalent to other natural transition measures provided for in this subsection. Such area could serve as a shared amenity between a use in this district and an abutting residential neighborhood;
 - (iii) A traditional planted buffer strip area that complies with the 25-foot buffer strip plantings provided for in Chapter 4 of this ordinance;
 - (iv) An existing tree covered area that consumes largely the full depth of the transition area and where the existing tree count within such area clearly exceeds the plant unit count and minimum tree sizes for a 25-foot buffer strip per 100 linear feet;

Where a development combines different transition elements, they shall be reflected on the site and landscape plans. Such an approach must clearly fulfill the intent of the transition area provision. Existing tree covered areas within transitions shall be protected. Exceptions would apply for the removal of invasive exotic plant material and context appropriate pedestrian and/or vehicular connections and utilities adjacent to such improvements that bisect the transition area in a generally perpendicular manner.

- E. *Streetscape and outdoor open space.* As part of a site plan review, a context appropriate active and interconnected streetscape with visually appealing and functional public spaces is encouraged. Some specific design objectives would be as follows:
- 1. Locate and orient outdoor open space (e.g., plazas, courtyards, patios, outdoor seating and benches, small park spaces or landscaped features) to provide a focal point to be actively used.
 - 2. Provide landscape enhancements (e.g., bioswales, rain gardens, planters, flower gardens) to add visual interest, screen parking areas, and complement outdoor open spaces.
- F. *Connectivity.* Development shall provide for context appropriate pedestrian and vehicular connectivity. This shall include providing connections within the property and to abutting properties, pedestrian connections into the development from the public street(s), and the construction of pedestrian facilities along the public street(s) frontages.
- G. *Low Impact Development.* In terms of stormwater management for new developments, at least twenty-five (25) percent of the development's total area shall be designed so that its runoff will be accommodated through Low Impact Development (LID) measures which would rely on infiltration, evapotranspiration, or capture/reuse of stormwater runoff. Such measures may include, but are not limited to, permeable pavers, rain gardens, bioswales, vegetated roofs, rainwater capture systems and/or a combination thereof. The use of LID measures to meet this requirement shall be

demonstrated on the drainage plan and in the drainage calculations for the development and the applicable LID measures specified as part of the site and landscape plan submittals.

- H. *Maximum lot coverage.* Total lot coverage: 60 percent.
- I. *Land area.* Minimum lot size of one acre.
- J. *Height.* No principal building shall exceed 2½ stories or 35 feet in height. No accessory structure shall exceed 15 feet in height, except as provided for elsewhere in this ordinance.
- K. *Parking.* Parking, as regulated in Chapter 4.
- L. *Lighting.* Lighting, as regulated in Chapter 4; except that the maximum number of footcandles permitted at the property line shall be reduced to 0.0 where a use/development is located adjacent to property that is zoned residential and/or agriculture.