



**AGENDA
FARRAGUT MUNICIPAL PLANNING COMMISSION**

**May 17, 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 – April 19, 2018**
- 4. Discussion and public hearing on an ordinance to establish the Neighborhood/Convenience Commercial District (NCC) (Town of Farragut, Applicant)**
- 5. Discussion and public hearing on a request to amend the future land use map for a portion of the Swan Property, Parcel 58, Tax Map 151, 12639 Kingston Pike from Open Space to Low Density Residential.**
- 6. Discussion and public hearing 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, OS-P, and FPD (SITE, Inc., Applicant)**
- 7. Discussion and public hearing 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 and R-1 to R-1/OSR (Site Inc., Applicant)**
- 8. Discussion and public hearing on a request to rezone Parcel 12, Tax Map 162, 801 McFee Road, 20.267 Acres, from R-2 to R-1/OSR (Homestead Land Holdings, LLC, Applicant)**
- 9. Approval of Preliminary Plans for Virtue Road, from 2200 feet south of Broadwood Drive to 700 feet south of Kingston Pike (Town of Farragut, Applicant)**
- 10. Discussion and public hearing on a request for approval of a concept plan for Brass Lantern Subdivision, Parcel 012, Tax Map 162, 801 McFee Road, 20.267 Acres (Homestead Land Holdings, LLC, Applicant)**

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- 11. Discussion and public hearing on a request for approval of a site plan for Knox Valley Dental, 11852 Kingston Pike, 1.37 Acres, Zoned O-1 (CMA Design/Blankenship & Partners, PLLC, Applicant)**
- 12. 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 816 Concord Road, Parcel 001, Tax Map 153B, Group B, .5 Acres, Zoned RA (Knox County) (John and Sarah Mailen, Applicant)**
- 13. Discussion and public hearing on an ordinance to amend the height regulations for accessory buildings in the R-1, Rural Single-Family Residential Zoning District (Town of Farragut, Applicant)**
- 14. Discussion and public hearing on removing mini-warehouse facilities from the list of permitted uses in the Regional Commercial District (C-2) and retaining mini-warehouse facilities as a permitted use in the Regional Commercial, Retail/Warehousing District (C-2-R/W) (Town of Farragut, Applicant)**
- 15. Discussion and public hearing on removing the General Commercial Storage District (CS-1) from Chapter 3 of the Farragut Zoning Ordinance (Town of Farragut, Applicant)**
- 16. Approval of utilities**



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

April 19, 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
David Smoak, Town Administrator

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

1. CITIZEN FORUM

Alderman Povlin reminded Commissioners of some upcoming training.

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 March 15, 2018 minutes. The motion was seconded by Commissioner St. Clair and the motion passed unanimously except for Commissioner Myers abstaining because he was absent.

4. 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, OS-P, AND FPD (SITE, Inc., Applicant)

For discussion purposes only. Commissioner Myers noted that he would abstain from the discussions regarding this item.

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

For discussion purposes only.

6. **DISCUSSION ON A REQUEST TO REZONE PARCEL 12, TAX MAP 162, 801 MCFEE ROAD, 20.267 ACRES, FROM R-2 TO R-1/OSR (Homestead Land Holdings, LLC, Applicant)**

For discussion purposes only.

7. **DISCUSSION AND PUBLIC HEARING ON A PRELIMINARY PLAT FOR ROAD IMPROVEMENTS ALONG N. CAMPBELL STATION ROAD AT THE FRETZ ROAD INTERSECTION (W. Scott Williams, Applicant)**

Staff reviewed this item and noted that the remaining comments would need to be addressed in consultation with the Town Engineer. The applicant's engineer, Scott Williams, and the Town Engineer, Darryl Smith, indicated that they could work with Knox County and resolve the remaining staff comments. A motion was made by Kile to approve the preliminary plat subject to the applicant working with the Town Engineer on satisfactorily completing the remaining comments. Motion was seconded by Myers and motion passed unanimously.

8. **DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR A REVIEW OF A CONCEPT PLAN FOR GRIGSBY PARK (WEST OF THE CHAPEL POINT SUBDIVISION OFF GRIGSBY CHAPEL ROAD), PARCELS 115.01, 116.01, 96, AND 96.01, TAX MAPS 130 AND 142, 24.878 ACRES, 66 LOTS, ZONED R-4 (Grigsby Park, LLC, Applicant)**

The staff reviewed this item and noted that the remaining comments were as follows:

1. The current property address was added and indicates that one tax parcel is addressed from Fretz Road and the deeds indicate that it has a 15-foot access easement to Fretz Road. This possible connection point to Fretz Road should be evaluated (see comment 2 below).
2. The plan has been revised to relocate a proposed stub street to the west (toward Fretz Road) for future connectivity. Staff questions the viability and utility of the proposed location. Any future connection would seem to require road construction on LCUB's substation property, or under a TVA easement on a church's property. The church property location would also impact the existing greenway which would have to be relocated. Additional coordination is needed.
3. The plan indicates a connection to Chapel Point Lane. This connection would apparently have to be approved by the Chapel Point Homeowners Association which controls a "reserve strip" between the existing roadway and the property line. The developers will need to construct a fully compliant turn-around if the connection can't be made.
4. A streetscaping plan sheet has been added, but it lacks detail and is very conceptual. It is also non-compliant with respect to sidewalks and the 6-foot grass strip requirement. More detail will be needed at the preliminary plat phase.
5. A typical street detail has been added but it is non-compliant and does not include the required minimum 6-foot grass strip between the sidewalk and street.

6. Surveyor's note 2 has been revised but is still somewhat vague regarding the location of all easements on the property. Adequate deed and other research (including utility contacts) should be completed to locate easements.
7. Please provide a note on the drawings reflecting that all dwellings will be fire sprinkler protected.
8. If connection to Chapel Point Lane cannot be worked out with adjacent property, please provide a hammerhead or similar compliant fire apparatus turn around.
9. The development needs some re-configuration to better work around or limit impact to the site's natural assets and physical constraints, including mature trees, the specimen tree near Grigsby Chapel Road (which should be part of a streetscape plan and worked into the design), steep slopes, depressions, and wetlands.
10. Staff recommends minimum 75' westbound taper with 20' "full width" right turn lane on Grigsby Chapel Road, leading into the development.

A motion was made by Commissioner Myers to approve the concept plan subject to the staffs' recommendations. The motion was seconded by Commissioner St. Clair and the motion passed unanimously except for Commissioner Kile abstaining.

9. DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR APPROVAL OF A SITE PLAN FOR A PARTIAL REDEVELOPMENT OF THE STATION WEST DEVELOPMENT, 11311 STATION WEST DRIVE, 2.51 ACRES, ZONED C-2 (11311 Station West, LLC - David Fiser, Applicant)

The staff reviewed this item and, with the exception of #'s 2 and 3, which needed additional input from the Planning Commission, the staff recommended approval subject to the following comments:

1. The applicant has addressed staff's initial plan review comments and/or made application to the Board of Zoning Appeals for review and approval, as applicable. As such, any site plan approval by the Planning Commission will need to be made subject to Board of Zoning Appeals approval of related special exception and/or variance requests.
2. The applicant is proposing to stripe a pedestrian lane within the Station West Drive roadway section in-leu-of constructing a sidewalk along a portion of the frontage. The road is currently 26-feet wide and carries limited traffic. One possible alternative to striping a lane within the roadway would be to narrow the pavement, by moving the curb inward to create the space needed to construct an actual sidewalk. This concept has been discussed with the Town's engineer who was not opposed to exploring it.
3. Does the proposed building have an iconic element?
4. The existing dumpster enclosure is non-compliant. Please note that it will need to be brought into compliance when the eastern section of the site is redeveloped.
5. Detention has been provided with development of the site directly north of this site, and this new redevelopment simply ties to the system already in place. Further, this development reduces the impervious area, and includes water quality inserts for current requirements.
6. The proposed storm drain between the two buildings carries runoff from all roof drains, as well as this new portion of parking. While PVC is typically accepted for roof drains, the pipe from A0 to A1 should likely be 18" concrete, both for strength and capacity.

7. This may require a junction box between A0 and A1 to accept the two roof drains in that area.
8. All applicable letters-of-credit will need to be submitted, including a \$6000 LOC for erosion control.
9. As this is redevelopment of an existing site (and a reduction in impervious surface), no Drainage Fee will be required.
10. As this development includes less than one acre of disturbance, no NOC is required.
11. A digital JPEG copy of the plan will be required prior to a certificate of occupancy being issued.

Commissioners were not against the concept of narrowing the width of Station West Drive to provide for a pedestrian facility and that this would need to be presented to the BZA as part of their consideration of relief concerning the provision for pedestrian facilities along all abutting streets. Commissioners were okay with the building in terms of an iconic element. A motion was made by Commissioner St. Clair to approve the site plan subject to the staffs' recommendation. The motion was seconded by Commissioner Myers and the motion passed unanimously.

10. DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR APPROVAL OF A SITE PLAN FOR TIRE DISCOUNTERS, 709 N. CAMPBELL STATION ROAD, 1 ACRE, ZONED C-2 (Leesman Engineering and Associates – Tim Dwyer, Applicant)

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

1. The building and parking landscaping diagram and notes are incorrect. The required landscaped area between the building and parking must be completely vegetated with at least 25% other than grass cover.
2. The masonry percentage noted on sheet C10 is incorrect and must be listed as at least 75% (not 64%). In addition, the signage must be removed from the site plan elevations (sheet C10).
3. The dimensional width of all landscape islands should be shown on the plan.
4. Any approval should be made subject to the proposed cross-lot access to the north being finalized with the adjoining property owner and a suitable legal agreement/easement being recorded. Changes to the submitted access plan may require resubmission to the Planning Commission.
5. Please provide details for all lighting fixtures including wall mounted fixtures.
6. All plan notes need to be properly referenced to the Town of Farragut and not Knoxville or any other jurisdiction (see note #9, sheet C3).
7. Please provide the required fire flow calculations, derived from the 2012 International Fire Code Appendix B & C.
8. Please provide current fire hydrant flow data from closest existing fire hydrant. This should include residual and static pressures and flow in GPM.
9. The site plan needs to be consistent with the landscape plan per the staffs' comments on the landscape plan.
10. A digital as-built plan will be required in JPEG format prior to the issuance of a certificate of occupancy.

The applicant's engineer indicated that they were fine with the staff comments except for #4. Commissioners discussed this and agreed to amend comment #4. A motion was made by Commissioner Myers to approve the site plan subject to the staffs' recommendation and amending comment #4 to state that the applicant make a good faith effort to create a cross access to the property to the north so that the two lots are connected for vehicular traffic flow and to improve stacking. The motion was seconded by Commissioner St. Clair and the motion passed unanimously.

11. DISCUSSION ON THE APPLICATION OF HEIGHT AS IT RELATES TO ACCESSORY STRUCTURES AND BUILDINGS CONSTRUCTED ALONG SLOPES.

For discussion purposes only.

12. DISCUSSION AND PUBLIC HEARING ON AN AMENDMENT TO THE PLANNING COMMISSION BY-LAWS TO CHANGE THE TERM FOR THE YOUTH REPRESENTATIVE FROM CALENDAR YEAR TO FISCAL YEAR.

Staff recommended approval.

A motion was made by Commissioner Myers to approve the requested amendment to the Planning Commission By-Laws. The motion was seconded by Commissioner Povlin and the motion passed unanimously.

13. DISCUSSION AND PUBLIC HEARING ON AN ORDINANCE TO ESTABLISH A NEIGHBORHOOD/CONVENIENCE COMMERCIAL ZONING DISTRICT (Town of Farragut, Applicant)

Staff recommended approval of Resolution PC-18-06 which recommends approval of Ordinance 18-03.

A motion was made by Commissioner St. Clair to postpone action on Ordinance 18-03 so that the staff could make some revisions. The motion was seconded by Commissioner Myers and the motion passed unanimously.

14. DISCUSSION ON REMOVING MINI-WAREHOUSE FACILITIES FROM THE LIST OF PERMITTED USES IN THE REGIONAL COMMERCIAL DISTRICT (C-2) AND AMENDING THE GENERAL COMMERCIAL STORAGE DISTRICT (CS-1) TO ALLOW MINI-WAREHOUSE FACILITIES AND RE-WORD THE GENERAL DESCRIPTION TO ADDRESS WHERE THIS DISTRICT MAY BE APPROPRIATE (Town of Farragut, Applicant)

For discussion purposes only.

11. APPROVAL OF UTILITIES

ADJOURNMENT

The meeting adjourned at 11:47 p.m.

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

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

SUBJECT: Discussion and public hearing on an ordinance to establish a Neighborhood/Convenience Commercial (NCC) Zoning District (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: This item was discussed last month as a workshop item. The Planning Commission asked that the staff re-visit how residential uses may be provided for in the district and re-evaluate some of the other provisions in the ordinance (e.g. how to regulate drive throughs).

Included in your packet is clean copy of Ordinance 18-03 which establishes a Neighborhood/Convenience Commercial (NCC) Zoning District. Also included is a copy of Ordinance 18-03 which includes in RED the modifications that have been made in comparison to the ordinance that was presented last month. This ordinance has been forwarded to the applicant for the Swan property rezoning since the proposed NCC District may be a good fit for their property.

The modifications which have been made include:

- Revising the requirements for drive-through facilities to make them more appropriate for this type of district;
- Providing for residential only as part of a transitional use as prescribed in a *Transition Area Plan* or in a mixed-use building;
- Similar to recent changes to the Subdivision Regulations (e.g. the streetscape plan and the traffic calming plan), require an applicant to specifically address on a plan sheet a key provision that the Town is advancing as part of property development. In this manner, the staff has created a requirement in the NCC District for a plan sheet for a *Transition Area Plan* which specifically addresses the critical space between different forms of development (e.g. residential vs. non-residential); and
- Providing for additional building size restrictions where abutting properties are zoned residential.

Collectively, these provisions are intended to promote compatibility with an adjacent residential development while advancing a built environment that provides products and services that are conveniently accessible.

RECOMMENDATION: The staff recommends approval of Resolution PC-18-06 which recommends approval of Ordinance 18-03.

RESOLUTION PC-18-06

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, WITH THE ADDITION OF SECTION XXIV, "NEIGHBORHOOD/CONVENIENCE COMMERCIAL DISTRICT", A NEW ZONING DISTRICT AND RELATED REQUIREMENTS.

WHEREAS, the Tennessee Code Annotated, Section 13-4-201 et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on May 17, 2018;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of Ordinance 18-03; an ordinance amending Ordinance 86-16, the Farragut Zoning Ordinance; by the addition of Section XXIV, "Neighborhood/Convenience Commercial District", a new zoning district and related requirements.

ADOPTED this 17th day of May, 2018.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE: 18-03
PREPARED BY: Shipley & Hose
REQUESTED BY: Staff & Planning Commission
CERTIFIED BY FMPC: May 17, 2018
PUBLIC HEARING: _____
PUBLISHED IN: _____
DATE: _____
1ST READING: _____
2ND READING: _____
PUBLISHED IN: _____
DATE: _____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, WITH THE ADDITION OF SECTION XXIV, "NEIGHBORHOOD/CONVENIENCE COMMERCIAL DISTRICT", A NEW ZONING DISTRICT AND RELATED REQUIREMENTS.

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

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

SECTION 1.

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, is amended by the addition of Section XXIV, Neighborhood/Convenience Commercial District, as follows:

Sec. XXIV. Neighborhood/Convenience Commercial District (NCC)

- 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. Personal and professional services.
3. 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.
4. The retail sale of alcoholic beverages, as provided for in the Farragut Municipal Code.
5. Bed and breakfasts/inns.
6. Day care facilities.
7. Veterinary facilities (indoor facilities only).
8. Schools, public and private.
9. Public, governmental, and general offices.
10. Cultural activities.
11. Parks and community facilities.
12. Churches and other places of worship
13. Utility uses. This excludes substations and telecommunication towers. These utility uses shall not be permitted.
14. Residential uses, including both detached and attached single family dwellings, and apartment buildings not to exceed 8-units per acre provided they are developed as part of a transition area in this district; and/or residential units in mixed-use buildings provided they are not located on the ground floor.
15. Permitted uses that may include drive-through facilities. A drive-through may be permitted for any of the uses permitted in this zoning district provided the following criteria are satisfied:
 - a. The drive-through is oriented so that stacking lanes do not extend across the front of the building;
 - b. Stacking lanes shall be separated from parking lots by landscaped raised islands or landscaped bioretention areas;
 - c. If a menu board is used, the following criteria shall be satisfied:
 - 1) The menu board and any associated apparatus shall be architecturally compatible with the principal building;
 - 2) The area around the menu board and any associated apparatus shall be landscaped and screened so that, throughout the year, they are not visible from adjacent properties and/or rights of ways;

- 3) 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.
 - 4) Menu board signage shall comply with the requirements in the Farragut Sign Ordinance.
 - 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. Pedestrian routes shall be well delineated and provide direct access from public streets and sidewalks and parking lots to building entrances.
- C. *Maximum Building Size and Height:* These maximum building size and height 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.
 3. Where an abutting property is zoned for detached single family residential development the maximum footprint area for any non-residential building proposed within 75 feet of a peripheral side or rear property line shall be limited to 5,000 square feet. This maximum footprint area may be increased to 7,500 square feet where the abutting property is zoned for attached single family or two family residential development.
 4. Where the property located on the opposite side of an abutting public street is zoned residential, the maximum footprint area for any non-residential building proposed within 75 feet of a peripheral front property line shall be 5,000 square feet where said street is classified as a local street on the Town's Major Road Plan; and 7,500 square feet where said street is classified as a collector.
 5. 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.
- 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 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, 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, 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, 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 outermost vehicle stacking lane, shall be set back a minimum of 50 feet from all side or rear property lines where the abutting property is zoned residential.

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.*

The intent of this zoning district is to provide smaller scale and less intense development that, in comparison with other commercial zoning districts, will transition more appropriately to nearby residential development.

- a. Unless specified otherwise in this ordinance, where an abutting property is zoned residential, 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 area and plan of development. Transition areas shall accommodate the connectivity requirements of this district. This will result in some modest breaks in the transition element. As provided for in this district, transition areas shall include, at a minimum, any one of the following or a combination thereof:
 - 1) 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);

- 2) 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;
- 3) A traditional planted buffer strip area that complies with the 25-foot buffer strip plantings provided for in Chapter 4 of this ordinance;
- 4) 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;
- 5) Integrated planned residential development. Residential development may be proposed as a transitional element within a larger overall development plan. The type, placement, scale, and general arrangement of residential building(s) shall be evaluated as provided for in the Transition Area Plan required for this zoning district. The planning commission shall consider both the context of the surrounding area and the plan proposed by the applicant during the evaluation process. Proposed residential building envelopes shall be shown on all concept and final site plans, and platted as part of any final subdivision plat. Appropriate legal documentation shall also be provided for review, and recorded to assure that all present and future owners are appropriately bound to the approved development plan.

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.

- b. A transition area plan shall be provided as part of any site plan submittal where a proposed development abuts residentially zoned property. This plan shall specifically demonstrate how the selected transition element(s) and overall development will ensure compatibility with an adjacent residential district. Some key considerations would include an assessment of the surrounding plan of development, how buildings are arranged on the applicant's site, the size of buildings on different portions of the applicant's site, and the placement of structures or other design elements that may create a nuisance in terms of noise, light, smell, or other negative conditions. The Planning Commission shall refer to the Neighborhood Building Design Transitions section of the Farragut Architectural Design Standards for guidance on evaluating an applicant's proposed transition area plan. Where an applicant does not demonstrate compatibility, the Planning Commission shall have the authority to deny the site plan.
3. *Maximum lot coverage.* Total lot coverage: 60 percent.
 4. *Land area.* The minimum lot size for a Neighborhood/Convenience Commercial district zone shall be one acre.

- 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. *Parking.* Parking, as regulated in Chapter 4.
- I. *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.

SECTION 2.

This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this _____ day of _____, 2018,
with approval recommended.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

ORDINANCE:	18-03
PREPARED BY:	Shipley & Hose
REQUESTED BY:	Staff & Planning Commission
CERTIFIED BY FMPC:	May 17, 2018
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, WITH THE ADDITION OF SECTION XXIV, "NEIGHBORHOOD/CONVENIENCE COMMERCIAL DISTRICT", A NEW ZONING DISTRICT AND RELATED REQUIREMENTS.

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

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

SECTION 1.

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, is amended by the addition of Section XXIV, Neighborhood/Convenience Commercial District, as follows:

Sec. XXIV. Neighborhood/Convenience Commercial District (NCC)

- 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. Personal and professional services.
3. 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.
4. The retail sale of alcoholic beverages, as provided for in the Farragut Municipal Code.
5. Bed and breakfasts/inns.
6. Day care facilities.
7. Veterinary facilities (indoor facilities only).
8. Schools, public and private.
9. Public, governmental, and general offices.
10. Cultural activities.
11. Parks and community facilities.
12. Churches and other places of worship
13. Utility uses. This excludes substations and telecommunication towers. These utility uses shall not be permitted.
14. Residential uses, including both detached and attached single family dwellings, and apartment buildings not to exceed 8-units per acre **provided they are developed as part of a transition area in this district; and/or** residential units in mixed-use buildings provided they are not located on the ground floor.
15. **Permitted uses that may include drive-through facilities. A drive-through may be permitted for any of the uses permitted in this zoning district provided the following criteria are satisfied:**
 - a. **The drive-through is oriented so that stacking lanes do not extend across the front of the building;**
 - b. **Stacking lanes shall be separated from parking lots by landscaped raised islands or landscaped bioretention areas;**
 - c. **If a menu board is used, the following criteria shall be satisfied:**
 - 1) **The menu board and any associated apparatus shall be architecturally compatible with the principal building;**
 - 2) **The area around the menu board and any associated apparatus shall be landscaped and screened so that, throughout the year, they are not visible from adjacent properties and/or rights of ways;**

- 3) 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.
 - 4) Menu board signage shall comply with the requirements in the Farragut Sign Ordinance.
 - 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. Pedestrian routes shall be well delineated and provide direct access from public streets and sidewalks and parking lots to building entrances.
- C. *Maximum Building Size and Height:* These maximum building size and height 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.
 3. Where an abutting property is zoned for detached single family residential development the maximum footprint area for any non-residential building proposed within 75 feet of a peripheral side or rear property line shall be limited to 5,000 square feet. This maximum footprint area may be increased to 7,500 square feet where the abutting property is zoned for attached single family or two family residential development.
 4. Where the property located on the opposite side of an abutting public street is zoned residential, the maximum footprint area for any non-residential building proposed within 75 feet of a peripheral front property line shall be 5,000 square feet where said street is classified as a local street on the Town's Major Road Plan; and 7,500 square feet where said street is classified as a collector.
 5. 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.
- 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 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, 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, 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, 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 outermost vehicle stacking lane, shall be set back a minimum of 50 feet from all side or rear property lines where the abutting property is zoned residential.

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.*

The intent of this zoning district is to provide smaller scale and less intense development that, in comparison with other commercial zoning districts, will transition more appropriately to nearby residential development.

- a. Unless specified otherwise in this ordinance, where an abutting property is zoned residential, 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 area and plan of development. Transition areas shall accommodate the connectivity requirements of this district. This will result in some modest breaks in the transition element. As provided for in this district, transition areas shall include, at a minimum, any one of the following or a combination thereof:
 - 1) 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);

- 2) 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;
- 3) A traditional planted buffer strip area that complies with the 25-foot buffer strip plantings provided for in Chapter 4 of this ordinance;
- 4) 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;
- 5) Integrated planned residential development. Residential development may be proposed as a transitional element within a larger overall development plan. The type, placement, scale, and general arrangement of residential building(s) shall be evaluated as provided for in the Transition Area Plan required for this zoning district. The planning commission shall consider both the context of the surrounding area and the plan proposed by the applicant during the evaluation process. Proposed residential building envelopes shall be shown on all concept and final site plans, and platted as part of any final subdivision plat. Appropriate legal documentation shall also be provided for review, and recorded to assure that all present and future owners are appropriately bound to the approved development plan.

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.

- b. A transition area plan shall be provided as part of any site plan submittal where a proposed development abuts residentially zoned property. This plan shall specifically demonstrate how the selected transition element(s) and overall development will ensure compatibility with an adjacent residential district. Some key considerations would include an assessment of the surrounding plan of development, how buildings are arranged on the applicant's site, the size of buildings on different portions of the applicant's site, and the placement of structures or other design elements that may create a nuisance in terms of noise, light, smell, or other negative conditions. The Planning Commission shall refer to the Neighborhood Building Design Transitions section of the Farragut Architectural Design Standards for guidance on evaluating an applicant's proposed transition area plan. Where an applicant does not demonstrate compatibility, the Planning Commission shall have the authority to deny the site plan.
3. *Maximum lot coverage.* Total lot coverage: 60 percent.
 4. *Land area.* The minimum lot size for a Neighborhood/Convenience Commercial district zone shall be one acre.

- 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. *Parking.* Parking, as regulated in Chapter 4.
- I. *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.

SECTION 2.

This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this _____ day of _____, 2018,
with approval recommended.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a request to amend the future land use map for a portion of the Swan Property, Parcel 58, Tax Map 151, 12639 Kingston Pike from Open Space to Low Density Residential

INTRODUCTION AND BACKGROUND: As part of a rezoning request considered in January of 2016, the future land use map for the Swan property was amended with the northern portion that was shown as Civic/Institutional being changed to Open Space to be consistent with the action taken on the rezoning request.

DISCUSSION: As you may recall, the original land use designation for the Swan property was Medium Density Residential (6-12 units/acre) on the southern two-thirds of the property and the northern third was Low Density Residential (3-6 units/acre). The floodplain area was, and still is, specified as Open Space. The request at this time is to change back the northern third of the property to Low Density Residential so as to be compatible with the rezoning request that is being presented at this time.

RECOMMENDATION: The staff recommends approval of this amendment to the future land use map so that the prescription for the northern third of the property is restored to the original land use designation assigned when the CLUP was updated in 2012.



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Future Land Use Map Amendment

Town of Farragut

May 2018

Reclassify From Open Space to
Low Density Residential (3-6 du/ac)

Reclassify From Open Space to
Low Density Residential (3-6 du/ac)

Legend

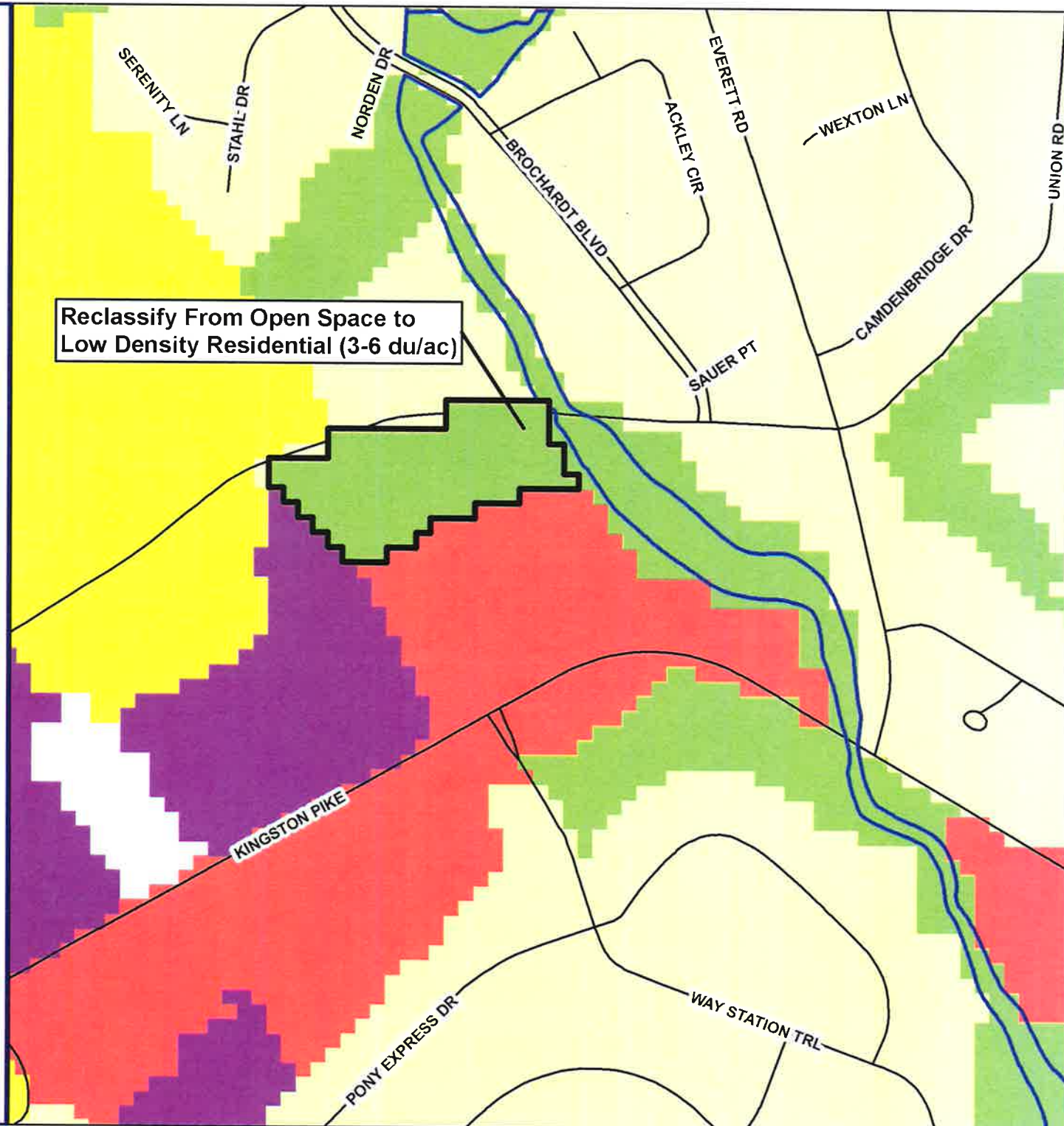
-  Subject Property
-  FEMA Floodway
-  Streets

LU Land Use Name

-  LU Civic/ Office
-  LU Commercial
-  LU Open Space
-  LU Res Very Low Density
-  LU Res Low Density



1 in = 500 ft



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing 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, OS-P, and FPD (SITE, Inc., Applicant)

INTRODUCTION AND BACKGROUND: This item was discussed in February and in April for workshop purposes only. At the April Planning Commission meeting the applicant reviewed their requested rezoning and provided the Commissioners with a handbook which addressed the rezoning and subsequent development of both the Swan property and the Ivey property on the north side of Union Road.

DISCUSSION: At this time, the applicant is requesting a formal recommendation from the Planning Commission on their request for a rezoning of the Swan property as shown in their rezoning exhibit and described in Ordinance 18-09. The majority of the property is currently zoned R-2. The applicant is proposing to rezone 15.38 acres to General Commercial, C-1 (though this will need to be discussed at the meeting). The portion of the property fronting Union Road, that is not within the floodplain, is proposed to be rezoned to Attached Single-Family Residential, R-4. This includes 7.02 acres. Most of the floodplain is proposed to be rezoned to Open Space/Park (OS-P) and roughly 3 acres that are currently zoned Rural Residential (R-1) are not proposed to be rezoned.

RECOMMENDATION: Given the very substandard condition of Union Road, the staff would not support any rezoning which, in comparison to the existing zoning, would add more traffic to this road. Any rezoning should be conditioned on the Swan property directly accessing a collector or arterial street which meets the minimum standards for such street based on its classification and as provided for in the Farragut Subdivision Regulations. This condition may include the completion of Union Road improvements or the construction of an extension of Way Station Trail, which would act as a collector street, so that any development resulting from a rezoning of the Swan property would have direct access to a street which meets the minimum standards for a collector street, as provided for in the Farragut Subdivision Regulations. No portion of property proposed for rezoning could directly access Union Road unless or until Union Road is improved to at least the minimum standards provided for in the Subdivision Regulations.

In terms of the applicant's requested zoning designations for the property, the staff supports rezoning the floodplain to OS-P. This is consistent with the future land use map. The staff would also support a residential use, such as attached single-family, as a transition between lower density residential and potentially commercial or office on the south portion of the property. The staff would recommend that, since the proposed Neighborhood/Convenience Commercial Zoning District (NCC) is being considered concurrent with the rezoning, the applicant request to rezone the property to the NCC District. This district is a good match for the property and provides for residential to be integrated into the neighborhood commercial portion of the property. This would allow for a more seamless development of the entire property and better coordination with the surrounding developments.

RESOLUTION PC-18-10

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF 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, OS-P, AND FPD

WHEREAS, the Tennessee Code Annotated, Section 13-4-201et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on May 17, 2018;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 18-09.

ADOPTED this 17th day of May, 2018.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE: 18-09
PREPARED BY: Hose
REQUESTED BY: Town of Farragut
CERTIFIED BY FMPC: May 17, 2018
PUBLIC HEARING: _____
PUBLISHED IN: _____
DATE: _____
1ST READING: _____
2ND READING: _____
PUBLISHED IN: _____
DATE: _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO SECTION 13-4-201, TENNESSEE CODE ANNOTATED.

BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended as follows:

SECTION 1.

The Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended by rezoning 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, OS-P, and FPD (See Exhibit A).

SECTION 2.

This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this ____ day of _____, 2018, with approval recommended.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION



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**Exhibit A
Ordinance 18-09**

**Rezone
Swan Property - 12639 Kingston Pike**

From
R-1 (Rural Single-Family Residential) and
R-2 (General Single-Family Residential)

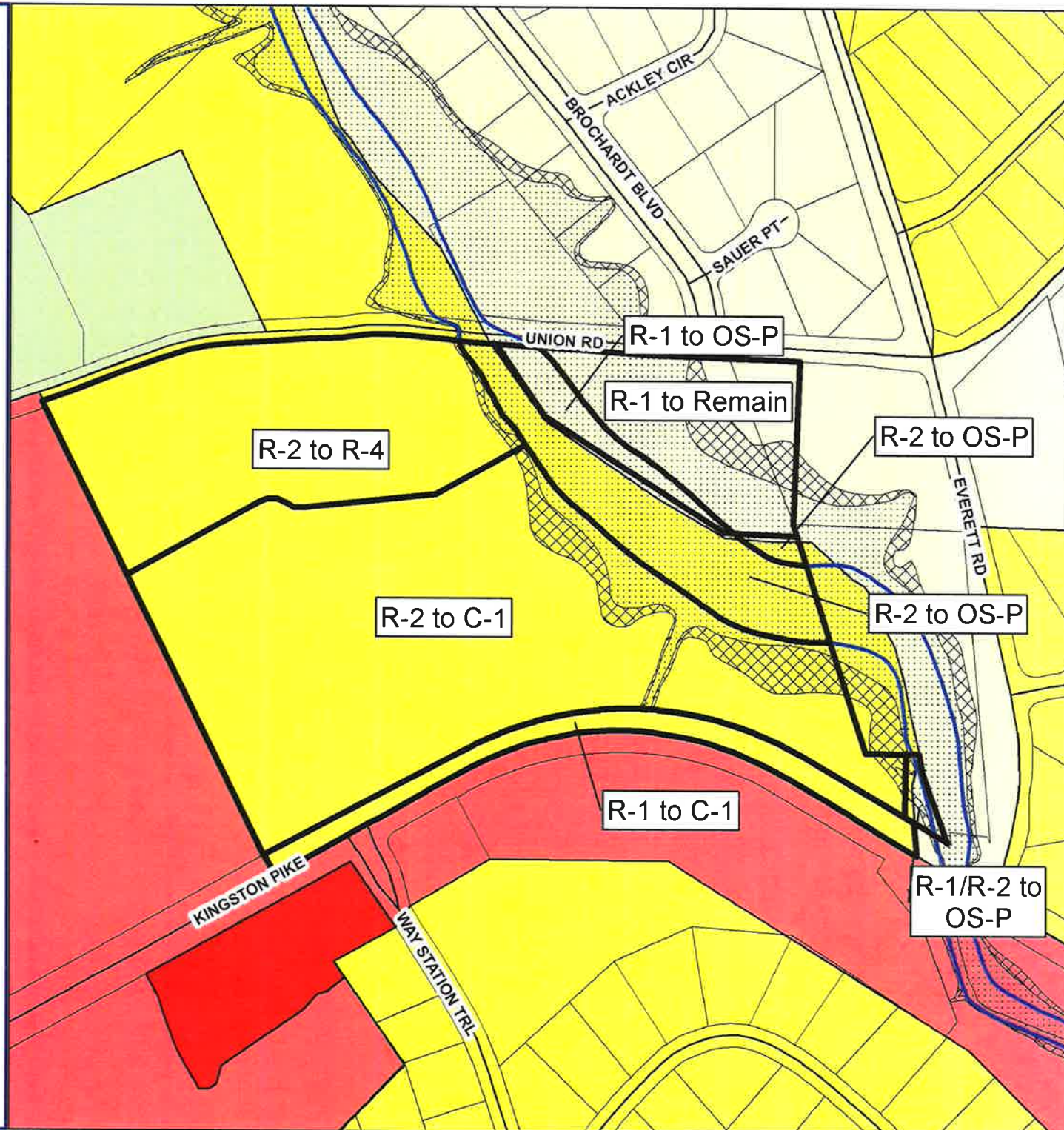
to
R-4 (Attached Single Family Residential),
OS-P (Open Space Park) and
C-1 (General Commercial)

Legend

-  Parcels_SwanProperty
-  FEMA Floodway
-  FPD-100 Year
-  FPD-500 Year
-  Streets
-  Parcels
-  A, Agricultural
-  B-1, Buffer
-  R-1, Rural Single-Family Residential
-  R-2, General Single-Family Residential
-  C-1, General Commercial
-  BD-4, Business District, 4- Story



1 in = 300 ft



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

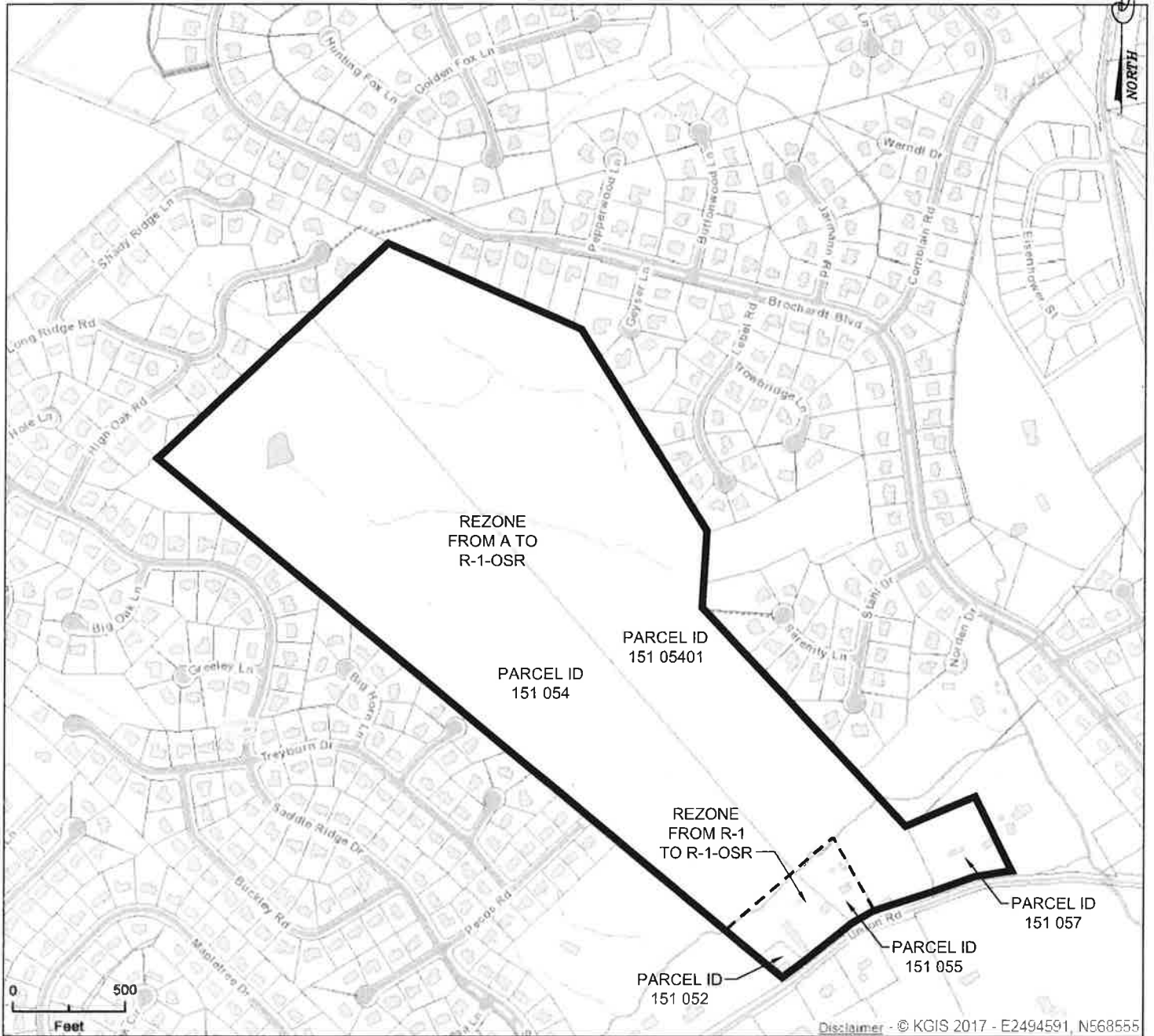
PREPARED BY: Mark Shipley, Community Development Director

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

INTRODUCTION AND BACKGROUND: Since this item is closely related to the previous item, please also refer to the report on the previous item. This rezoning request involves the Ivey property on the north side of Union Road situated between Saddle Ridge Subdivision and Fox Run Subdivision. The property has been used as a working farm and it does have some natural features that would lend itself to be a good candidate for the requested R-1/OSR Zoning District. If the property were rezoned, the R-1/OSR would be the best district.

RECOMMENDATION: Given the very substandard condition of Union Road, the staff would not support any rezoning which, in comparison to the existing zoning, would add more traffic to this road. Any rezoning should be conditioned on the Ivey property directly accessing a collector or arterial street which meets the minimum standards for such street based on its classification and as provided for in the Farragut Subdivision Regulations. The staff would also recommend that the rezoning be subject to the condition that Union Road is improved to the minimum standards provided for in the Farragut Subdivision Regulations. The specifics of these conditions will need to be worked out with the Town Attorney. At a minimum, a letter of credit will be required to ensure that the conditions will be satisfied.

Included in your packet is Resolution PC-18-11 which recommends approval of Ordinance 18-10.





SITE
INCORPORATED
Civil Engineers ♦ Surveyors

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

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

Rezoning Exhibit

Ivey Farm

Union Road
Farragut, Tennessee

DRAWN BY: ACH DATE: 04/17/17
CHECKED BY: DOR FILE:

REVISIONS		
NO.	DATE	COMMENTS

RZ1

RESOLUTION PC-18-11

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF PARCELS 52, 54, 54.01, 55, AND 57, TAX MAP 151, LOCATED AT 12723, 12733, 12737, 12743, AND 12751 UNION ROAD, 115 ACRES, FROM A AND R-1 TO R-1/OSR

WHEREAS, the Tennessee Code Annotated, Section 13-4-201et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on May 17, 2018;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 18-10.

ADOPTED this 17th day of May, 2018.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE: 18-10
PREPARED BY: Hose
REQUESTED BY: Town of Farragut
CERTIFIED BY FMPC: May 17, 2018
PUBLIC HEARING:
PUBLISHED IN:
DATE:
1ST READING:
2ND READING:
PUBLISHED IN:
DATE:

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO SECTION 13-4-201, TENNESSEE CODE ANNOTATED.

BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended as follows:

SECTION 1.

The Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended by rezoning the 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 and R-1 to R-1/OSR (See Exhibit A).

SECTION 2.

This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this ____ day of _____, 2018, with approval recommended.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION



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**Exhibit A
Ordinance 18-10**

**Rezone
Ivey Farm Property
Union Road**

From
A (Agricultural) and
R-1 (Rural Single-Family Residential)

to

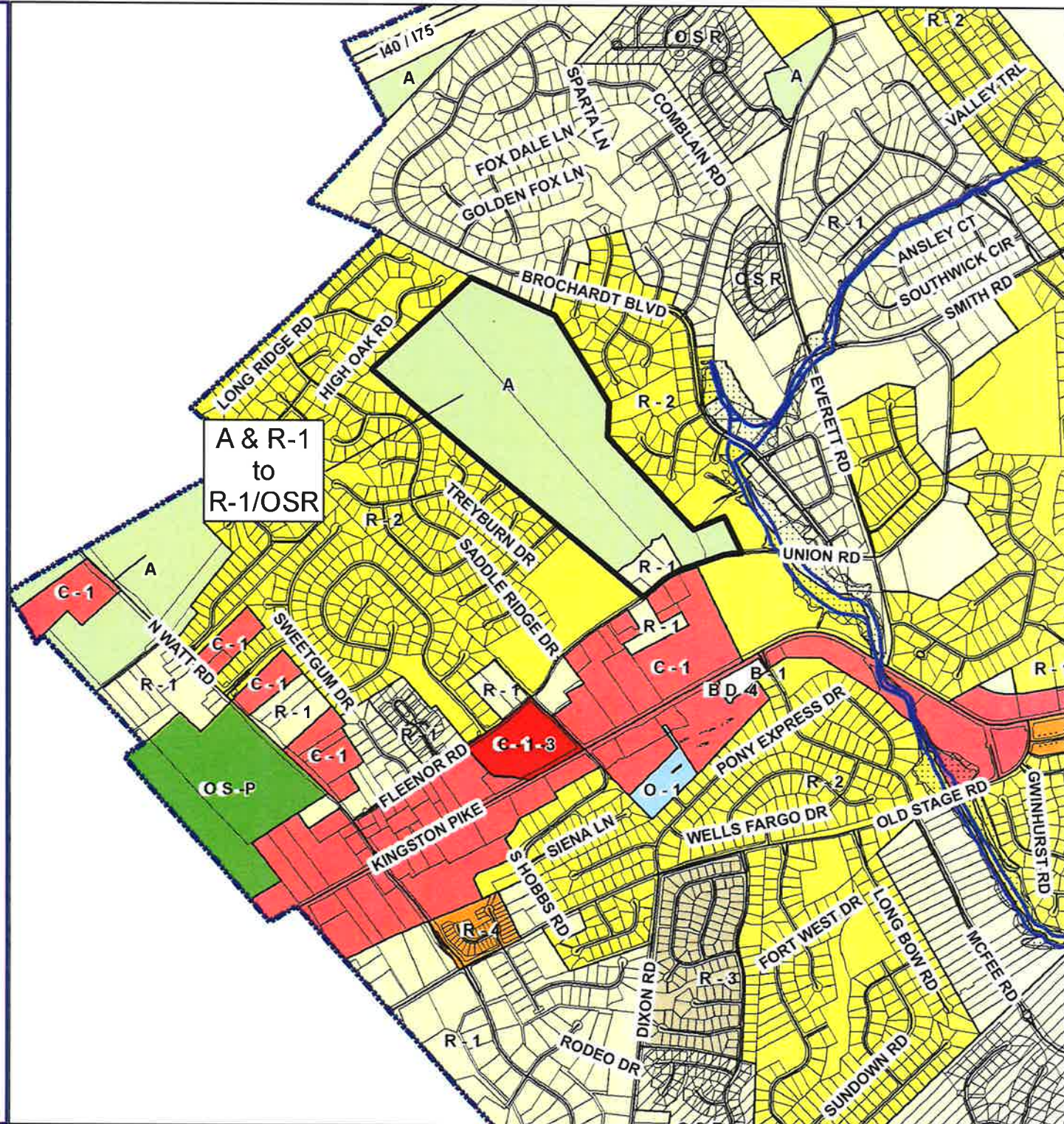
R-1/OSR (Rural Single-Family Residential/
Open Space Residential)

Legend

-  FEMA Floodway
-  FPD-100 Year
-  FPD-500 Year
-  Streets
-  Parcels
-  A, Agricultural
-  B-1, Buffer
-  OS-P, Open Space/Park
-  R-1, Rural Single-Family Residential
-  R-2, General Single-Family Residential
-  R-3, Small Lot Single-Family Residential
-  R-4, Attached Single-Family Residential
-  OSR, Open Space Residential Overlay
-  O-1, Office
-  C-1, General Commercial
-  C-1-3, General Commercial, Three Stories



1 in = 1,500 ft



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Bart Hose, Assistant Community Development Director

SUBJECT: Discussion and public hearing on a request to rezone Parcel 12, Tax Map 162, located at 801 McFee, 20.267 Acres, from R-2 to R-1/OSR (Homestead Land Holdings, LLC, Applicant)

INTRODUCTION AND BACKGROUND: The request is to rezone a 20.27-acre tract from General Single Family Residential (R-2) to Rural Single Family/Open Space Residential Overlay (R-1/OSR). The property is located on the west side of McFee Road and lies between McFee Park to the south and McFee Manor Subdivision to the north (map attachment 1). It currently contains a small single family residential unit located just off McFee Road. The property is heavily wooded and has some physical/environmental constraints. This includes some steeper slopes and a small creek at the western edge of the property (map attachments 2 & 3).

DISCUSSION: The requested R-1/OSR zoning for the property would be largely consistent with the Comprehensive Land Use Plan (CLUP) and the surrounding existing land use and development pattern. The CLUP designates the bulk of the property as Rural Residential with some limited potential Open-Space areas at the western edge of the site. As noted above, the property is located adjacent to and just south of McFee Manor Subdivision and just north of McFee Park. The R-1/OSR designation will allow for transition between the park and McFee Manor and will be complementary and consistent with both. In addition, it is located across McFee Road from the Cottages at Price Farm Subdivision, which is zoned Open Space Mixed Residential. The R-1/OSR zoning will also allow the owner/developer to better design around any physical/environmental constraints on the property and preserve some of the wooded character of the site.

RECOMMENDATION: Staff supports the requested zoning for the property and feels that it is very appropriate given its location and the physical characteristics. Staff recommends approval of Resolution PC-18-07 which recommends approval of Ordinance 18-06.

RESOLUTION PC-18-07

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF PARCEL 12, TAX MAP 162, LOCATED AT 801 McFEE ROAD, 20.267 ACRES, FROM R-2 (GENERAL SINGLE FAMILY RESIDENTIAL) TO R-1/OSR (RURAL SINGLE FAMILY RESIDENTIAL DISTRICT/OPEN SPACE RESIDENTIAL OVERLAY DISTRICT)

WHEREAS, the Tennessee Code Annotated, Section 13-4-201et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on May 17, 2018;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 18-06.

ADOPTED this 17th day of May, 2018.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE: 18-06
PREPARED BY: Hose
REQUESTED BY: Town of Farragut
CERTIFIED BY FMPC: May 17, 2018
PUBLIC HEARING: _____
PUBLISHED IN: _____
DATE: _____
1ST READING: _____
2ND READING: _____
PUBLISHED IN: _____
DATE: _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO SECTION 13-4-201, TENNESSEE CODE ANNOTATED.

BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended as follows:

SECTION 1.

The Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended by rezoning Parcel 12, Tax Map 162, located at 801 McFee, approximately 20.267 Acres, from R-2 (General Single Family Residential District) to R-1/OSR (Rural Single Family Residential District / Open Space Residential Overlay District) (See Exhibit A).

SECTION 2.

This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this _____ day of _____, 2018, with approval recommended.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION



Exhibit A
Ordinance 18-06

Rezone
801 McFee Road

From
R-2 (General Single-Family Residential)

to

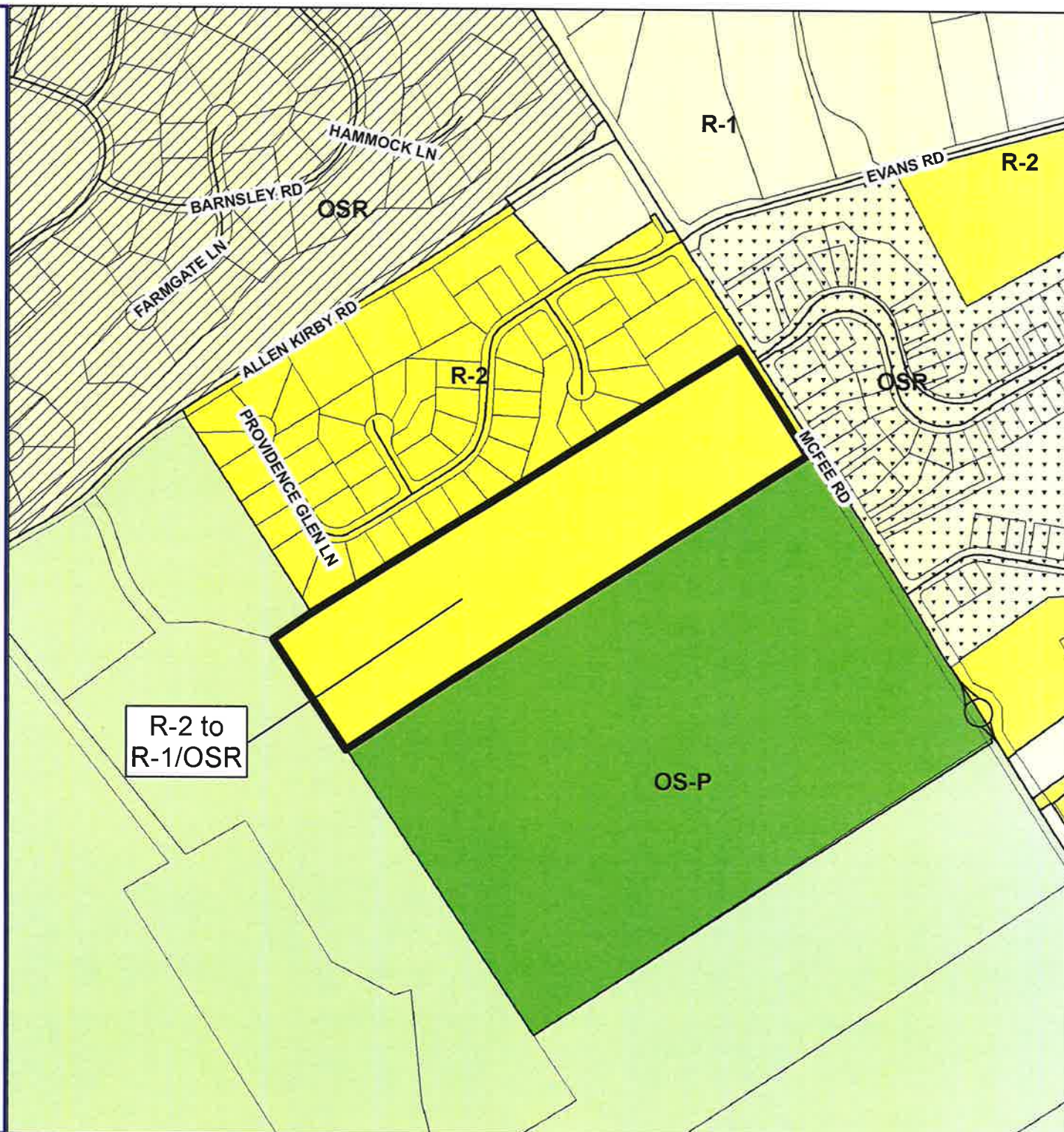
R-1/OSR (Rural Single-Family Residential/
Open Space Residential)

Legend

-  Subject Property
-  Streets
-  Parcels
-  A, Agricultural
-  OS-P, Open Space/Park
-  R-1, Rural Single-Family Residential
-  R-2, General Single-Family Residential
-  OSR, Open Space Residential Overlay
-  OSMR, Open Space Mixed Residential Overlay



1 in = 500 ft



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Darryl Smith, PE, Town Engineer

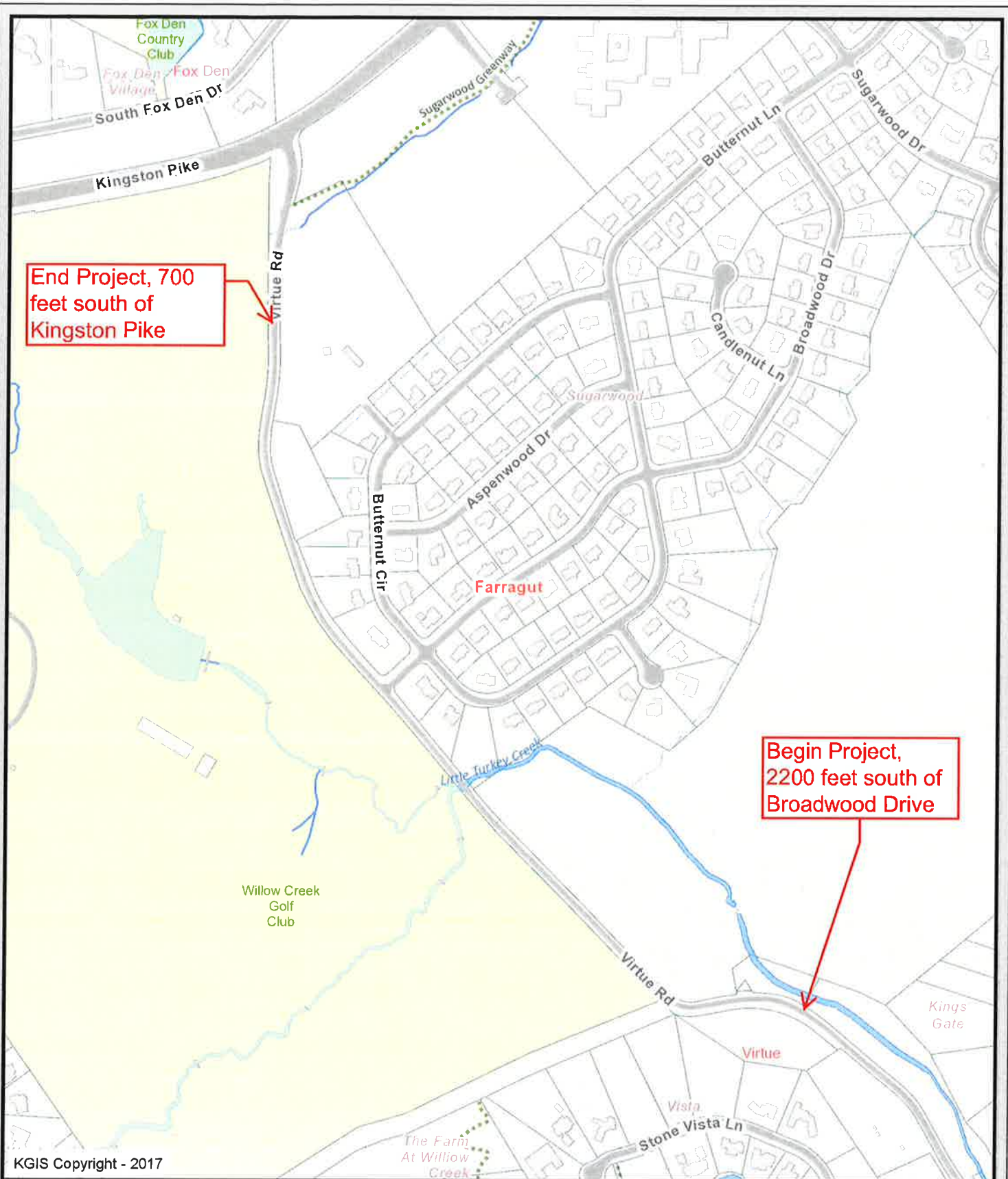
SUBJECT: Approval of Preliminary Plans for Virtue Road, from 2200 feet south of Broadwood Drive to 700 feet south of Kingston Pike (Town of Farragut, Applicant)

INTRODUCTION: The purpose of this item is the approval of Preliminary Plans for Virtue Road, from 2200 feet south of Broadwood Drive to 700 feet south of Kingston Pike. The project will include two 12' lanes with curb & gutter, a 12' multi-use greenway and a new bridge over Little Turkey Creek.

BACKGROUND: During Board of Mayor and Aldermen discussions of the Capital Investment Program in early 2017, the Board identified Virtue Road as a major priority. The roadway extends from Boyd Station Road to Kingston Pike (app. 8400 feet) and will likely be completed in three phases over the next several years. This project is Phase 1 and will include approximately 3700 linear feet of Virtue Road, as shown on the attached map. The alignment will correct the sharp curvature south of the Harville property and extend northward to 700 feet south of Kingston Pike. This northern terminus was the beginning of a similar project to improve the intersection of Kingston Pike and Virtue Road that was completed in 2000. Estimated total cost of this phase of Virtue Road improvements is \$3,175,000 (including Design, ROW and Construction).

Future phases of improvements will likely include a second phase (from the southern end of this project to Turkey Creek Road) and a third phase (from Turkey Creek Road to Boyd Station Road). The second phase is currently shown in our 5-year CIP to begin design in FY2022.

DISCUSSION: This portion of Virtue Road typically sees approximately 4000 vehicle trips per day, with an 85th percentile speed of 50 mph near the bridge over Little Turkey Creek. The trips are generated from various areas south of this project, including those south of the Town's limits at the Boyd Station underpass of Norfolk Southern Railroad. With growth continuing in the Choto area (not to mention the Harville tract), we should assume growth of traffic volumes on Virtue Road into the foreseeable future. With this in mind, staff has recommended the typical section to include full lane widths of 12 feet, with curb & gutter, 12' multi-use path and 8' grass strip between curb and path. As a means of limiting impact to properties in Sugarwood Subdivision that back up to Virtue, however, the designers have reduced the 12' path and 8' grass strip to 10' and 6' widths, respectively, at the Virtue frontage of those properties.

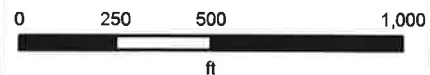


Virtue Road Improvements

2200 Feet South of Broadwood Drive to 700 feet South of Kingston Pike

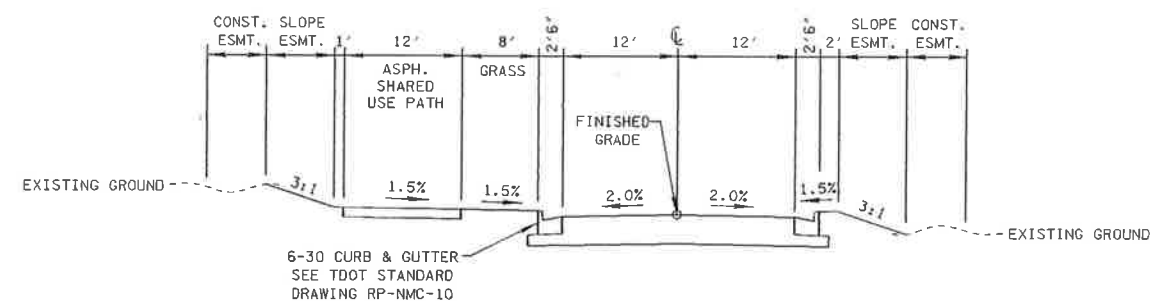
Knoxville - Knox County - KUB Geographic Information System

Printed: 12/5/2017 at 4:29:19 PM



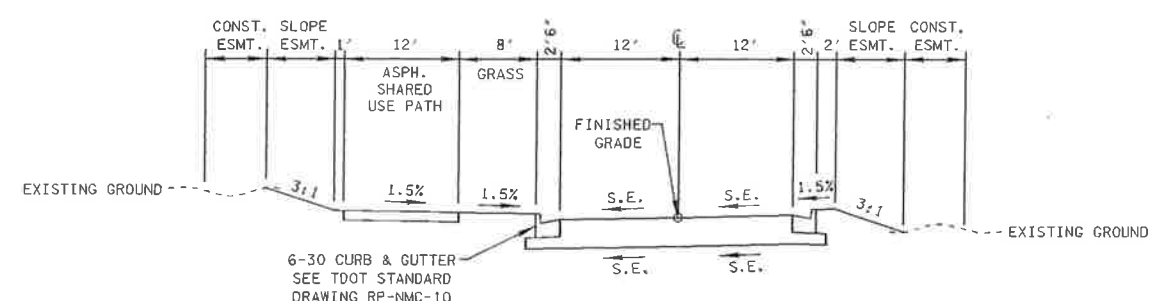
KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from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

TYPE	YEAR	PROJECT NO.	SHE NO
PREL.	2018		2



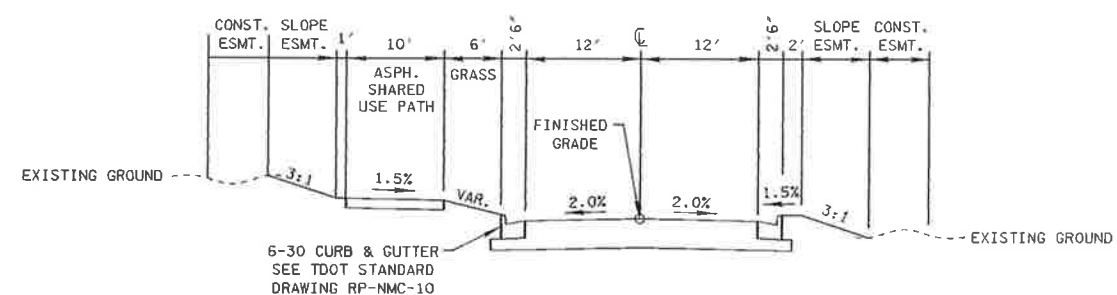
VIRTUE ROAD (TANGENT)
(BASED ON STD. DWG. RDO1-TS-6A)

STA. 10+60.00 TO STA. 10+79.07
STA. 13+43.56 TO STA. 13+53.17
STA. 16+76.84 TO STA. 17+25.00



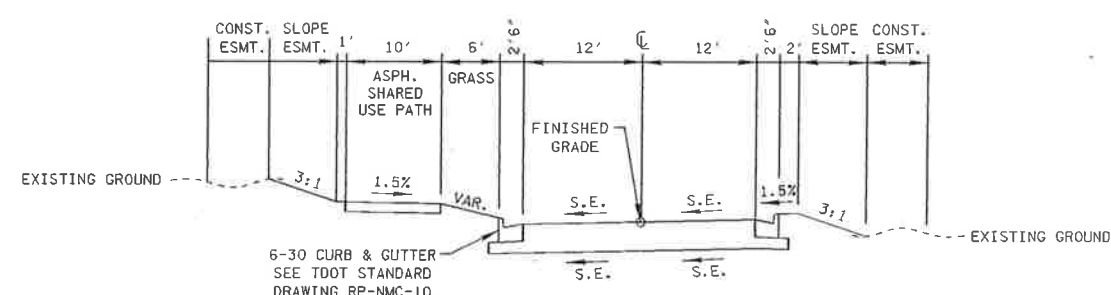
VIRTUE ROAD (SUPERELEVATED)
(BASED ON STD. DWG. RD01-TS-6A)

STA. 10+79.07 TO STA. 13+43.56
STA. 13+53.17 TO STA. 16+76.84



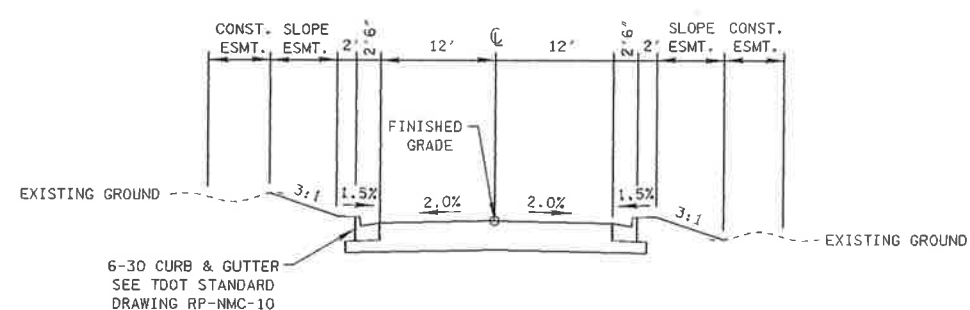
VIRTUE ROAD (TANGENT)
(BASED ON STD. DWG. RD01-TS-6A)

STA. 17+25.00 TO STA. 19+19.49
STA. 23+80.84 TO STA. 29+73.90



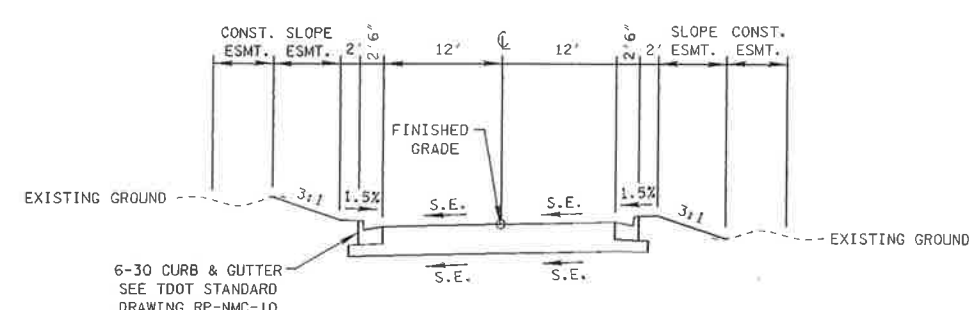
VIRTUE ROAD (SUPERELEVATED)
(BASED ON STD. DWG. RD01-TS-6A)

STA. 19+19.49 TO STA. 23+80.84



VIRTUE ROAD (TANGENT)
(BASED ON STD. DWG. RD01-TS-6A)

STA. 33+49.07 TO STA. 38+94.33
STA. 43+41.38 TO STA. 43+63.38



VIRTUE ROAD (SUPERELEVATED)
(BASED ON STD. DWG. RD01-TS-6A)

STA. 30+49.40 TO STA. 33+49.07
STA. 38+94.33 TO STA. 43+41.38
STA. 43+63.38 TO STA. 47+65.96

NOTES:

1. SEE SHEET S-5 FOR BRIDGE TYPICAL SECTION, STA. 29+73.90 TO 30+49.40.

SEAL ED BY _____

STATE OF TENNESSEE
DEPARTMENT OF
TRANSPORTATION

TYPICAL SECTIONS

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a concept plan for Brass Lantern Subdivision, Parcel 012, Tax Map 162, 801 McFee Road, 20.267 Acres (Homestead Land Holdings, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a concept plan for the property proposed for rezoning in Agenda Item #8. The development includes a cul-de-sac with 30 lots. The development will tie into an existing walking trail that terminates into the property from McFee Manor to the north. This trail will then extend through the applicant's development and terminate into the McFee Park property where the walking trail will be extended as part of future development in McFee Park.

DISCUSSION: As part of this concept plan the applicant is requesting a variance from the requirement for more than one vehicular access into and out of the property. The applicant is also requesting a variance from the cul-de-sac length provisions in the Subdivision Regulations. The applicant's justification for the variances are described in their comment response letter in your packet.

RECOMMENDATION: Included in your packet is a copy of the revised concept plan and the applicant's responses to the staffs' comments on the initial concept plan. The staff will make a recommendation at the meeting based on whether the initial comments have been satisfactorily addressed.

April 25, 2018

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

**SUBJECT: STAFF COMMENTS ON THE CONCEPT PLAN FOR THE BRASS
LANTERN SUBDIVISION, PARCEL 012, TAX MAP 162, 801 MCFEE
ROAD**

Dear Bob:

The staff has reviewed the concept plan for the Brass Lantern Subdivision off McFee 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, May 7, 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, May 1, 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, May 7.

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 concept plan approval will be subject to rezoning approval;
- 3) Please include the names of the professionals that helped prepare the plan;
- 4) Please sign the preliminary engineering certification;
- 5) Please identify and label and include the aquatic buffer note on the physical features inventory sheet;
- 6) Are there any easements on the existing lot of record?
- 7) Please darken the pattern that identifies the areas with slopes >15%;
- 8) Please identify the predominant species in the different tree covered areas;
- 9) Please provide a seamless tie in to the walking trail from McFee Manor;
- 10) Please note handicap ramps and crosswalk for the subdivision entrance. Staff would suggest an inset of this area for enhanced detail;
- 11) Please coordinate the walking trail connection to McFee Park with the Town staff and the McFee Park Phase 3 consultant (Ross Fowler and Associates). The proposed tie would appear to be in an area that would not be ideal and too steep;
- 12) A variance will need to be requested from the requirement for a second vehicular access;
- 13) Please line up the subdivision's access with the access at the Cottages at Pryse Farms.
The offset does not comply with the Driveways and Other Accessways Ordinance and

could not be approved without a variance approval from both the Planning Commission and the Board of Mayor and Aldermen. This will also create a space to provide some streetscape elements and add more curvature to the street design;

- 14) Please coordinate the walking trail tie in to the sidewalk with a raised crosswalk or in a protected landscaped island which would also serve as a streetscape element;
- 15) Please evaluate the placement of the planned islands within the roadway. Consider aligning them more closely with property lines so that they do not fall disproportionately in front of any one lot, coordinating them with planned driveway locations on the lots, and incorporating a cross-walk walk for pedestrian connectivity as previously noted. Staff also questions the reduction in the landscape strip with between the sidewalk and the street shown on the road cross-section detail.
- 16) Why is the open space lot numbered as proposed?
- 17) 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;
- 18) Please provide a JPEG of this plan;

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

- 19) Please show preliminary profile for street;
- 20) The entrance to subdivision will need to align across from Pryse Farm entrance; and
- 21) The walking trail to the south should be aligned to meet a future trail coming from the McFee Park property. Prior to preliminary plat, the designer should contact the Town's consultant to coordinate. The current location appears to be directed to an area with steep topography.

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



PO BOX 30456
KNOXVILLE, TN 37930
865-622-6560

RECEIVED

MAY 07 2018

TOWN OF FARRAGUT

May 4, 2018

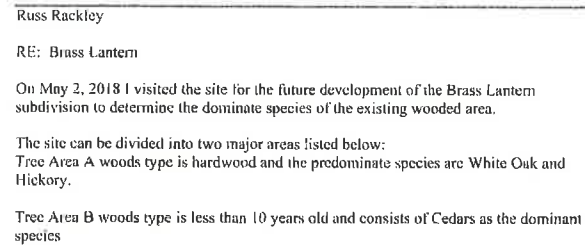
Town of Farragut
Attn: Mark Shipley

Subject: Brass Lantern Concept Review Comment Response

1. N/A
2. Understood
3. Engineer and Surveyor information is on Title page. Arborist information is on CP.03
4. Signed
5. Added to CP.03
6. All easements are shown on survey
7. Hatch darkened on CP.03
8. Predominant species added to CP.03
9. Note added to CP.04
10. Note added to CP.04. More detail will be provided on preliminary plat design plans.
11. Note added to CP.04
12. See variance requests below.
13. Entrance relocated as requested.
14. Island moved to provide cross walk CP.04
15. See CP04 and CP05 for revised street scape.
16. Open space has been renumbered.
17. Understood
18. Will email JPEG of CP04
19. Profile added to CP05
20. Entrance relocated as requested
21. Note added to CP.04

Variance Requests.

- A. Variance request from the requirement for a second vehicular access. The property to the North is already developed with no opportunity to connect a road. The western portion of subject property is 15% or steeper grade, wooded, with a creek. The property adjacent to the west is large estate lots with homes. There is no reasonable opportunity to connect. The property to the south is the **Town's park property, the Town has expressed a desire to not allow a vehicular access to the park.** Due to these constraints, we request a Variance from the requirement for a second vehicular access.
- B. Variance request from the requirement of maximum dead end road length. This is a deep, but narrow piece of property. There is no opportunity for internal loop streets and no reasonable opportunity for connection to adjacent properties.



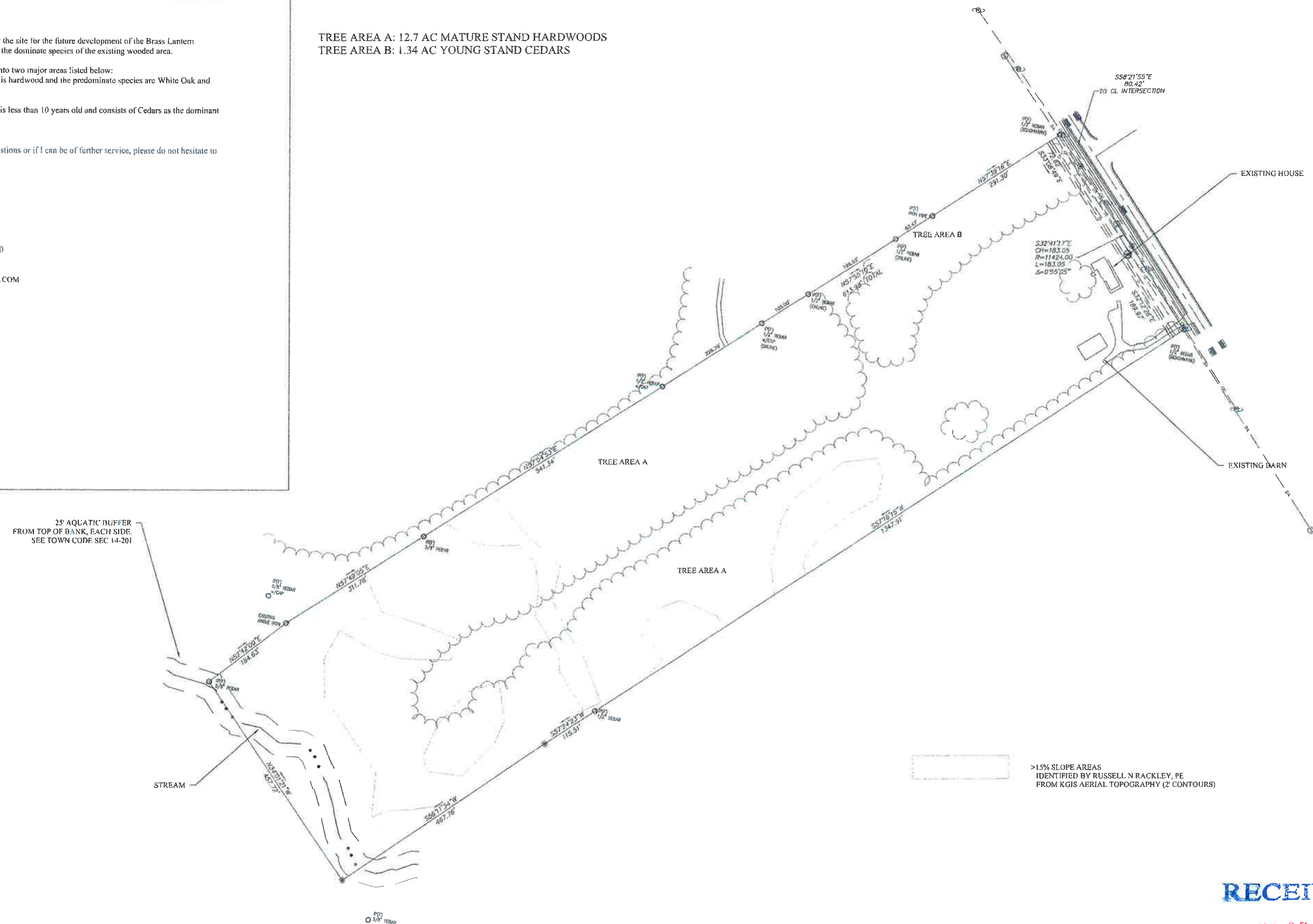
Should you have any questions or if I can be of further service, please do not hesitate to call.

Sincerely,

Curtis Casciano
Certified Arborist
ISA certificate #MA-0690

865-789-7642
CURTIS_TREE@YAHOO.COM

TREE AREA A: 12.7 AC MATURE STAND HARDWOODS
TREE AREA B: 1.34 AC YOUNG STAND CEDARS



>15% SLOPE AREAS
IDENTIFIED BY RUSSELL N RACKLEY, PE
FROM KGIS AERIAL TOPOGRAPHY (2' CONTOURS)

MAY 07 2018

TOWN OF FARRACUT



Know what's below.
Call before you dig.

[illegible]

DEVELOPER: HOMESTEAD LAND HOLDINGS, LLC 122 PERIMETER PARK DR KNOXVILLE, TN 37922	Designed By: RNR
	Checked By: RNR
Date: 04/16/18	

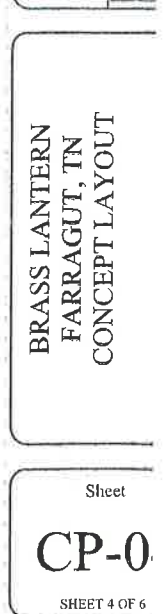
BRASS LANTERN
FARRAGUT, TN
PHYSICAL FEATURES

Sheet

CP.0

SHEET 3 OF 6





LOCATION MAP NO SCALE

LEGEND

-
- PROPERTY LINE
 EXISTING MJR CONTOUR
 EXISTING SMR CONTOUR
 EXISTING SANITARY SEWER
 EXISTING WATER MAIN
 EXISTING DITCH LINE
 EXISTING GAS LINE
 PROPOSED LOT LINE
 BUILDING SET BACK LINE
 PROPOSED ROAD CENTERLINE
 PROPOSED ROAD CURB

ADA RAMP'S REQUIRED AT
EXISTING SIDEWALK AT NEW
ENTRANCE INTERSECTION

PROPOSED POND



PROPOSED GREENWAY
TRAIL CONNECTION.
PROVIDE SMOOTH TRANSITION

PROPOSED LOT
DEED RESTRICTED
NOT BE FURTHER
SUBDIVIDED

16200303
MUSROCK
TRACT 1
SOMERSET FARMS
20130412-0067042

OPEN SPACE : 31
317608.26 SQ FT
7.29 ACRES

16201402
TOWN OF FARRAGUT
LOT 1
MC FEE PARK
20120904-0014525

OWNER:
Homestead Land Holdings, LLC
122 Perimeter Park Dr.
Knoxville, TN 37922

DEVELOPER:
Homestead Land Holdings, LLC
122 Perimeter Park Dr.
Knoxville, TN 37922

PROPERTY DATA:
MAP 162 PARCEL 012
AREA: 20.27 ACRES +/-
ZONE: Proposed OSR/R-1
TOTAL LOTS: 30
DENSITY: 1.48 DU/AC
COMMON AREA: 7.29 AC (35.96%)
SETBACKS:

FRONT= 30/20 FT
SIDE= MIN 20 FT BETWEEN STRUCTURES
REAR= 25 FT
PERIPHERAL= 50 FT

UTILITIES:
WEST KNOX UTILITY DISTRICT (WATER AND SEWER)
KUB (GAS)
LCUB (ELECTRIC)
TDS (COMMUNICATION)

RECEIVED

MAY 07 2018

TOWN OF FARRACUT

BRASS LANTERN
FARRAGUT, TN
CONCEPT LAYOUT

Sheet

CP-0.

SHEET 4 OF 6



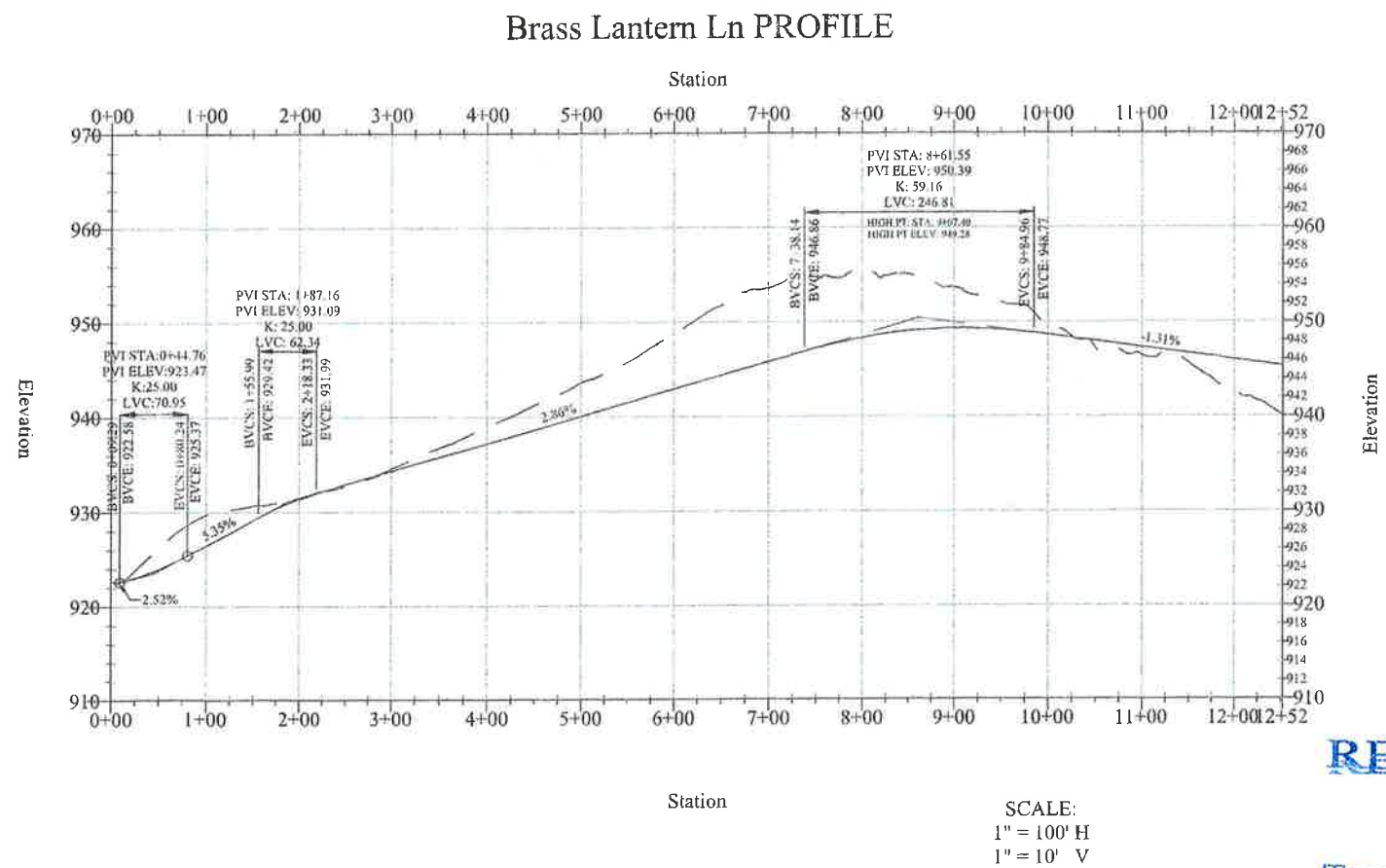
Know what's **below**.
Call before you dig.

[illegible]

DEVELOPER: HOMESTEAD LAND HOLDINGS, LLC 122 PERIMETER PARK RD KNOXVILLE, TN 37922	Designed By:	RNR	04/16/18
	Checked By:	RNR	
Date:			

BRASS LANTERN
FARRAGUT, TN
STREETSCAPE SHEET

Sheet
CP-0
SHEET 5 OF 6



RECEIVED

MAY 07 2018
TOWN OF FARRACUT

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 Knox Valley Dental, 11852 Kingston Pike, 1.37 Acres, Zoned O-1 (CMA Design/Blankenship & Partners, PLLC, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request for approval of a site plan for a proposed dentist office along Kingston Pike and to the west of Chaho Road. The proposed building will be situated along Kingston Pike with the parking lot to the south of the building. The site will have a bioretention area and a planted buffer strip south of the parking lot. The property abutting the proposed development to the south is zoned residential and a 25 foot buffer is required.

DISCUSSION: As encouraged in the Town's zoning ordinance, the applicant has been trying to secure a cross access with the property owner to the west. At this point, the adjacent property owner has not been receptive to this connection. The applicant will continue to pursue this but will only be able to stub out an access to their property line. Given this lack of a second access, the applicant is proposing an emergency access only from the existing curb cut along Kingston Pike. This will not be a public access and vehicles will be prevented from accessing this by a raised curb and bollards. The staff does not support any direct public access to the property from Kingston Pike. Such access would not be compliant with the Town's Driveways and Other Accessways Ordinance.

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

April 25, 2018

CMA Design/Blankenship & Partners, PLLC
6016 Brookvale Lane, Suite 110
Knoxville, TN 37919

**SUBJECT: STAFF COMMENTS ON THE SITE PLAN FOR THE KNOX VALLEY
DENTAL AT 11852 KINGSTON PIKE**

Dear Applicant:

The staff has reviewed the site plan for the Knox Valley Dental at 11852 Kingston Pike 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, May 7, 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, May 1, 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, May 7.

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

- 1) Please provide construction type and confirm structure will be fire sprinklered. This needs to be placed on the drawing of record;
- 2) Please provide the static and residual pressures along with the provided flow rate in GPM for the existing fire hydrant. Include the date, time & company that conducted the test;
- 3) Please provide the calculated fire flow and minimum number of fire hydrants required as referenced in appendix B & C of the 2012 International Fire Code. If structure is fire sprinkler protected with an NFPA 13 system, the 75% fire flow reduction is allowed;
- 4) A structure in excess of 7000 sq. ft may not be constructed of Type V construction, as stipulated in local amendments.

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

- 5) Please provide a full title/cover page with basic title block information included. Please also add a certified property address (certified by Knoxville/Knox Co. MPC property addressing), along with the property owner/developers actual address.
- 6) Note #8 on the site plan, and several other sheets, references 2:1 slopes. The maximum allowable graded slope is 2.5:1 and all slopes over 3:1 must be stabilized. Please update the note accordingly.
- 7) Please provide a table with calculations and diagrams verifying both maximum lot coverage and the minimum landscaping requirements between the building and parking lot.
- 8) Please clearly label all building entrances. Please also clarify the structure at the front of the courtyard that extends into setback area.

- 9) Please submit a full architectural design review checklist (see design standards for checklist)
- 10) Please also verify that the 75% masonry standard is being met (it does not appear to be).
- 11) Please identify where the address will be posted on the buildings on the submitted design elevations.
- 12) Please add an additional landscaped island to the parking row along the south side of the lot.
- 13) Please add a future vehicular connection point to the property to the west. The connection point should be stubbed to the property line and an easement will need to be provided to accommodate cross-lot access in the future.
- 14) Please clearly identify the location of any transformers on the electrical site plan and remove/modify the note regarding the ground mounted sign. Ground mounted signs, including locations, are reviewed by the Town's VRRB.
- 15) Please either add a note stating that there will be no antennas or clearly identify them on the plan.
- 16) There is a discrepancy between the building area listed in note #2 and note #9 (parking summary) on the site plan, please correct and clarify.
- 17) There are listed notes on several sheets that are partially obscured by plan information or plan information that is obscured by the sheet notes. Please correct.
- 18) The developer will be required to extend a sidewalk, with 6-foot grass strips, southward along the sites Chaho Rd. frontage. Please include it on the site plan and ensure that its location does not conflict with the Linda Heights Subdivision sign.
- 19) Please clearly identify the location of HVAC systems and document screening details. The building must screen the units.
- 20) Please include (on the site lighting sheet(s)) details/cutsheets for all proposed lighting fixtures.
- 21) The site currently spans three lots that will need to be combined and replatted into a single lot. The existing drainage easement running through the lot will need to be relocated in accordance with this plan on the plat and a cross-lot future vehicular access easement will also need to be identified.
- 22) As part of the plat, the required right of way must be dedicated. Please ensure that the building placement reflects the setback from the adjusted right of way (70 feet from the centerline of Kingston Pike would be the minimum front setback – the proposed building does not appear to comply with this requirement).
- 23) A letter-of-credit guaranteeing required landscaping will be required. Please also note that the landscaping plan will have to be approved by the Town's Visual Resources Review Board (VRRB).

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

- 24) Plans should be cleaned up to remove unnecessary line work and information that isn't relative to the particular sheet(s). For instance, the existing diagonal drainage easement only clutters the proposed grading plan, the site layout, etc.
- 25) Plans should indicate new ROW line along Kingston Pike which will result from the resubdivision plat. The building setbacks are from that line.
- 26) Please remove existing curb cut at northwest corner of property, and replace curb & gutter and sidewalk as appropriate.

- 27) Please submit drainage calculations. Drainage pipes should be minimum 18" diameter. All pipes should have minimum 1.0' cover from top of pipe to subgrade (not finished grade). Are there roof drains, and is it the intent to connect to drainage pipes?
- 28) Drainage easement alongside western property line is not necessary, as this pipe is on private property (and maintained by the property owner).
- 29) Traffic impact study indicates a low volume of trips will be generated, and level of service of the Kingston Pike/Chaho intersection will not be affected.
- 30) Please submit irrevocable letter of credit for erosion control for \$8500.
- 31) Please submit Drainage Fee of \$560.
- 32) Please submit NOC. and
- 33) Please submit copy of TDOT permit for working on state ROW.

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

CMA DESIGN



Committed to Excellence in Architectural Design

May 7, 2018

Response to STAFF COMMENTS ON THE SITE PLAN FOR THE KNOX VALLEY DENTAL AT 11852 KINGSTON PIKE

Gentlemen –

Below please find staff comments and our response.

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

- 1) Please provide construction type and confirm structure will be fire sprinklered. This needs to be placed on the drawing of record. *Per discussion/agreements at the Staff/Developer Meeting on May 1, 2018, the structure will NOT be fire sprinklered. Note has been added to C1.6. Construction type will be II-B.*
- 2) Please provide the static and residual pressures along with the provided flow rate in GPM for the existing fire hydrant. Include the date, time & company that conducted the test. *Pressures, flows, and location of secondary hydrant have been added to C1.6*
- 3) Please provide the calculated fire flow and minimum number of fire hydrants required as referenced in appendix B & C of the 2012 International Fire Code. If structure is fire sprinkler protected with an NFPA 13 system, the 75% fire flow reduction is allowed. *Note regarding flow of 2,000 gpm required has been added to C1.6*
- 4) A structure in excess of 7000 sq. ft may not be constructed of Type V construction, as stipulated in local amendments. *Construction type will be II-B.*

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

- 5) Please provide a full title/cover page with basic title block information included. Please also add a certified property address (certified by Knoxville/Knox Co. MPC property addressing), along with the property owner/developers actual address. *Architect has provided cover sheet. Civil engineer to provide certified property address.*
- 6) Note #8 on the site plan, and several other sheets, references 2:1 slopes. The maximum allowable graded slope is 2.5:1 and all slopes over 3:1 must be stabilized. Please update the note accordingly. *Notes have been modified to reflect 2.5:1 max slope*

- 7) Please provide a table with calculations and diagrams verifying both maximum lot coverage and the minimum landscaping requirements between the building and parking lot. *Table appears on landscape plan.*
- 8) Please clearly label all building entrances. Please also clarify the structure at the front of the courtyard that extends into setback area. *Building entrances labeled on C1.2. Walls at the front of the courtyard are decorative landscape walls 3'-6" height.*
- 9) Please submit a full architectural design review checklist (see design standards for checklist). *Design review checklist attached.*
- 10) Please also verify that the 75% masonry standard is being met (it does not appear to be). *Architectural elevations have been updated with additional masonry so that 75% masonry standard is met.*
- 11) Please identify where the address will be posted on the buildings on the submitted design elevations. *Address location has been noted on the building elevations.*
- 12) Please add an additional landscaped island to the parking row along the south side of the lot. *Adjustments to parking make additional island no longer necessary.*
- 13) Please add a future vehicular connection point to the property to the west. The connection point should be stubbed to the property line and an easement will need to be provided to accommodate cross-lot access in the future. *Connection has been added to C1.2*
- 14) Please clearly identify the location of any transformers on the electrical site plan and remove/modify the note regarding the ground mounted sign. Ground mounted signs, including locations, are reviewed by the Town's VRRB. *HVAC condensers/screen walls have been added to C1.2. Transformer to be located on electrical site plan.*
- 15) Please either add a note stating that there will be no antennas or clearly identify them on the plan. *Note added to C1.2 that no antennas will be located.*
- 16) There is a discrepancy between the building area listed in note #2 and note #9 (parking summary) on the site plan, please correct and clarify. *Building area corrected on C1.2.*
- 17) There are listed notes on several sheets that are partially obscured by plan information or plan information that is obscured by the sheet notes. Please correct. *Notes have been cleared up.*
- 18) The developer will be required to extend a sidewalk, with 6-foot grass strips, southward along the sites Chaho Rd. frontage. Please include it on the site plan and ensure that its location does not conflict with the Linda Heights Subdivision sign. *Sidewalk on Chaho road has been added to C1.2*
- 19) Please clearly identify the location of HVAC systems and document screening details. The building must screen the units. *HVAC pads and screening have been added to C1.2*

- 20) Please include (on the site lighting sheet(s)) details/cutsheets for all proposed lighting fixtures. *Details/cutsheets have been added to site electrical sheets.*
- 21) The site currently spans three lots that will need to be combined and replatted into a single lot. The existing drainage easement running through the lot will need to be relocated in accordance with this plan on the plat and a cross-lot future vehicular access easement will also need to be identified. *Recombination of the plats and relocation of drainage easement is currently being prepared by Scott Stanley, licensed surveyor. We anticipate completion by early June. Requesting that site plan approval be **contingent upon** recombination of the plats.*
- 22) As part of the plat, the required right of way must be dedicated. Please ensure that the building placement reflects the setback from the adjusted right of way (70 feet from the centerline of Kingston Pike would be the minimum front setback – the proposed building does not appear to comply with this requirement). *The adjusted right of way of 70 feet from centerline of Kingston Pike to be included as part of the recombination of plats. Revised building location and setback is reflected on C1.2.*
- 23) A letter-of-credit guaranteeing required landscaping will be required. Please also note that the landscaping plan will have to be approved by the Town's Visual Resources Review Board (VRRB). *Comment noted. Owner will provide letter of credit.*

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

- 24) Plans should be cleaned up to remove unnecessary line work and information that isn't relative to the particular sheet(s). For instance, the existing diagonal drainage easement only clutters the proposed grading plan, the site layout, etc. *All plans have been cleaned up.*
- 25) Plans should indicate new ROW line along Kingston Pike which will result from the resubdivision plat. The building setbacks are from that line. *C1.2 shows additional right of way and change in setback.*
- 26) Please remove existing curb cut at northwest corner of property, and replace curb & gutter and sidewalk as appropriate. *Per discussion/agreements at the Staff/Developer Meeting on May 1, 2018, curb cut will remain for emergency vehicle exit only.*
- 27) Please submit drainage calculations. Drainage pipes should be minimum 18" diameter. All pipes should have minimum 1.0' cover from top of pipe to subgrade (not finished grade). Are there roof drains, and is it the intent to connect to drainage pipes? *Drainage calculations submitted with this revision.*
- 28) Drainage easement alongside western property line is not necessary, as this pipe is on private property (and maintained by the property owner). *New drawing C1.7 has been created to clarify required easements.*

- 29) Traffic impact study indicates a low volume of trips will be generated, and level of service of the Kingston Pike/Chaho intersection will not be affected. *Comment noted.*
- 30) Please submit irrevocable letter of credit for erosion control for \$8500. *Owner will provide letter of credit.*
- 31) Please submit Drainage Fee of \$560. *Owner will provide drainage fee.*
- 32) Please submit NOC. *NOC will be forwarded when acquired.*
- 33) Please submit copy of TDOT permit for working on state ROW. *TDOT permit will be forwarded when acquired.*

END OF COMMENTS/RESPONSES

Respectfully submitted,

Josh C. McGee

Josh Cline McGee, AIA NCARB
Principal
CMA Design

Cc: Town of Farragut Planning Staff, Bill Blankenship



Blankschship & Partners, LLC
Architects and Planners

6016 Brookvale Lane, Suite 110, Knoxville, TN 37922
Office: 865.261.2585 Fax: 865.531.7911
Contact Name: William R. Blankschship
Owner:
Dhiren Zaveri
11852 Kingston Pike
Farragut, TN 37934

Contact Name: Dhiren Zaveri

Project Name:

Knox Valley
Dental

Consultants:
Structural

Contact Name:

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Date: May 03, 2018
Drawn By: HED
Checked By: WRB
Project Number: 18-01
Revisions
No. Date:

Drawing Title:
SITE LAYOUT PLAN

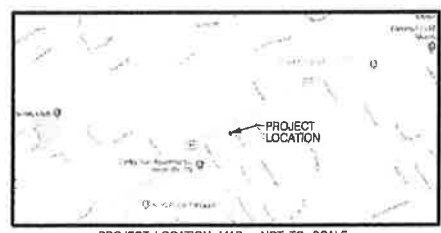
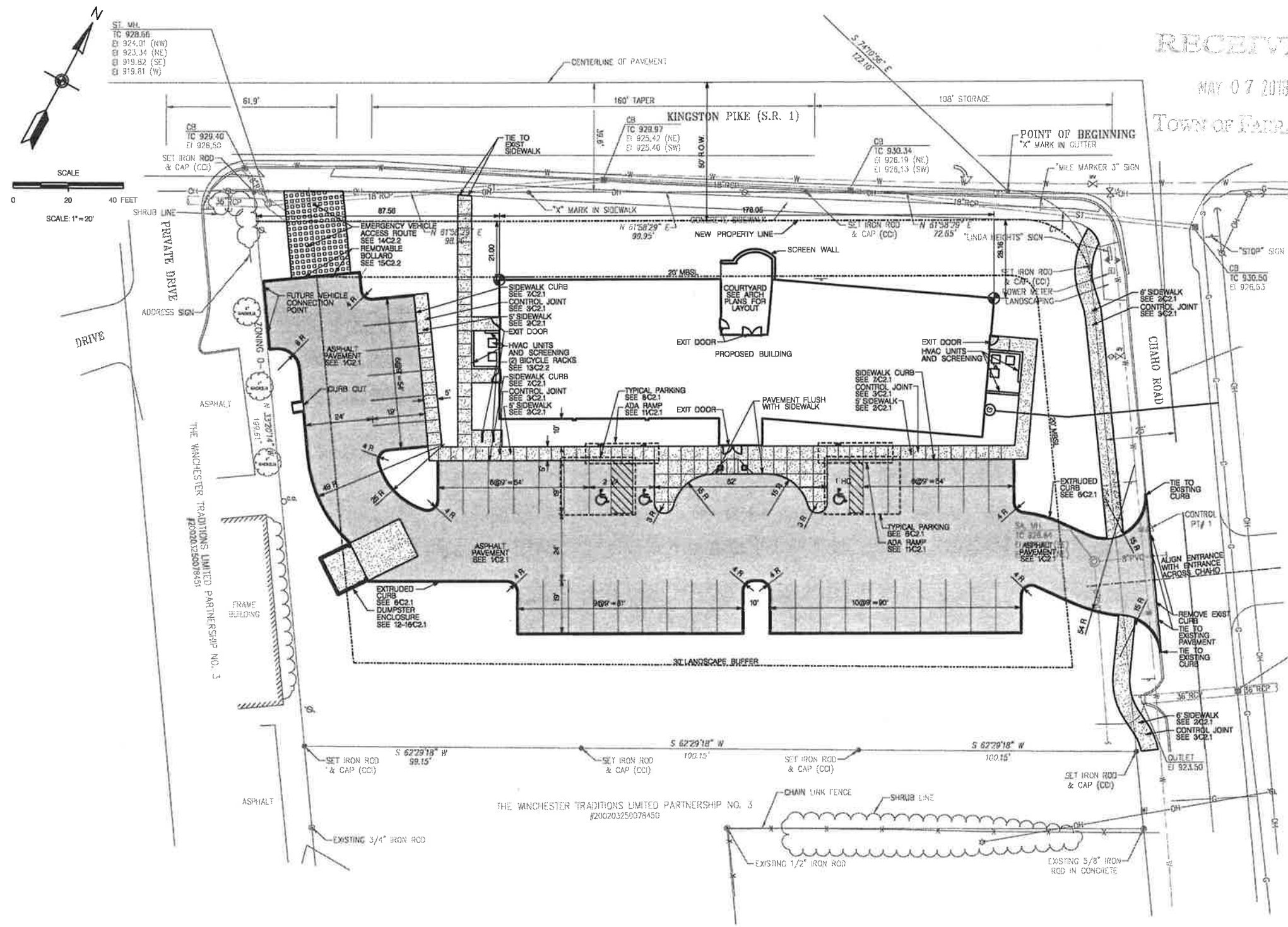
Drawing No.:
C1.2

LEGEND:		
EXISTING	PROPOSED	
535	535	GROUND CONTOUR ELEVATION
535.25	535.25	SPOT ELEVATION
		STRUCTURE
	NA	PROPERTY LINE
	NA	EASEMENT
		EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
PW	PW	POTABLE WATER
NG	NG	NATURAL GAS
OE	OE	OVERHEAD ELECTRICAL
W	W	WATER METER
F	F	FIRE HYDRANT
NA	NA	SURFACE FLOW
NA	NA	SILT FENCING
		CURB
		CATCH BASIN
NA		CONCRETE PAVEMENT
NA		ASPHALT PAVEMENT
NA		RIP RAP

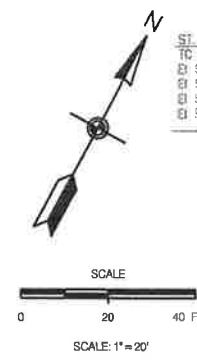
SITE LAYOUT NOTES

- USE: DENTAL OFFICE, ZONING: O-1, PARCEL 152C000101
- TOTAL BUILDING AREA: PROPOSED 8,819 SF (1 STORY)
- TOTAL SITE: 1.37 AC, TOTAL DIST AREA: 1.25 AC, TOTAL NEW IMPERV: 0.84 AC.
- DEED REFERENCE: DB 1712 PG 74
- THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA.
- SITE BENCHMARK: CONTACT SURVEYOR FOR SITE BENCHMARK DATUM NAVD 88.
- SITE BOUNDARY INFORMATION IS FROM A SURVEY BY CANNON AND CANNON, TOPOGRAPHIC INFORMATION IS FROM KGIS. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY THE OTHERS.
- UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
- PARKING SUMMARY:
TOTAL REQUIRED: 35 SPACES
TOTAL PROVIDED: 40 SPACES
BASIS: 1 SPACE PER 250 SF
MEDICAL OFFICE: 8,819 X 1250 = 38
- SETBACKS:
FRONT: 20' (KINGSTON PIKE AND CHAHO)
REAR: 30' BUFFER
SIDE: 20'
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF THE WORK. ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS.
- CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE US DEPARTMENT OF LABOR. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK.
- VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS, AND LOCATION OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNERS REPRESENTATIVE SHALL BE NOTIFIED OF ANY INTERFERENCES OR DISCREPANCIES.
- TRAFFIC CONTROL IN CONSTRUCTION AREAS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- CORRECT ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES, OR OTHER EXISTING IMPROVEMENTS AT NO EXPENSE TO THE OWNER.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND/OR CONCRETE AND NEW PAVEMENT AND/OR CONCRETE. FIELD ADJUSTMENT OF FINAL GRADES MAY BE REQUIRED. INSTALL ALL STORM SYSTEMS PRIOR TO INSTALLATION OF PAVEMENT AND/OR CONCRETE.
- DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR TO THE FACE OF BUILDING UNLESS NOTED OTHERWISE.
- MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION. INCLUDE ALL UTILITY LOCATIONS AND ALL NEW SIDEWALK RAMP ELEVATIONS FOR ALL SANITARY AND STORM SEWER STRUCTURES SHALL BE INCLUDED. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES DISCOVERED DURING CONSTRUCTION.
- THERE WILL BE NO ANTENNAS ON THIS PROJECT.

RECEIVED
MAY 07 2018
TOWN OF FARRAGUT



OWNER:
DR. DHIREN ZAVERI
11852 KINGSTON PIKE
FARRAGUT, TN
CONTACT DR. DHIREN ZAVERI
ENGINEER:
WILL ROBINSON & ASSOCIATES
1248 N. SHOREWOOD LN
CARYVILLE, TN 37714
PH: 865-588-4200
CONTACT: WILL ROBINSON
CONTRACTOR:
TO BE DETERMINED





Blankenship & Partners, LLC
Architects and Planners

6016 Brookvale Lane, Suite 110, Knoxville, TN 37922
Office: 865.251.2585 Fax: 865.531.7911
Contact Name: William R. Blankenship
Owner:
Dhiren Zaveri
11832 Kingston Pike
Memphis, TN 38134

Contact Name: Dhiren Zaveri

Project Name:

Knox Valley
Dental

Consultants:
Structural

Contact Name:

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Seal



Date: May 03, 2018
Drawn By: HSD
Checked By: WRB
Project Number: 18-01
Revisions
No. Date:

Drawing Title:
SITE GRADING PLAN

Drawing No.:
C1.5

RECEIVED

MAY 07 2018

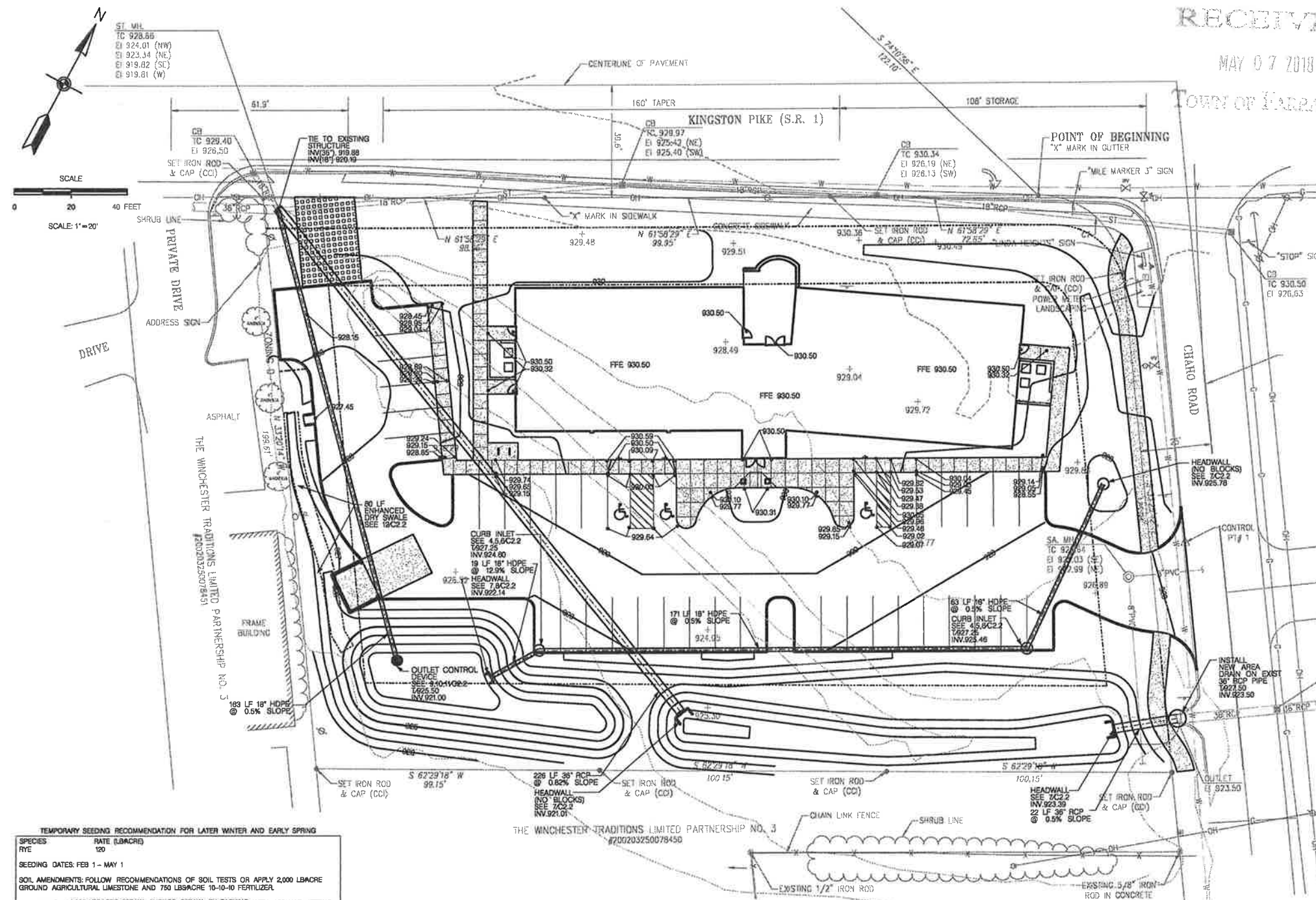
TOWN OF FARRAGUT

LEGEND:

EXISTING	PROPOSED	
---	---	GROUND CONTOUR ELEVATION
535.25'	535.25'	SPOT ELEVATION
---	---	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
PW	PW	POTABLE WATER
NG	NG	NATURAL GAS
OE	OE	OVERHEAD ELECTRICAL
W	W	WATER METER
F	F	FIRE HYDRANT
NA	NA	SURFACE FLOW
NA	NA	SILT FENCING
---	---	CURB
---	---	CATCH BASIN
NA	NA	CONCRETE PAVEMENT
NA	NA	ASPHALT PAVEMENT
NA	NA	RIP RAP

SITE GRADING NOTES

1. SITE BENCHMARK: CONTACT SURVEYOR FOR LOCATION AND ELEVATION OF SITE BENCHMARK BASIS NGVD83.
2. SITE BOUNDARY SURVEY IS FROM CANNON AND CANNON AND TOPOGRAPHIC INFORMATION IS FROM KGIS. THE GRADING CONTRACTOR SHALL VERIFY CONDITIONS AND INFORM THE ENGINEER OF ANY DISCREPANCIES. THE ARCHITECT AND THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
3. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES INCLUDING SILT FENCE, RIP RAP, AND EROSION CONTROL MAT AS SOON AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE STRUCTURES UNTIL THE SITE HAS BEEN SUFFICIENTLY STABILIZED.
5. THE CONTRACTOR SHALL EMPLOY SOILS CONSULTANTS FOR THE TESTING OF SOIL COMPACTION IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. SOIL SHALL BE COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD. SOIL MOISTURE CONTENT SHALL BE MAINTAINED WITHIN +/- 3% OF OPTIMUM.
6. THIS PROJECT MAY INVOLVE IMPORT OR WASTE OF FILL MATERIAL. THE CONTRACTOR SHALL REVIEW THIS PLAN, THE SITE SURVEY, AND INSPECT THE SITE ITSELF. THE CONTRACTOR SHALL FORMULATE HIS OWN OPINION AS TO THE APPLICABILITY OF THIS PLAN TO THE GOAL OF AN ECONOMICALLY OPTIMAL SITE. CONTACT THE ENGINEER IF CHANGES TO THIS GRADING PLAN ARE REQUIRED TO MEET THIS GOAL.
7. ALL SLOPES GREATER THAN 3:1 SHALL BE SPREAD WITH NORTH AMERICAN GREEN S-71 EROSION CONTROL FABRIC. INSTALL FABRIC PER MANUFACTURER'S RECOMMENDATIONS.
8. NO SLOPES SHALL BE GREATER THAN 2.5 HORIZONTAL : 1 VERTICAL.
9. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OR EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
10. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
11. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL FOLLOW THE APPROVED PLAN DETAILS. IF DETAILS ARE NOT SHOWN, REFERENCE THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
12. SLOPES SHALL HAVE EROSION CONTROL MAT INSTALLED IMMEDIATELY AFTER SLOPE GRADING IS COMPLETED AND TOPSOIL HAS BEEN INSTALLED TO ENCOURAGE "LOCK IN" OF EROSION MAT.
13. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
14. CONTRACTOR SHALL STORE CHEMICALS AND SOLUBLE MATERIALS IN AN ENCLOSED, WATERPROOF LOCATION OR PROVIDED WITH SECONDARY CONTAINMENT CAPABLE OF STORING THE CONTENTS OF THE TOTAL AMOUNT OF CHEMICALS STORED. SPILL CLEANUP MATERIALS MUST BE LOCATED WITHIN THE IMMEDIATE PROXIMITY OF THE MATERIALS AS WELL.
15. PLACEMENT OF PORTA-POTTIES ON THE PROJECT WILL NOT BE LOCATED CLOSE TO STREAMS, WETLANDS, OR STORM DRAINS.
16. NO VEHICLE MAINTENANCE OF CONSTRUCTION VEHICLES WILL OCCUR ONSITE.
17. CONSTRUCTION MATERIALS WILL BE STAGED IN THE PARKING AREA BETWEEN THE BUILDING AND GILL ST. FOR TRASH ON THE PROJECT, PROVIDE A TRASH RECEPTACLE WITH A LID. MAINTAIN THE MATERIAL STAGING AREA IN AN NEAT AND ORDERLY MANNER.
18. CONTRACTOR SHALL INSTALL 4" THICK LAYER OF QUALITY TOPSOIL ON ALL DISTURBED AREAS AND ESTABLISH A THICK STAND OF GRASS ACCEPTABLE TO THE TOWN OF FARRAGUT.
19. ANY TRACKING OF SEDIMENT ONTO FURROW WAY SHALL BE CLEANED IMMEDIATELY WITH A BROOM OR EQUAL.



TEMPORARY SEEDING RECOMMENDATION FOR LATER WINTER AND EARLY SPRING

SPECIES	RATE (LB/ACRE)
RYE	120

SEEDING DATES: FEB 1 - MAY 1

SOIL AMENDMENTS: FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LBS/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LBS/ACRE 10-10-10 FERTILIZER.

MULCH: APPLY 4,000 LBS/ACRE STRAW. ANCHOR STRAW BY TACKLING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE: REPERFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REPERFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

TEMPORARY SEEDING RECOMMENDATION FOR SUMMER

SPECIES	RATE (LB/ACRE)
OATS	50
BROWN TOP MILLET	30

SEEDING DATES: MAY 15 - AUG 15

SOIL AMENDMENTS: FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LBS/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LBS/ACRE 10-10-10 FERTILIZER.

MULCH: APPLY 4,000 LBS/ACRE STRAW. ANCHOR STRAW BY TACKLING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE: REPERFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REPERFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

TEMPORARY SEEDING RECOMMENDATION FOR FALL

SPECIES	RATE (LB/ACRE)
OATS	30
BROWN TOP MILLET	30

SEEDING DATES: AUG 15 - DEC 15

SOIL AMENDMENTS: FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LBS/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LBS/ACRE 10-10-10 FERTILIZER.

MULCH: APPLY 4,000 LBS/ACRE STRAW. ANCHOR STRAW BY TACKLING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE: REPERFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REPERFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE. IF NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 LBS/AC CRIMSON CLOVER IN LATE FEBRUARY OR EARLY MARCH.

CONSTRUCTION SEQUENCE OF EVENTS:

1. INSTALL EROSION CONTROL MEASURES
2. CONSTRUCT SEDIMENT POND
3. SITE CLEARING AND GRUBBING
4. SITE ROUGH GRADING
5. TEMPORARY SEEDING
6. FOUNDATION CONSTRUCTION
7. SLAB CONSTRUCTION
8. WALL/ROOF SYSTEM CONSTRUCTION
9. EXTERIOR/INTERIOR FINISH
10. PARKING LOT PAVING
11. FINISH GRADING
12. PERMANENT SEEDING/LANDSCAPING
13. SITE CLOSEOUT/LONG TERM MAINTENANCE



Blankenship & Partners, LLC
Architects and Planners

4016 Brookvale Lane, Suite 110, Knoxville, TN 37922

Office: 865.281.2585 Fax: 865.531.7711

Contact Name: William R. Blankenship

Owner:

Dhiren Zaveri

11852 Kingston Pike

Farragut, TN 37934

Contact Name: Dhiren Zaveri

Project Name:

Knox Valley
Dental

Consultants:

Structural

Contact Name:

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Seal



Date: May 03, 2018

Drawn By: HED

Checked By: WRB

Project Number: 18-01

Revisions

No. Date:

Drawing Title:

SITE UTILITY PLAN

Drawing No.:

C1.6

RECEIVED

MAY 07 2018

Town of Farragut

LEGEND:

EXISTING

PROPOSED

535

535

GROUND CONTOUR ELEVATION

535.25

535.25

SPOT ELEVATION

NA

NA

STRUCTURE

NA

NA

PROPERTY LINE

NA

NA

EASEMENT

SD

SD

EDGE OF PAVEMENT

SS

SS

STORM DRAIN

PW

PW

SANITARY SEWER

NG

NG

POTABLE WATER

OE

OE

NATURAL GAS

W

W

OVERHEAD ELECTRICAL

NA

NA

WATER METER

NA

NA

FIRE HYDRANT

NA

NA

SURFACE FLOW

NA

NA

SILT FENCING

NA

NA

CURB

NA

NA

CATCH BASIN

NA

NA

CONCRETE PAVEMENT

NA

NA

ASPHALT PAVEMENT

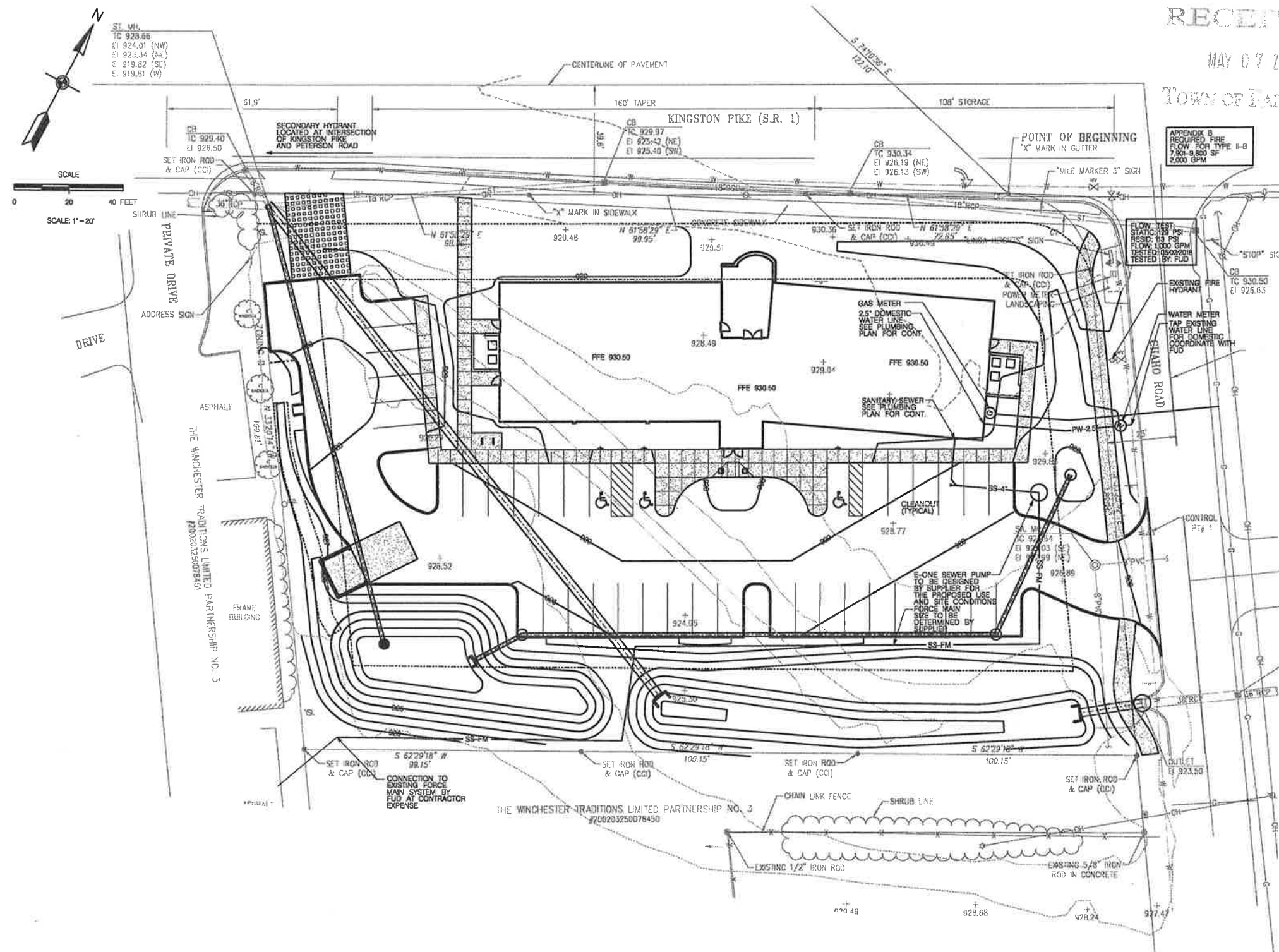
NA

NA

RIP RAP

SITE UTILITY NOTES

1. SITE BOUNDARY INFORMATION IS BASED ON A SURVEY BY CANNON AND CANNON. TOPOGRAPHIC INFORMATION IS FROM KGIS. THE CONTRACTOR SHALL VERIFY CONDITIONS AND INFORM THE ARCHITECT OF ANY DISCREPANCIES. THE ARCHITECT AND THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
2. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
3. SANITARY SEWER SERVICE: SITE SANITARY SEWER SERVICE SHALL BE BY GRAVITY SEWER TO PUBLIC SEWER. GRAVITY SEWER SHALL BE 4" SDH-20 PVC AT MIN 2% SLOPE. COORDINATE WITH FIRST UTILITY DISTRICT SEWER DEPARTMENT.
4. WATER SERVICE SHALL CONSIST OF 2.5" TYPE K COPPER WATER LINE. MINIMUM COVER SHALL BE 18". COORDINATE WATER LINE CONSTRUCTION WITH FIRST UTILITY DISTRICT WATER DEPARTMENT.
5. FIRE PROTECTION SERVICE SHALL BE BY EXISTING FIRE HYDRANT AS DEPICTED ON THIS PLAN. THIS BUILDING WILL NOT HAVE A FIRE SUPPRESSION SYSTEM.



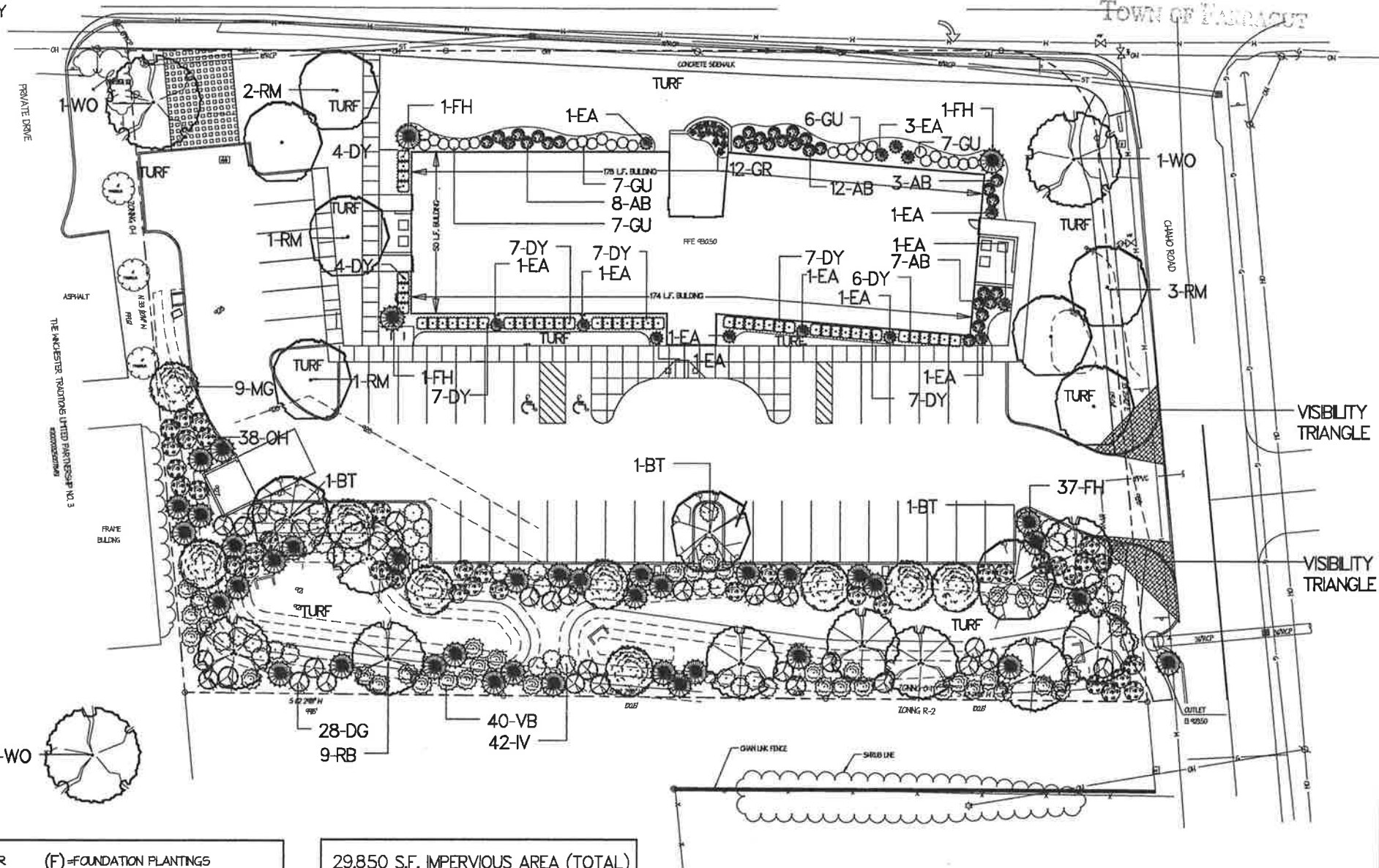
NOTES

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

RECEIVED

MAY 07 2018

TOWN OF FARRAGUT



PLANT SCHEDULE (S)=SHADE TREE-SITE (D)=DETENTION (B)=BUFFER (F)=FOUNDATION PLANTINGS					
SYM	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	AREA REQUIRED
TREES					
WO	3	QUERCUS PHellos	WILLOW OAK	25" CAL. MIN.	S
RM	7	ACER RUBRUM	OCT. GLORY RED MAPLE	25" CAL. MIN.	S
FH	3	ILEX X ATTENUATA	FOSTER HOLLY	6' HEIGHT	S
RB	9	BETULA NGRA	RIVER BIRCH	25" CAL. MIN.	B
BT	3	NYSSA SYLVATICA	BLACK TUPELO	25" CAL. MIN.	B
FH	12	ILEX X ATTENUATA	FOSTER HOLLY	6' HEIGHT	B
MG	9	MAGNOLIA STELLATA	STAR MAGNOLIA	8' HEIGHT	D
FH	25	ILEX X ATTENUATA	FOSTER HOLLY	6' HEIGHT	D
EA	8	THUJA OCCIDENTALIS	EMERALD ARBORVITAE	6' HEIGHT	F
SHRUBS					
OH	12	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	36" B&B	B
OH	26	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	36" B&B	D
VB	40	VEBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	36" B&B	D
DG	28	CORNUS SERICEA	REDOSIER SHRUB DOGWOOD	36" HEIGHT	D
IV	42	ITEA VIRGINICA HENRY'S GARNET	HENRY'S GARNET SWEETSPICE	36" HEIGHT	D
GU	27	AZALEA GUMPO WHITE	GUMPO WHITE AZALEA	3 GALLON	F
DY	53	TAXUS X MEDIA DENSIFORMIS	DENSE YEW	24" HEIGHT	F
AB	30	ABELIA X GRANDIFLORA	GLOSSY ABELIA	3 GALLON	F
PERENNIALS					
GR	12	RUDBECKIA FULGIDA	GOLDSTURM RUDBECKIA	1 GAL-30" O.C.	F

REQUIRED SITE TREES:

1 TREE/2,500 S.F. IMPERVIOUS AREA
 $29,850 / 2,500 = 12$ TREES REQUIRED
 13 TREES PROVIDED
 (10 CANOPY/3 UNDERSTORY)

BUFFER TREES:

(300 LF. X 25' STRIP)
 4 CANOPY TREES/100 LF. = 12 REQ'D. 12 PROVIDED
 4 UNDERSTORY TREES/100 LF. = 12 REQ'D. 12 PROVIDED
 4 LARGE SHRUBS/100 LF. = 12 REQ'D. 12 PROVIDED

STORMWATER/DETENTION:

1 TREE/20 LF. = 678 LF. / 20 = 34 REQ'D
 1 LARGE SHRUB / 5 LF. = 678 LF. / 5 = 136 REQ'D
 34 TREES PROVIDED
 136 SHRUBS PROVIDED

BUILDING FOUNDATION GREEN SPACE
 402 LF. OF BUILDING FACING PARKING/ACCESS
 REQUIRED: LINEAR FEET OF BUILDING X 2.5
 $402 \times 2.5 = 1,005$ S.F. GREEN SPACE REQUIRED
 4,041 S.F. PROVIDED

LAND DESIGN GROUP
 MASTER PLANNING
 PROJECT MANAGEMENT

CMA DESIGN



Blankenship & Partners, LLC
 Architects and Planners
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 Knoxville, TN 37922
 Office: 865.251.2505 Fax: 865.531.7911
 Contact Name: William R. Blankenship

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 Contact Name: William R. Blankenship
 Owner:
 Dhiren Zaveri
 1852 Kingston Pike
 Farragut, TN 37934

Contact Name: Dhiren Zaveri
 Project Name:

Knox Valley Dental

Consultants:
 LANDSCAPE DESIGN

Contact Name:
 W. ALLEN DUKE
 LAND DESIGN GROUP

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Date: April 05, 2018
 Drawn By: DUKE
 Checked By: DUKE
 Project Number: 18-01
 Revisions:
 No. Date:

Drawing Title:
 LANDSCAPE PLAN

Drawing No:
 LA-1

SECTION 2:

Design Guidelines Checklist



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: Building courtyard accessible from Kingston Pike sidewalk
pg. 14	1.2	Coordinate streetscape elements along public frontages surrounding a development.	☒	☐	☐	Comment:
pg. 14	1.3	Coordinate streetscape elements on internal streets and lanes within a development.	☐	☐	☒	Comment:
pg. 14	1.4	Use streetscape elements that invite a high level of activity along a commercial street frontage.	☐	☐	☒	Comment:
pg. 14	1.5	Use streetscape elements that invite passive pedestrian and recreational activity along a residential street frontage.	☐	☐	☒	Comment:

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: Building and commons courtyard placed near Kingston Pike sidewalk

pg. 16	1.7	Design the street frontage to be compatible with the surrounding context.	☒	☐	☐	Comment: Design aesthetic and single-story building complimentary to neighboring business
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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: Sidewalk extended along street frontage
pg. 18	1.9	Provide vehicular connections into and between adjoining properties.	☒	☐	☐	Comment: Future cross-access provided

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: Public building courtyard provided
pg. 20	1.11	Locate and orient outdoor open space to be actively used.	☒	☐	☐	Comment: Courtyard directly usable/accessible for all tenants
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: Landscape buffer/bio-retention swale provided

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:
pg. 23	1.16	Use a coordinated landscape palette to establish a sense of visual continuity.	☒	☐	☐	Comment:
pg. 23	1.17	Preserve and maintain mature trees and significant vegetation.	☐	☐	☒	Comment: No existing vegetation
pg. 23	1.18	Use hardy plant and tree species.	☒	☐	☐	Comment:
pg. 23	1.19	Use landscaping to enhance pedestrian improvements.	☒	☐	☐	Comment:
pg. 23	1.20	Integrate landscaping and stormwater management systems.	☒	☐	☐	Comment: Landscape buffer/bio-retention swale provided

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: Parking located @ rear of property, minimal vision from Kingston Pike
pg. 24	1.22	Locate and design parking lots to allow for pedestrian access.	☒	☐	☐	Comment:
pg. 24	1.23	Design parking access to minimize potential negative impacts on pedestrians.	☒	☐	☐	Comment:

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:
pg. 25	1.25	Shield site lighting to minimize off-site glare.	☒	☐	☐	Comment:

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:
pg. 26	1.27	Design a retaining wall to minimize impacts on the natural character of the site.	☒	☐	☐	Comment:
pg. 26	1.28	Design a building foundation to conform to the existing topography.	☒	☐	☐	Comment:
pg. 26	1.29	Design a site to minimize vulnerability to sinkholes.	☒	☐	☐	Comment:

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:
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:
pg. 27	1.33	Enclose a free-standing utility or service area.	☒	☐	☐	Comment: HVAC condenser pads shielded from public view

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:
pg. 31	1.41	Design landscape buffer areas to provide shared amenities.	☒	☐	☐	Comment:
pg. 31	1.42	Provide pedestrian, bike and vehicular connections to adjacent neighborhoods.	☒	☐	☐	Comment:

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:
pg. 37	2.2	Position taller building elements to minimize visual impacts.	☒	☐	☐	Comment:
pg. 37	2.3	Design floor-to-floor heights to establish a sense of scale and reflect Farragut traditions.	☐	☐	☒	Comment:

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:
pg. 38	2.5	Use horizontal articulation techniques to establish a sense of human scale in the design of a larger building.	☒	☐	☐	Comment:

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: Two-story atrium lobby interconnects usable building space
pg. 40	2.7	Locate iconic design features to maximize their visibility and impact.	☒	☐	☐	Comment:

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:
pg. 40	2.9	Consider incorporating a roof form that provides a "cap."	☒	☐	☐	Comment:

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:
pg. 42	2.11	Design a building façade to be compatible with its context.	☒	☐	☐	Comment:

pg. 42	2.12	Design a building façade to convey visual interest.	☒	☐	☐	Comment:
pg. 42	2.13	Design a building façade to promote an active appearance.	☒	☐	☐	Comment:

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:
pg. 44	2.15	Use high quality, durable materials to define the ground floor and add visual interest.	☒	☐	☐	Comment:

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:
pg. 47	2.17	Use masonry materials to promote a cohesive community image.	☒	☐	☐	Comment:

pg. 48	2.18	Use accent materials to enhance visual interest.	☒	☐	☐	Comment:
pg. 48	2.19	Use materials to convey a sense of human scale and visual interest to pedestrians.	☒	☐	☐	Comment:
pg. 48	2.20	Use exterior material, paint and roof colors that are compatible with the surrounding context.	☒	☐	☐	Comment:

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:
pg. 50	2.22	Anticipate future phases of development when renovating a façade.	☐	☐	☒	Comment:

ADAPTIVE 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:

pg. 51	2.24	Consider future objectives for the site when adapting an existing structure to a new use.	☐	☐	☒	Comment:
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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:
pg. 52	2.26	Incorporate residential design features adjacent to a residential neighborhood.	☒	☐	☐	Comment:

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a request for a variance from the distance between driveways requirement 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 816 Concord Road, Parcel 001, Tax Map 153B, Group B, .5 Acres, Zoned RA (Knox County) (John and Sarah Mailen, Applicant)

INTRODUCTION: As you may recall from a similar request that was presented at the September 2017 Planning Commission meeting, the entire Concord Road right of way is within the Town of Farragut though some parcels that front along the east side of Concord Road are not within the Town limits. For these parcels, the Town would not have direct involvement with how they are developed except for approving access onto Concord Road.

DISCUSSION: In the next few months TDOT will be initiating work on significant improvements to Concord Road from Turkey Creek Road to Northshore Drive. As part of this project, access points will be considered. The applicant is requesting approval for a right in/right out access onto Concord Road for a small half-acre residential lot that was purchased by the applicant in 1990. The property is zoned residential (RA) in Knox County and is very limited in how it could be used due to its size and shape. The applicant does not own adjacent property and is solely requesting a residential scale right in right out driveway access since the property would have no other access option.

Since Concord Road is classified as an arterial street on the Town of Farragut's Major Road Plan, the minimum distance between driveways is 400 feet as provided for in the Driveways and Other Accessways Ordinance. The right in/right out access requested by the applicant is roughly 119 feet from the existing residential access to the north and 194 feet to the nearest driveway to the south. As part of the Concord Road improvement project, a raised median will be constructed along this section of Concord Road. This will create, by default, the right in right out turning moving to access the property. Since the proposed access point does not meet the required 400 feet of driveway separation, the applicant is requesting a variance from the distance between driveways requirement in the Driveways and Other Accessways Ordinance.

RECOMMENDATION: Since the property in question would have no other access and TDOT has already approved the requested residential access (copy is included in the packet), the staff would recommend approval subject to it being clear that it would only be for a right in/right out residential driveway access since the Concord Road improvement project includes a raised median through this section. There shall be no median cut approved at any time in the future. The median must remain as shown in the road improvement design.



**STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION**

1045 Maintenance Lane
Knoxville, TN 37914

May 10, 2017

Steven M. Borden, P.E.
Director/Assistant Chief Engineer
TDOT – Region 1
7345 Region Lane
Knoxville, TN 37914

Re: Residential Driveway Submittal on SR 332, MM 1 (816 Concord Road) – Knox County

Steve,

I met with the property owner and reviewed the sight distance. I am acceptable to this request for a residential driveway at this address. If you have any questions or need additional information, please feel free to call me at 865-594-5976.

Sincerely,

A handwritten signature in black ink, appearing to read "C.R. Wood".

Casey R. Wood, P.E.
District Operations Supervisor

TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2015	STP-M-332(9)	6B
S.R. 332			KNOX CO.
47033-2223-54			(R.O.W.)

Proposed Residential Driveway
for 816 Concord Road
Requested by Sarah Mailen
(865) 385-9048

RECEIVED
APR 13 2013
TOWN OF FARRAGUT

CURVE S.R. 332
PI 118+70.35
N 563.203.5575
E 2,518.632.8551
A 16° 19' 12" (LT)
D 3' 00' 00"
R 1,909.86
L 544.00
T 273.85
SE 0.027 FT/FT
DESIGN SPEED 40 MPH
TRANS. LENGTH 170

STA. 118+96.00 S.R. 332=
STA. 30+00.00 CLARITY POINTE LN.
N 563184.0807
E 2518660.5389

Lamar Properties

194 feet from the
next driveway to the
south.

119 feet from the next
driveway to the north

10 feet from
proposed driveway.

However, there will be a Raised
Medium strip that cannot be
crossed by vehicular traffic.

R.O.W.
PLANS

SEALED BY

COORDINATES ARE NAD/83(1995),
ARE DATUM ADJUSTED BY THE
FACTOR OF 1.00009 AND TIED TO
THE TGRN. ALL ELEVATIONS ARE
REFERENCED TO THE NAVD 1988.

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

PROPOSED
LAYOUT

STA. 107+00 TO STA. 120+00

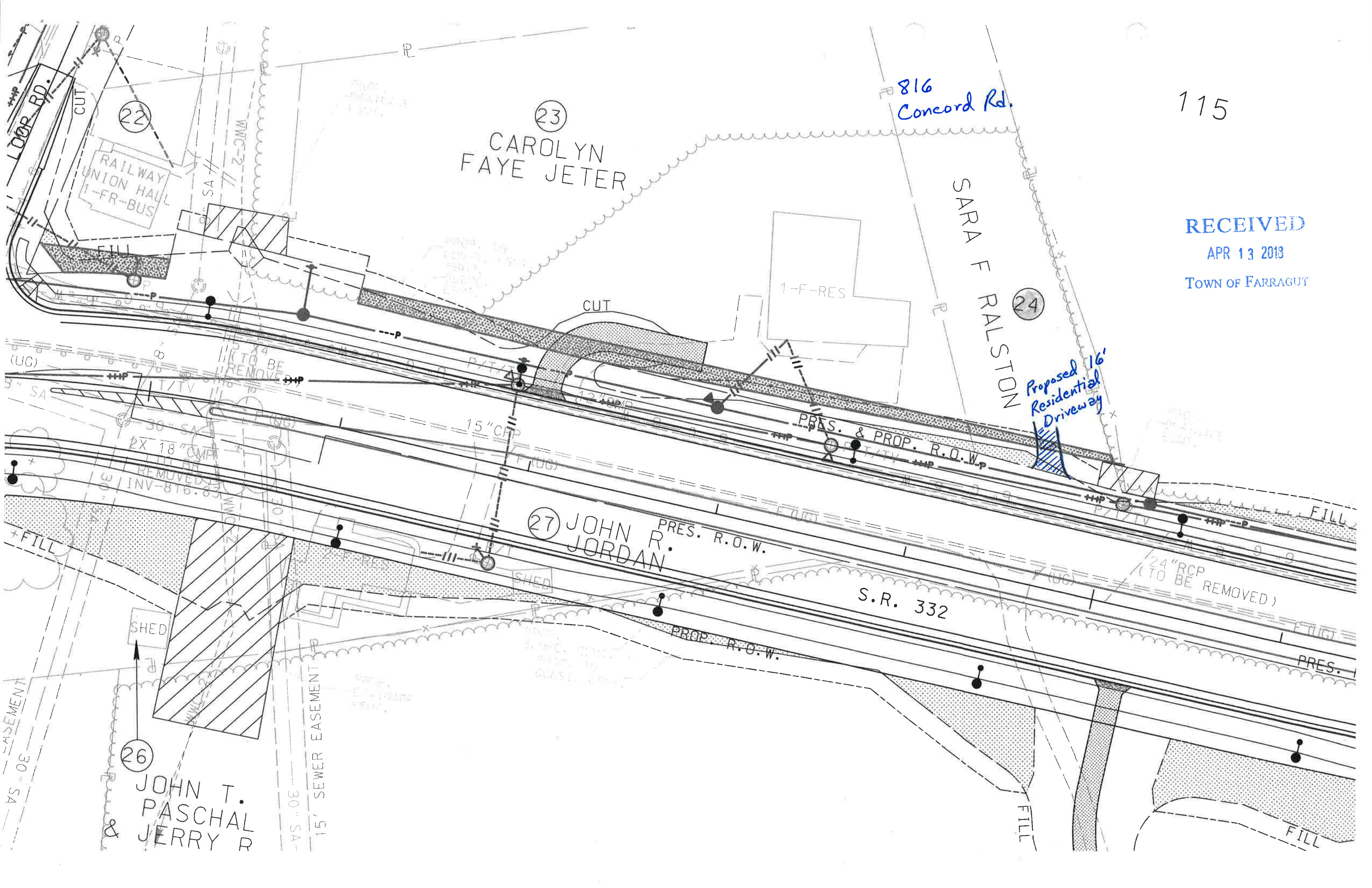
SCALE: 1" = 50'

MAINLINE SUPERELEVATION TABLE					
107+00.00	0.018	0.018	113+50.00	0.020	0.020
107+50.00	0.032	0.032	114+00.00	0.020	0.020
107+61.08	0.035	0.035	114+50.00	0.020	0.020
108+00.00	0.035	0.035	115+00.00	0.020	0.020
108+50.00	0.035	0.035	115+11.50	0.020	0.020
109+00.00	0.035	0.035	115+50.00	0.020	0.009
109+50.00	0.035	0.035	115+96.50	0.020	0.003
109+85.38	0.035	0.035	116+00.00	0.020	0.004
110+00.00	0.031	0.031	116+50.00	0.020	0.018
110+50.00	0.017	0.020	116+81.50	0.027	0.027
110+85.38	0.008	0.020	117+00.00	0.027	0.027
111+00.00	0.003	0.020	117+50.00	0.027	0.027
111+50.00	0.010	0.020	118+00.00	0.027	0.027
111+85.38	0.020	0.020	118+50.00	0.027	0.027
112+00.00	0.020	0.020	119+00.00	0.027	0.027
112+50.00	0.020	0.020	119+50.00	0.027	0.027
113+00.00	0.020	0.020	120+00.00	0.027	0.027

CURVE S.R. 332
PI 108+69.22
N 564.193.9417
E 2,518.439.3829
A 26° 25' 03" (RT)
D 6' 00' 00"
R 954.93
L 440.29
T 224.14
SE 0.035 FT/FT
DESIGN SPEED 40 MPH
TRANS. LENGTH 200

CURVE CLARITY POINTE LANE
PI 30+90.54
N 563.153.0583
E 2,518.575.4841
A 2° 59' 10" (RT)
D 4' 00' 00"
R 1,432.39
L 74.65
T 37.33
SE 0.020 FT/FT
DESIGN SPEED 20 MPH
TRANS. LENGTH 65
PC 30+53.20
PT 31+27.85

NOTE: SEE SHEET 2E FOR GREENWAY
ALIGNMENT DETAILS & CURVE DATA.



115

RECEIVED
APR 13 2013
TOWN OF FARRAGUT

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on an ordinance to amend the height regulations for accessory buildings in the R-1, Rural Single-Family Residential Zoning District (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: This item was discussed last month as a workshop item. At that time, the staff noted that one issue that had arisen on a few occasions with residential accessory structures is building height, particularly when constructed on a slope. In some cases, the height requirement of a maximum of 15 feet from average grade along the building plane to the mid-point along the roof line can result in an accessory building with a less attractive roof pitch that is incompatible with the home.

RECOMMENDATION: Included in your packet is Ordinance 18-05 which provides for some modifications to accessory building height in the Rural Residential (R-1) Zoning District. At this time, the staff is not proposing any changes to other districts since they typically have smaller lots with less space and setbacks between adjacent dwelling units and lot lines. The specific language included in Ordinance 18-05 would allow an accessory building that is on a lot of record greater than one acre that is proposed on a slope exceeding 4:1 to increase its height from a maximum of 15 feet to a maximum of 20 feet. As a supplemental protection to an adjacent property, the setback for such accessory building shall be two additional feet for each foot of height greater than 15 feet.

The staff recommends approval of Resolution PC-18-12 which recommends approval of Ordinance 18-05.

RESOLUTION PC-18-12

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3., SPECIFIC ZONING DISTRICTS, SECTION III., RURAL SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1), TO PROVIDE FOR NEW HEIGHT REGULATIONS FOR ACCESSORY STRUCTURES

WHEREAS, the Tennessee Code Annotated, Section 13-4-201 et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on May 17, 2018;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 18-05.

ADOPTED this 17th day of May, 2018.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	18-05
PREPARED BY:	Shipley
REQUESTED BY:	Staff
CERTIFIED BY FMPC:	May 17, 2018
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3., SPECIFIC ZONING DISTRICTS, SECTION III., RURAL SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1), TO PROVIDE FOR NEW HEIGHT REGULATIONS FOR ACCESSORY STRUCTURES

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 2, Definitions, of the Farragut Zoning Ordinance, Ordinance 86-16,

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

SECTION 1.

The Farragut Zoning Ordinance, Chapter 3, Section III., Rural Single-Family Residential District (R-1), Subsection E., Height regulations, is amended by adding the following:

3. Accessory residential buildings constructed on a slope in excess of 4:1 (run/rise) may exceed 15 feet in height (up to a maximum of 20 feet in height), provided such building is situated on a lot of record that is at least one acre, the building has only one finished floor, and the building is set back two additional feet from the standard accessory building setback for each foot the building is in excess of 15 feet in height.

SECTION 2.

This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this _____ day of _____, 2018,
with approval recommended.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on removing mini-warehouse facilities from the list of permitted uses in the Regional Commercial (C-2) Zoning District and retaining mini-warehouse facilities as a permitted use in the Regional Commercial, Retail/Warehousing (C-2-R/W) Zoning District (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: This item was discussed last month and the Planning Commission was in agreement with the concept of removing mini-warehouse facilities from the list of permitted uses in the C-2 Zoning District. Included in your packet is Ordinance 18-08 which removes mini-warehouses from the C-2 Zoning District but retains such uses in the C-2-R/W Zoning District.

RECOMMENDATION: The staff recommends approval of Resolution PC-18-09 which recommends approval of Ordinance 18-08.

RESOLUTION PC-18-09

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION XV, REGIONAL COMMERCIAL DISTRICT (C-2) BY THE DELETION OF MINI-WAREHOUSE FACILITIES AS A PERMITTED USE; AND CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION XXIV, REGIONAL COMMERCIAL DISTRICT, RETAIL/WAREHOUSING (C-2-R/W) BY THE ADDITION OF MINI-WAREHOUSE FACILITIES AS A PERMITTED USE.

WHEREAS, the Tennessee Code Annotated, Section 13-4-201 et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on May 17, 2018;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of Ordinance 18-08.

ADOPTED this 17th day of May, 2018.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	18-08
PREPARED BY:	Hose
REQUESTED BY:	Staff & Planning Commission
CERTIFIED BY FMPC:	May 17, 2018
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION XV, REGIONAL COMMERCIAL DISTRICT (C-2) BY THE DELETION OF MINI-WAREHOUSE FACILITIES AS A PERMITTED USE; AND CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION XXIV, REGIONAL COMMERCIAL DISTRICT, RETAIL/WAREHOUSING (C-2-R/W) BY THE ADDITION OF MINI-WAREHOUSE FACILITIES AS A PERMITTED USE.

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

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

SECTION 1.

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section XV Regional Commercial District (C-2), Part B. (Permitted principal and accessory uses and structures) is amended by deleting number 15 “Mini-warehouse facilities” in its entirety as a permitted use.

SECTION 2.

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section XXIV Regional Commercial District, Retail/Warehousing (C-2-R/W), Part B. (Permitted principal and accessory uses and structures) is amended by the addition of permitted use number 4 “Mini-warehouse facilities”, as follows:

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.

SECTION 3.

This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this ____ day of _____, 2018,
with approval recommended.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on removing the General Commercial Storage District (CS-1) from Chapter 3 of the Farragut Zoning Ordinance (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: This item was discussed last month and the Planning Commission was in agreement with the concept of removing the General Commercial Storage District (CS-1) from Chapter 3 of the Farragut Zoning Ordinance.

RECOMMENDATION: The staff recommends approval of Resolution PC-18-08 which recommends approval of Ordinance 18-07.

RESOLUTION PC-18-08

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, WITH THE DELETION OF SECTION XIII, GENERAL COMMERCIAL STORAGE DISTRICT (CS-1).

WHEREAS, the Tennessee Code Annotated, Section 13-4-201 et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on May 17, 2018;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of Ordinance 18-07.

ADOPTED this 17th day of May, 2018.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE: 18-07
PREPARED BY: Hose
REQUESTED BY: Staff & Planning Commission
CERTIFIED BY FMPC: May 17, 2018
PUBLIC HEARING: _____
PUBLISHED IN: _____
DATE: _____
1ST READING: _____
2ND READING: _____
PUBLISHED IN: _____
DATE: _____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, BY THE DELETION OF SECTION XIII, GENERAL COMMERCIAL STORAGE DISTRICT (CS-1).

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

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

SECTION 1.

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, is amended by the deletion of Section XIII, General Commercial Storage District (CS-1) in its entirety.

SECTION 2.

This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this ____ day of _____, 2018,
with approval recommended.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION