



AGENDA
FARRAGUT MUNICIPAL PLANNING COMMISSION

January 17, 2019
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 – December 20, 2018**
- 4. Approval of Roadway Improvements at intersection of Kingston Pike and Watt Road (Town of Farragut, Applicant)**
- 5. Approval of Roadway Improvements at intersection of N. Campbell Station Road and Snyder Road (Town of Farragut, Applicant)**
- 6. Discussion and public hearing on a request for a zoning map amendment to change the zoning on a portion of Parcel 005, Tax Map 151, 501 N. Watt Road, from Agricultural (A) to Neighborhood/Convenience Commercial (NCC), 5.2 Acres (approximately half in the Town and half in the County) (Richard Cox and Kathleen Cox, Applicant)**
- 7. Discussion and public hearing on a final plat for the Brass Lantern Subdivision, Parcel 012, Tax Map 169, 801 McFee Road, 20.22 Acres, 31 Lots, Zoned R-1/OSR (Homestead Land Holdings, Applicant)**
- 8. Discussion on a resubdivision plat for 12017 West Kingsgate Road to provide for a street connection from the Brookmere Subdivision to West Kingsgate Road, .36 Acres, Zoned R-2 (Homestead Land Holdings, Applicant)**
- 9. Discussion and public hearing on eliminating the Planned Commercial Development District (PCD)**
- 10. Approval of Utilities**



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

December 20, 2018

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ed Whiting, Secretary
Ron Williams, Mayor
Louise Povlin, Alderman
Betty Dick
Noah Myers
Nick LiMandri

MEMBERS ABSENT

Jon Greene
Rose Ann Kile

Staff Representatives: Mark Shipley, Community Development Director
David Smoak, Town Administrator

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

1. Citizen Forum

Chairman Holladay reminded commissioners to complete their State of Tennessee form concerning ethics. Chairman Holladay also noted that the Light the Park display at Founder's Park was exceptional.

2. Approval of agenda

Staff noted that Agenda Item #8 was requested for postponement by the applicant due to incomplete field items. *A motion was made by Commissioner St. Clair to approve the agenda with Agenda Item #8 being removed. Motion was seconded by Commissioner Whiting and motion passed unanimously.*

3. Approval of minutes – November 15, 2018

Staff recommended approval of the November 15, 2018 minutes. *A motion was made by Commissioner Povlin to approve the minutes as submitted. Motion was seconded by Commissioner St. Clair and motion passed unanimously. Commissioner Myers abstained due to being absent at the November 15 meeting.*

4. Discussion on a request for a zoning map amendment to change the zoning on a portion of Parcel 005, Tax Map 151, 501 N. Watt Road, from Agricultural (A) to Neighborhood/Convenience Commercial (NCC), 5.2 Acres (approximately half in the Town and half in the County) (Richard Cox and Kathleen Cox, Applicant)
For discussion purposes only.

5. Discussion and public hearing on a site plan for parking lot and site-related ADA modifications for the Farragut Community Center/Knox County Senior Center, 239 Jamestowne Boulevard, 5.72 Acres, Zoned S-1 (Aaron J. Heidel – Barber McMurry Architects, Applicant)

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

- 1) Drainage calculations should address peak discharges from the detention basin, not total volumes. Existing detention basin was designed to detain the post-developed 50-year storm to the pre-developed 10-year peak discharge. As constructed, does the existing basin now detain the 1, 2, 5, 10, 25 and 100-year events to pre-developed peak discharge? How is first flush to be accommodated?
- 2) Please coordinate tree protection details and/or references from the various existing sheets onto a tree protection sheet or reference this information only on the grading plan sheet so that there is consistency with the information shown on the plans with regards to tree protection and related details;
- 3) Please ensure the turn-around area in the new parking lot is at least 10 feet in depth. It appears to comply but should be dimensioned;
- 4) Please provide lot coverage information on plan sheets. Include existing, proposed, and total information for the site;
- 5) Please provide detail (cut sheet) on the plans for proposed exterior light fixture additions (if there are any); and
- 6) Please provide “inverted U” or similar bike racks instead of the proposed “wave” style rack. Inverted U and similar designs (“A” type, Post & Loop) provide two points of contact with the bike and can accommodate two bikes per fixture (one on each side).

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

6. Discussion and public hearing on a site plan for exterior modifications to the former Outlet Mall building, 11221 Outlet Drive, 15.47 Acres, Zoned C-2-R/W (Stefanie Genua, R2R Studio, LLC., Applicant)

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

- 1) The plans still do not appear to be stamped correctly. Date should be on face of seal and extending beyond. Please update;
- 2) There is no professional seal on the landscaping sheet or materials/information regarding the preparers qualifications. Please update and include on the plan;
- 3) Please consider increasing the planting boxes for European Hornbeams to 5 feet by 5 feet if possible. Staff questions whether the proposed 4 x 4 planters will provide adequate area. Please also provide planting soil mix details if possible;
- 4) Please provide information regarding the planting area requirements for the proposed Crossvine and assure that planting box dimensions are adequate;
- 5) The location of the existing bicycle parking rack is out near the street and may not be utilized because of security concerns. Please consider relocating closer to the building entrances for user convenience and security. Please also consider using inverted “U” or similar rack designs that provide two points of contact for the bike; and

- 6) Please note that proposed HVAC screening will have to be verified to assure that the units are not visible in accordance with Town requirements.

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

7. Discussion and public hearing on a site plan for the Brookmere Clubhouse, Parcel 044, Tax Map 152, 430 Virtue Road, 33.01 Acres, Zoned R-1/OSR (Lose & Associates, Inc., Applicant)

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

- 1) Please note that, with the exception of the entry sign and structure located in the median and approved by the BOMA, all non-fence related structures must be set back at least 10 feet from property lines (including proposed right-of-way lines);
- 2) Please note that the adopted fire and building codes require the street number to be located on the building. If visibility is an issue additional address numbers should also be posted as proposed to supplement the numbers on the building;
- 3) Parking calculation should include the number of required spaces based on zoning requirements. Please update the table. Please also note that if spaces are provided in excess of 10% of the required number the Town's low impact development parking and stormwater provisions must be met;
- 4) Please note that the regulatory 100yr flood boundary will shift as a result of the requested CLOMR/LOMR. All improvements located with the flood hazard area will have to comply with the Town's Flood Damage Prevention Regulations;
- 5) Please note that the design of the proposed entrance sign and the landscaping plans will have to be approved by the Visual Resources Review Board;
- 6) Please note that proposed greenway/walking trail will have to be approved and constructed prior to final plat approval;
- 7) The "drawn by, checked by, and scale" boxes on sheet 6 are not filled in, please update;
- 8) Please noted that there is a very dark line on several sheets that appears to the existing 500yr flood boundary. It is confusing, please adjust;
- 9) The applicants provided an additional site plan sheet as requested by staff to improve plan readability. The staff would, however, still like to meet with the designers to further clarify several sheets for the final approved plan set;
- 10) This submittal makes note of the fact that the location of the walking trail has been revised to minimize impacts to wetlands and associated buffer, with final greenway layout to be provided in a future submittal – this will have to be approved and constructed prior to final plat approval. Please ensure that the wetlands are avoided in the final design;
- 11) Erosion control letter of credit already in place includes area disturbed by this amenity package. No other LOC for erosion control will be necessary;
- 12) Please submit drainage fee for \$750; and
- 13) Utilities shown should include gas, telephone and cable. Have all utilities plans been approved by the respective utility providers?

A motion was made by Commissioner St. Clair to approve the site plan subject to the staffs' comments. Motion was seconded by Commissioner Williams and motion passed unanimously.

- 8. Discussion and public hearing on a final plat for the Brass Lantern Subdivision, Parcel 012, Tax Map 169, 801 McFee Road, 20.22 Acres, 31 Lots, Zoned R-1/OSR (Homestead Land Holdings, Applicant)**

Removed from the agenda.

- 9. Discussion and public hearing on an amendment to the Farragut Zoning Ordinance, Chapter 4, Section XX., Parking and Loading, Subsection A., Off-Street Parking Requirements, Part 3., Number of Parking Spaces Required, to provide for new requirements related to bicycle parking**

Staff recommended approval of Resolution PC-18-19 which recommends approval of Ordinance 19-01. *A motion was made by Commissioner Povlin to approve Resolution PC-18-19 which recommends approval of Ordinance 19-01. Motion was seconded by Commissioner Myers and motion passed unanimously.*

- 10. Discussion on eliminating the Planned Commercial Development District (PCD)**

For discussion purposes only.

- 11. Approval of Utilities**

None.

The meeting adjourned at 8:00 p.m.

Edwin K. Whiting, Secretary

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Darryl Smith, Town Engineer

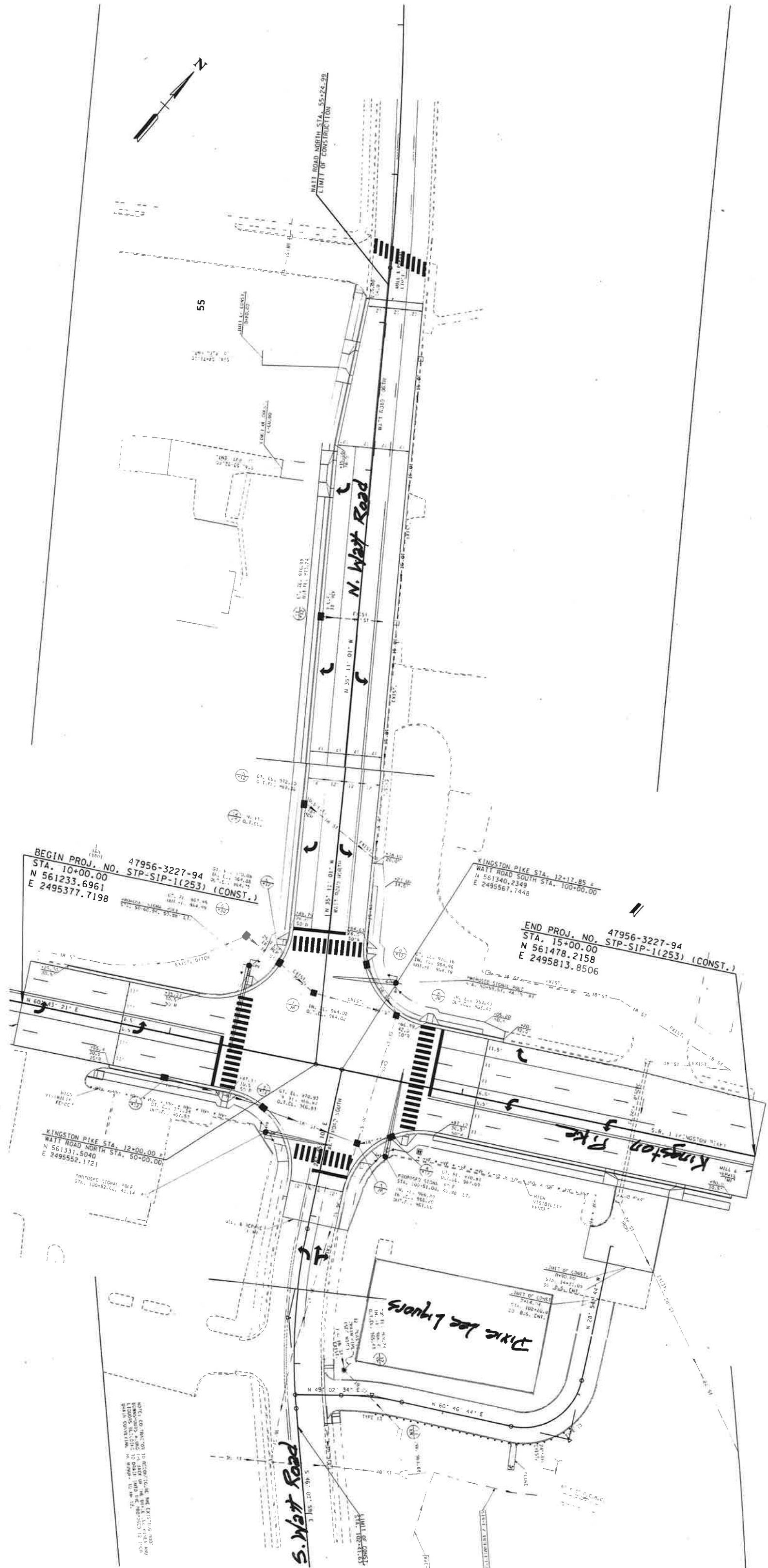
SUBJECT: Approval of roadway improvements at intersection of Kingston Pike and Watt Road

INTRODUCTION AND BACKGROUND: This item is for approval of our planned improvements at the intersection of Watt Road and Kingston Pike.

DISCUSSION: The extension of Watt Road to Old Stage Road (completed in 2014) brought about an unusual dilemma: Lane assignment on Watt Road has always been proper for the “T” intersection (constructed ca. 1981). However, adding a fourth leg (south Watt Road) to the intersection increases the thru movements on Watt. Prior to the Watt Road extension, the northbound and southbound thru movements were correctly required to enter the center lane of Watt Road to proceed through the signal across Kingston Pike. With Watt Road extended to Old Stage (increasing both thru movements), it is unusual (and unexpected for the unfamiliar motorist) to enter what is generally considered the “left-turn lane” to make the thru movement. For this reason, lane re-assignment is in order. Additionally, a southbound right-turn lane will be added to separate right turns from the thru movement, and radius returns will be tightened to improve new pedestrian crossings (see attached image). Signal improvements will be required as well, as the islands on the north side of the intersection will be removed and mast arm poles will be replaced. Sidewalk will be extended, which will connect pedestrian facilities south of Kingston Pike along Watt Road, completing the connection to Mayor Bob Leonard Park.

This project was last presented to FMPC in 2016. Since that time, we have revised the plan to close the existing entrance from Watt Road to Dixie Lee Liquors, moving their Watt Road access to the rear of the store. This allows a much safer access point from Watt Road, as the current location is simply too close to the intersection for smooth operation. TDOT currently plans to let this project to bids on March 29, with plans turn-in January 18. Completion is anticipated in summer 2019.

RECOMMENDATION: Included in your packet is the proposed layout of the intersection. Staff recommends approval.



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Darryl Smith, Town Engineer

SUBJECT: Approval of roadway improvements at intersection of N. Campbell Station Road and Snyder Road (Town of Farragut, Applicant)

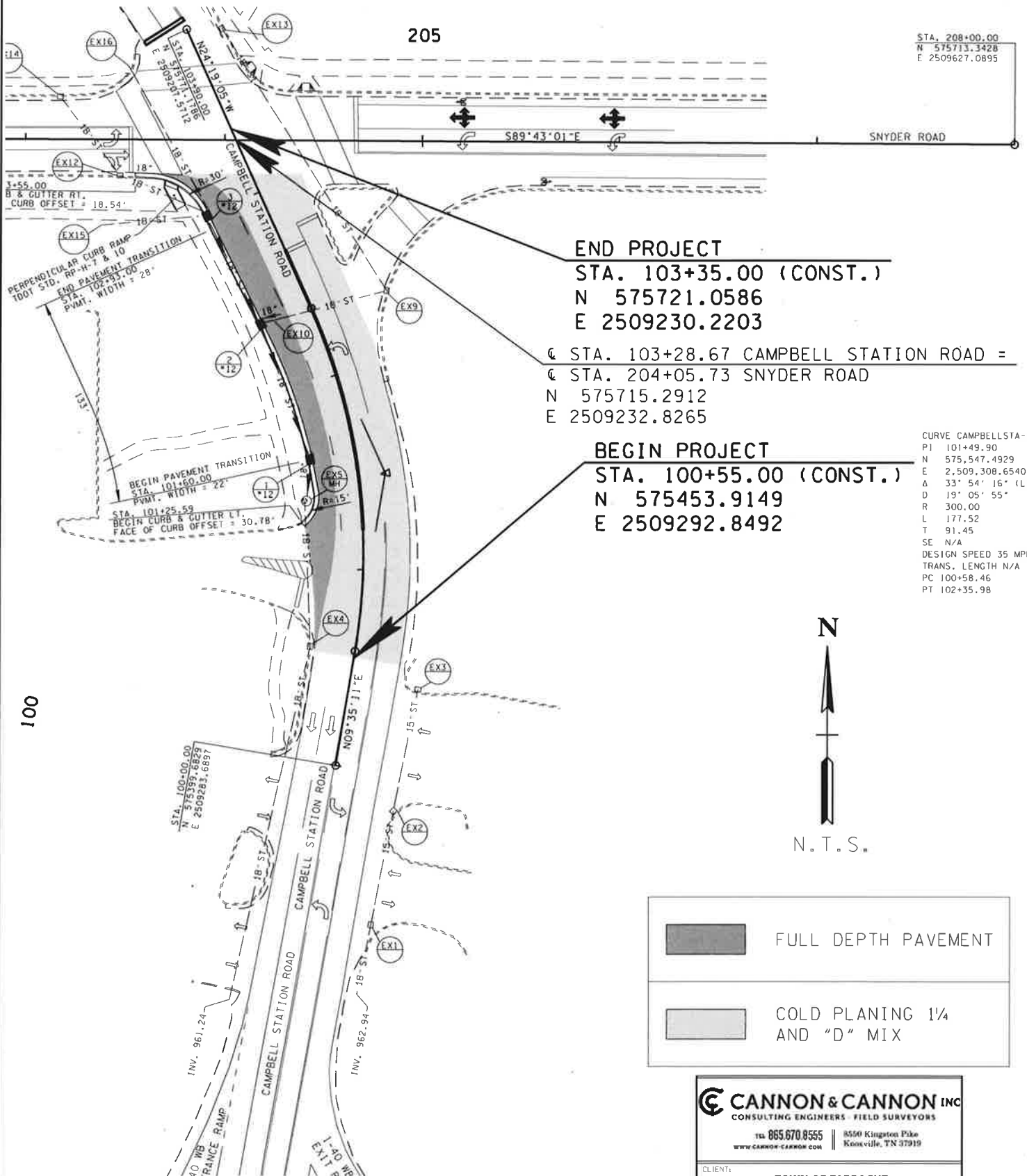
INTRODUCTION: The purpose of this item is the approval of plans to extend the right southbound lane on Campbell Station Road to the Snyder Road intersection (see attached layout) and introduce a double left turn movement from westbound Snyder Road to Campbell Station Road.

DISCUSSION: In 2009, the Town extended an additional southbound lane from the I-40 westbound on-ramp to the north on Campbell Station Road. The purpose of that project was to improve efficiency of the intersection of Campbell Station and the westbound off-ramp. In 2012, Knox County completed the construction of Snyder Road, relocating the eastern Snyder Road approach to its current location (see layout). This route has become increasingly popular, and the westbound left turn movement from Snyder Road onto southbound Campbell Station Road is particularly heavy during peak hours, with a long queue sometimes requiring several signal cycles to clear. Our engineering consultant (Cannon & Cannon) has proposed this design to extend the southbound lane on Campbell Station to the new Snyder Road intersection and modify the westbound “thru/right turn” lane on Snyder to a “left/thru/right turn.” The thru and right turn movements are relatively small, and these modifications should allow the left turn movement from Snyder to be accomplished much easier with a double left turn.

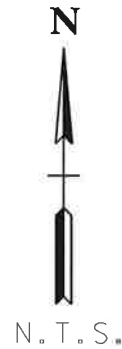
RECOMMENDATION: Included in your packet is the proposed layout of the intersection. Staff recommends approval.

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REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a request for a zoning map amendment to change the zoning on a portion of Parcel 005, Tax Map 151, 501 N. Watt Road, from Agricultural (A) to Neighborhood/Convenience Commercial (NCC), 5.2 Acres (approximately half in the Town and half in the County) (Richard Cox and Kathleen Cox, Applicant)

INTRODUCTION AND BACKGROUND: This item was workshopped at last month's meeting. As noted at the meeting, this tract is bisected with roughly half being in the Town of Farragut and half in an unincorporated area of Knox County. A small portion also appears to be in Loudon County. As one travels north on N. Watt Road, this is the last tract in the Town on the west side of the road.

The property currently includes one dwelling unit that is situated on the Knox County portion of the property. Historically, the property has been used for agriculture related activity and as a single-family residence.

DISCUSSION: As part of the CLUP Steering Committee's efforts to focus more intensely on planning for remaining vacant (or under-developed) properties, the Committee decided to identify and focus on some priority areas. The first area selected was the Watt Road Corridor since it is a gateway to the Town, contains a large regional park, and has some sizable undeveloped land. After gathering community and Planning Commission input, amendments were made to the future land use map for the Watt Road Corridor.

The future land use for the property in question was changed from Open Space and Medium Density Residential to Mixed Use Neighborhood. Also, resulting from the CLUP Steering Committee's efforts along with input provided by the Planning Commission, a new zoning district was created and named Neighborhood/Convenience Commercial (NCC). This district would be a scaled down commercial district where an opportunity to include residential within a development as a transitional element would be possible. This new zoning district would be most similar to the Mixed-Use Neighborhood land use category on the future land use map.

RECOMMENDATION: As noted last month, since the future land use map was recently updated, and the proposed zoning district is consistent with the updated future land use map, staff would support this rezoning. Included in your packet is a copy of Resolution PC-19-02 which recommends approval of Ordinance 19-04. The applicant is completing a boundary survey that will be used for the rezoning exhibit that will accompany the Ordinance. This survey is particularly important given that the property appears to be situated in three jurisdictions. This survey will be necessary for an accurate description of the area being rezoned at this time. If this survey is not completed prior to the Commission's consideration of this rezoning, staff will recommend postponement until February. Staff has included a temporary map exhibit with Ordinance 19-04. This will be replaced with the survey for the final ordinance exhibit.

RESOLUTION PC-19-02

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 ALL PORTIONS OF PARCEL 005, TAX MAP 151 LOCATED WITHIN THE TOWN, SAID PROPERTY BEING LOCATED AT 501 N. WATT ROAD, FROM A (AGRICULTURAL) TO NCC (NEIGHBORHOOD/CONVENIENCE COMMERCIAL)

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 January 17, 2019;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval of Ordinance 19-04 to the Farragut Board of Mayor and Aldermen, an ordinance amending the Farragut Zoning Ordinance and Map, Ordinance 86-16, by rezoning the above noted property.

ADOPTED this 17th day of January, 2019.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE: 19-04
PREPARED BY: Hose
REQUESTED BY: Town of Farragut
CERTIFIED BY FMPC: January 17, 2019
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 all portions of Parcel 005, Tax Map 151 located within the Town of Farragut, said property being located at 501 N. Watt Road, from A (Agricultural) to NCC (Neighborhood/Convenience Commercial) (See Exhibit A).

SECTION 2.

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

Ron Williams, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this ____ day of _____, 2019,
with approval recommended by the Farragut Municipal Planning Commission (FMPC).

Rita Holladay, Chairman FMPC

Edwin K. Whiting, Secretary FMPC



**Exhibit A
Ordinance 19-04**

**Rezone
A portion of Parcel 5
Tax Map 151,
501 N. Watt Road**

From
A (Agricultural)
to

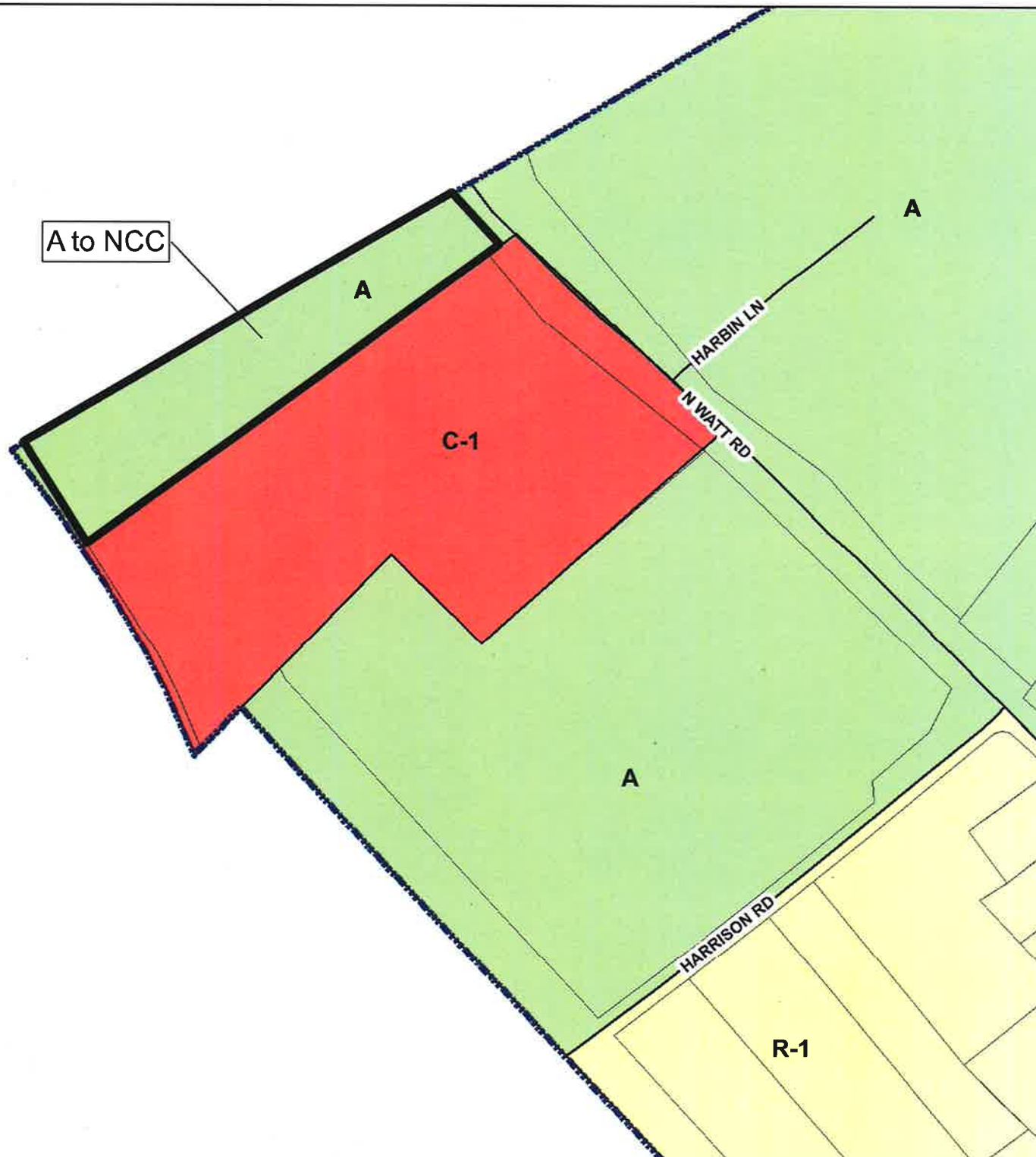
NCC (Neighborhood/Convenience
Commercial)

Legend

-  Subject Property
-  Town Limit
-  Streets
-  Parcels
-  A, Agricultural
-  R-1, Rural Single-Family Residential
-  C-1, General Commercial



1 in = 250 ft



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a final plat for the Brass Lantern Subdivision, Parcel 012, Tax Map 169, 801 McFee Road, 20.22 Acres, 31 Lots, Zoned R-1/OSR (Homestead Land Holdings, Applicant)

INTRODUCTION AND BACKGROUND: The Brass Lantern Subdivision off McFee Road received preliminary plat approval on June 6, 2018. Since that time the applicant has been working on installing the public improvements shown on the preliminary plat. The applicant is now requesting approval for a final plat that includes 30 houselots and one large open space lot that surrounds the periphery and encompasses the westernmost portion of the development.

RECOMMENDATION: Though this item is on the agenda, it may not be ready in the field for final plat approval. As you may recall, due to incomplete field items, this was removed from the agenda last month at the request of the applicant. Staff will monitor the progress and include a recommendation prior to the meeting. Included in your packet is a copy of the revised final plat along with the staffs' comments on the original plat. Assuming the field items are in a condition for final plat consideration, staff will also address in their recommendation whether the plat related comments have been satisfactorily addressed.

November 28, 2018

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

RECEIVED

DEC 4 2018

TOWN OF FARRAGUT

**SUBJECT: STAFF COMMENTS ON THE FINAL PLAT FOR THE BRASS LANTERN
SUBDIVISION, PARCEL 012, TAX MAP 162, 801 MCFEE ROAD, 20.22
ACRES, 31 LOTS**

Dear Bob:

The staff has reviewed the final plat 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) 18" x 24" size copies and one (1) 11" x 17" reduced set to the Farragut Town Hall **Monday, December 10, 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, December 4, at 9:30 a.m. The purpose of this meeting is to discuss questions you may have on staff comments. Modifications to the plans are not due until Monday, December 10.

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

- 1) Please include "purpose of plat" note on the plat; **ADDED NOTE 14.**
- 2) Please include building and lot coverage notes and tables; **ADDED UPPER LEFT CORNER**
- 3) Please dimension ROW width; **SEE MAP**
- 4) Please include assigned road name; **SEE MAP**
- 5) Please include note on the plat (and reflect in the covenants) that the HOA will be responsible for maintaining all landscaping in street median islands and in the entrance area; **SEE NOTE 13**
- 6) Please remove "slope easement" notation from the plat if no longer applicable. If applicable, please provide dimensions; **REMOVED**
- 7) Please clarify the sanitary sewer easement that appears to be crossing lot 30; **SANITARY SEWER EXITS THE SUBDIVISION VIA THAT ROUTE**
- 8) There is a light shaded "ST" with lines that appears to be stormwater related. There is no identifying notation or legend on the plat that clearly identifies it. Please define; **ADDED SEE MAP**
- 9) There are 15-foot easements running between Lots 1 & 2 and 29 & 30 that are not labeled and defined (appear to be stormwater related). Please define; **SEE MAP**
- 10) Please include an easement for any planned subdivision entrance sign/structures; **NOT NEEDED ON OPEN SPACE LOT**

- 11) Where do you plan to locate centralized mail box facilities and will easements for their location be needed? If so, please locate on plat; **LOCATED ON OPEN SPACE LOT 1 SEE MAP**
- 12) Please clarify the co-location of the walking trail and drainage easement at the end of the cul-de-sac. We need to ensure that drainage will not conflict with walking trail; **DRAINAGE IS NEEDED TO FACILITATE WALKING TRAIL**
- 13) Please verify that the walking trails will be completed prior to final approval. The final plat must show easements based on the constructed trail – 10 feet from the centerline on each side. Walking trail placement must be coordinated with Town staff; **FUTURE**
- 14) Please add the language “and release of 2-year letter of credit” to the second sentence of note # 8; **SEE NOTE 8**
- 15) Note #9 does not adequately identify easement locations. Please locate any such easements on the plat; **THEY ARE BUT THIS IS A NOTE FUD REQUESTS**
- 16) Please remove the “private ROW ...” language from note # 12; **SEE NOTE 12**
- 17) Please add standard “aquatic buffer” note regarding clearing, disturbance, etc. to plat; **SEE NOTE 17**
- 18) Please include certificate for street approval or letter of credit; **FUTURE**
- 19) Please include certificate for release of easements; **NO EASEMENTS ARE BEING ELIMINATED BY THIS PLAT**
- 20) Please note, all field items will need to be completed prior to final approval; **FUTURE**
- 21) Please submit copy of private restrictions. These must be approved by the Town Attorney before building permits can be issued; **BOB TO PROVIDE**
- 22) Once all improvements have been installed please submit an as-built of the utilities, including storm system in a JPEG format; **FUTURE**

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

- 23) Please complete all planned improvements prior to final plat approval, including stabilization (grass cover). Staff will prepare a punchlist as work nears completion;
- 24) Please submit verification (with as-built) of detention facilities. Verification should consider volume, capacity, location and performance with regards to model storm events;
- 25) Will surface course of asphalt and all sidewalk be completed prior to final plat? These are the only two items for which we can accept a letter of credit for completion. Staff will calculate amount for completion letter of credit; and
- 26) An irrevocable letter of credit for maintenance of roadway, sidewalk, walking trails and drainage elements will be required in the amount of \$50,000.

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

AICP
Development Director

Darryl Smith, PE
Town Engineer

TOTAL AREA = 20.22 ACRES
880,580 SQ.FT.

30 LOTS AND 1 OPEN LOT
OPEN SPACE:

TOTAL AREA 20.22 ACRES
OPEN SPACE LOT: 7.25 ACRES

% OF OPEN SPACE: 35.8%

Certificate of Electric, Gas and Telephone Availability

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

Date

Name, Title & Agency of Authorized Approving Agent

Date

Name, Title & Agency of Authorized Approving Agent

Date

Name, Title & Agency of Authorized Approving Agent

NOTE REGARDING VARIANCES:

1. Variance from the Subdivision Regulation requiring more than one public street vehicular access into and out of the development.

PLANNING COMMISSION MEETING OF MAY 17, 2018: APPROVED

2. Variance from the Subdivision Regulation requiring a dead end street to be no more than 500 ft in length.

PLANNING COMMISSION MEETING OF MAY 17, 2018: APPROVED

Certificate of Ownership and Dedication

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

DATE: 20____

OWNER

CERTIFICATION OF COMMON AREAS DEDICATION

As owner, in recording this plan I have designated certain areas of land shown hereon as common areas intended for use by the homeowners within BRASS LANTERN for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions," applicable to the above named subdivision, is hereby incorporated and made a part of this plan.

Date / Owner

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date / Secretary, Planning Commission

CERTIFICATE OF APPROVAL OF STREET NAMES

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

Knox County Addressing Division / Date

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that it has been certified to us that the water system(s) outlined or indicated on the final subdivision plot entitled

BRASS LANTERN SUBDIVISION — have been installed in accordance with current local and state government requirements.

Date Name, Title, and Agency of Authorized Approving Agent

ZONING: R-2

162011
LOGAN
20060308-0075940

MCFFEE MANOR S/D
20030505-0100626

162BB006

162BB007

162BB008

162BB009

162BB010

162BB011

162BB012

162BB013

162BB014

162BB015

162BB016

162BB017

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REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a resubdivision plat for 12017 West Kingsgate Road to provide for a street connection from the Brookmere Subdivision to West Kingsgate Road, .36 Acres, Zoned R-2 (Homestead Land Holdings, Applicant)

INTRODUCTION AND BACKGROUND: The purpose of this workshop item is to obtain feedback from the Planning Commission with regards to a vehicular public street access from the Brookmere Subdivision to the Kingsgate Subdivision. As you may recall, when the concept plan for the Brookmere Subdivision was presented in March of 2018, variances from the Subdivision Regulations were requested. One of the variances was to eliminate the required second point of vehicular public street access to the development. A road, Grinstead Road in the Kingsgate Subdivision, that is stubbed into the property where Brookmere is being developed was determined to be a poor location for an extension due to very steep slopes and heavy tree cover. The developer of Brookmere, Homestead Land Holdings, decided to buy a lot in Kingsgate that would be more topographically favorable. This lot is located at 12017 West Kingsgate Road. As part of the variance request, the developer of Brookmere wanted the access into Kingsgate to be only for emergency vehicles and restricted with bollards. The staff recommended denial of this variance because public vehicular connectivity is a key strategy in the Comprehensive Land Use Plan and a reason for amendments that were made to the Subdivision Regulations and Zoning Ordinance to provide for connectivity.

After a long discussion on this item, staff and Planning Commissioners expressed sensitivity to the impact to Kingsgate but did not want to preclude the second point of vehicular public street access from occurring at some point. Planning Commissioners asked that this be more specifically addressed with the preliminary plat and the final plat to phase in a full public street access at some point in the future.

DISCUSSION: The developer of Brookmere is proceeding with plans for a full public street access from Brookmere to Kingsgate. The developer now owns the property at 12017 West Kingsgate but, prior to moving forward with a resubdivision plat for addressing this and the existing house on the property at 12017 West Kingsgate Road, would like to obtain guidance on how this connection and the affected lot and house in Kingsgate would be addressed.

RECOMMENDATION: Included in your packet is a drawing provided by the applicant that shows a possible design for the connector street. As proposed, the applicant is showing an 18 foot street with a 25 foot right of way. Some questions to consider in relation to this are as follows (staff thoughts are highlighted in red):

- 1) What is an acceptable street width to protect pedestrians and provide for safe traffic flow for larger vehicles, including fire trucks, delivery and moving trucks, etc? Based on recent discussions with the Fire Marshal, the minimum street width would be at least 20 feet. An earlier discussion with the Fire Marshal regarding an 18 foot street was found, upon further

review of the Fire Code, to only pertain to a one-way street. This would require a variance from the minimum local street width requirements in the Subdivision Regulations which provide for a 26 foot-wide street. Staff would support this variance request. It is unclear as to whether the applicant is proposing any curbing.

- 2) Would a sidewalk be necessary if the street width is significantly reduced from typical standards? There is no sidewalk in Kingsgate and the vehicular access easement would also be platted to support pedestrians and bicyclists (a multi-modal facility). The connector would ultimately be maintained by the Town of Farragut. Traffic calming should be considered on this street due to it being a multi-modal facility.
- 3) Does this have to be a public right of way or can it be a permanent easement with the Town accepting maintenance and liability? If an easement is pursued, what should be the minimum width of the easement (for use and maintenance purposes)? The connector facility does not have to be within a public right of way. It could be a permanent easement with the Town of Farragut accepting all maintenance and liability. Language for the easement would have to be coordinated with and approved by the Town Attorney. This would be the same approach typically used by the Town with regards to walking trail easements. With a 20 foot street width, staff would recommend that the minimum easement width should be at least 30 feet. This would provide for 5 feet on each side of the street similar to the drainage and utility easements that are common on side property lines.
- 4) Will there be utilities (that are either planned or envisioned in the future) along or under the street? At this time, staff is aware of a water main that will be installed in the area where the connector is proposed. This would occur even if the connector was not required and constructed. Staff will need to confirm with the applicant that any other utilities will be doable within a 30 foot easement and will not create future maintenance issues for the Town.
- 5) To provide more protection for the property owner of Lot 24, should the existing home on Lot 23 (owned now by the applicant) be demolished and the street moved further away from Lot 24? This would also allow some curvature in the street (which is needed) to better control traffic speed. This is a decision for the Planning Commission. Staff would be remiss to not include this for discussion purposes. The house on the lot that was purchased by the applicant is in poor condition and will require substantial improvements to market this for occupancy purposes. Moreover, a 30 foot easement, if initiated at the western property line of Lot 23, would result in its eastern edge being 12 feet from the west side of the house on Lot 23. This house currently has a side entry garage on the west side of the house that could result in the rear of a car protruding into the connector street due to garage door proximity. The removal of the house would nullify this potential conflict point, provide for more flexibility with the connector, and aid in lessening the impact to Lot 24.
- 6) If buffer landscaping is added to protect Lot 24 how will this be maintained in the future? This would need to be addressed as part of a plan to buffer Lot 24 and would need to be addressed on the plan and in a plat note.
- 7) If a public right of way is desired, what should be the width and how will this affect the abutting lot in Kingsgate? A right of way will necessitate a number of variances, including some that will need to be considered by the BZA. Staff would recommend a permanent public walking trail and vehicular access easement with the Town of Farragut accepting all maintenance and liability instead of platting this as a right of way. Platting a right of way would have a more adverse impact on the property owner of Lot 24 in Kingsgate. An easement would provide more flexibility with setbacks, lot sizes, etc., and would still provide for a public street that is maintained by the Town.
- 8) In order to avoid construction traffic during the development of Brookmere, the connection to Kingsgate should be made in consultation with the Town to ensure that impacts to Kingsgate are

alleviated. Staff would support, in consultation with emergency service providers, the use of bollards for a certain time frame or level of “build out” in Brookmere and then remove them at a point when such a route will not be used for construction traffic purposes.

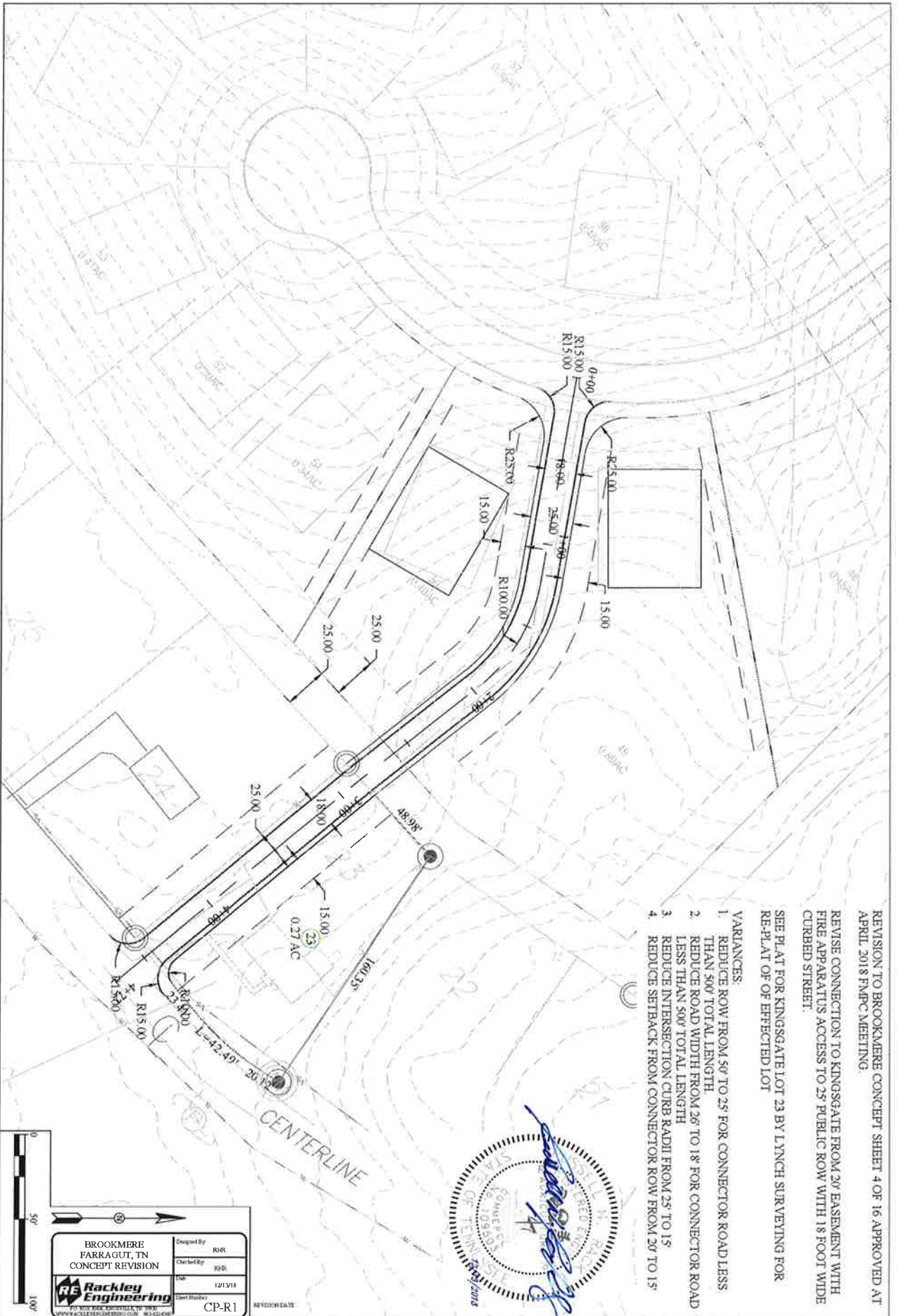
REVISION TO BROOKMERE CONCEPT SHEET 4 OF 16 APPROVED AT
APRIL 2018 FAPC MEETING.

REVISE CONNECTION TO KINGSGATE FROM 20' EASEMENT WITH
FIRE APPARATUS ACCESS TO 25' PUBLIC ROW WITH 18 FOOT WIDE
CURBED STREET.

SEE PLAT FOR KINGSGATE LOT 23 BY LYNCH SURVEYING FOR
RE-PLAT OF OF EFFECTED LOT

VARIANCES:

1. REDUCE ROW FROM 50' TO 25' FOR CONNECTOR ROAD LESS
THAN 500' TOTAL LENGTH
2. REDUCE ROAD WIDTH FROM 26' TO 18' FOR CONNECTOR ROAD
LESS THAN 500' TOTAL LENGTH
3. REDUCE INTERSECTION CURB RADIUS FROM 25' TO 15'
4. REDUCE SETBACK FROM CONNECTOR ROW FROM 20' TO 15'



BROOKMERE
FARRAGUT, TN
CONCEPT REVISION

Rackley Engineering
P.O. BOX 1000, FARRAGUT, TN 37601
(615) 451-1000

Designed By: RMR
Checked By: JJB
Date: 12/13/18
Sheet Number: CP-R1

REVISION DATE

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on eliminating the Planned Commercial Development Zoning District (PCD)

INTRODUCTION AND BACKGROUND: This item was discussed at workshop sessions in October and December. Staff noted that the application and administration of the PCD District has been problematic on the two PCD projects that have been considered in the Town.

DISCUSSION: Staff and the Town Attorney recommended that, to address the problems with the PCD, some amendments to the District should be considered. Another option that was discussed with Commissioners would be to remove the district altogether from the Zoning Ordinance.

RECOMMENDATION: At both the October and December workshop sessions, Planning Commissioners generally expressed a desire to remove the PCD District from the Zoning Ordinance. The District was not deemed to be “fixable” and the better long-term approach would be to remove it altogether.

As requested at the December Planning Commission meeting, staff has prepared Resolution PC-19-01 which recommends approval of Ordinance 19-03, an ordinance to remove the PCD District from the Zoning Ordinance. Commissioners felt that if there were other considerations that needed to be further evaluated with the Town Attorney, those could be considered during the ordinance approval process at the Board of Mayor and Aldermen level.

RESOLUTION PC-19-01

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, BY THE DELETION OF SECTION XXVI, PLANNED COMMERCIAL DEVELOPMENT DISTRICT (PCD).

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

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

WHEREAS, a public hearing was held on this request on January 17, 2019;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of Ordinance 19-03.

ADOPTED this 17th day of January, 2019.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	19-03
PREPARED BY:	Hose
REQUESTED BY:	Planning Commission
CERTIFIED BY FMPC:	January 17, 2019
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 XXVI, PLANNED COMMERCIAL DEVELOPMENT DISTRICT (PCD).

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 XXVI, Planned Commercial Development District (PCD) in its entirety.

SECTION 2.

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

Ron Williams, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this _____ day of _____, 2019,
with approval recommended by the Farragut Municipal Planning Commission (FMPC).

Rita Holladay, Chairman FMPC

Edwin K. Whiting, Secretary FMPC