



**AGENDA
FARRAGUT MUNICIPAL PLANNING COMMISSION**

**May 16, 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 – April 18, 2019**
- 4. Discussion and public hearing on a final plat for the resubdivision of Lot 1R1 and part of Lot 3R1, Parcels 069 and 069.01, Tax Map 142 (Kingston Pike and Farragut Commons Boulevard), 5.79 Acres, Zoned O-1 and C-1 (SITE, Inc., Annette Hommel, Applicant)**
- 5. Discussion and public hearing on fiber installations along the west side of S. Campbell Station Road from Kingston Pike to Municipal Center Drive and along the south side of Municipal Center Drive to Park Place Boulevard (TDS Telecom, Applicant)**
- 6. Discussion and public hearing on preliminary road design plans for improvements to Union Road (Town of Farragut, Applicant)**
- 7. Discussion and public hearing on the FY20-24 CIP (Town of Farragut, Applicant)**
- 8. Discussion and public hearing on proposed amendments to the Farragut Zoning Ordinance related to short term rentals (Town of Farragut, Applicant)**
- 9. Discussion and public hearing on amending the maximum lot coverage formula as applied in the R-1/OSR Zoning District (Town of Farragut, Applicant)**
- 10. Appointment of sign ordinance update representative**
- 11. Approval of utilities**

Planning Commission Meeting Public Comment Protocol

The Planning Commission welcomes and invites citizens to participate in public meetings.

At the beginning of each meeting, there will be time reserved for public comment under the Citizen Forum agenda item. If you are interested in speaking, please fill out a blue comment card and turn it in to the Town Planner or staff member. This time is set aside specifically for comments on items that are not on the Planning Commission regular agenda for the meeting. Each speaker will be given five (5) minutes to speak on his/her topic.

During the regular agenda portion of the meeting there may be an allowance for public comment for each agenda item. The Chairman may recognize individuals for public comment based on the following guidelines:

1. The Chairman shall maintain and control the meeting to provide a professional and objective environment conducive to presentation and discussion of the agenda items;
2. Anyone interested in speaking should fill out a blue comment card stating which agenda item they would like to comment on and turn in to the Town Planner or a staff member;
3. Speakers shall come to the podium and identify themselves by name and address;
4. Public comment shall be limited to five (5) minutes per individual, time may be extended at the discretion of the Chairman; time is not transferable to other speakers;
5. Speakers should strive to avoid redundancy;
6. Comments shall address issues, not individuals or personalities;
7. Comments may support or oppose particular issues or measures, but the motives of those with differing views shall not be questioned or attacked;
8. Personal attacks and malicious comments shall not be tolerated;
9. An applicant, and/or their representative(s), for an item on the regular agenda shall be afforded the time necessary to present their request and respond to questions. The five (5) minute limitation shall not apply. However, the Chairman may ask an applicant to stay on point in order to facilitate the efficiency of the meeting.



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

April 18, 2019

MEMBERS PRESENT

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

MEMBERS ABSENT

Staff Representatives: Mark Shipley, Community Development Director
Bart Hose, Assistant Community Development Director
David Smoak, Town Administrator
Darryl Smith, Town Engineer
Matt Brazille, Assistant Town Engineer

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

1. Citizen Forum

None.

2. Approval of agenda

Motion was made by Commissioner Whiting to approve the agenda as listed. Motion was seconded by Commissioner St. Clair and motion passed unanimously.

3. Approval of minutes – March 21, 2019

Motion was made by Mayor Williams to approve the minutes as submitted. Motion was seconded by Commissioner Povlin and motion passed unanimously with Commissioner Myers abstaining due to being absent at the March 21, 2019 meeting.

4. Discussion on preliminary road design plans for improvements to Union Road (Town of Farragut, Applicant)

For discussion purposes only.

5. Discussion and public hearing on a final plat for Lot 1 of the Swan Farm Subdivision (south side of Union Road across from Brochardt Boulevard), Part of Parcel 58, Tax Map 151, 2.97 Acres, Zoned R-1/FPD (Travis Fuller, Applicant)

Staff reviewed this item and noted that the remaining items concerning the plat include:

- 1) The approval for the creation of this lot is subject to the findings of a wetland determination performed by a wetland determination specialist. If the proposed lot is found to be buildable, a letter of credit will be required for the completion of a pedestrian facility along the Union Road frontage so that it may be coordinated with the Union Road improvements. The dollar amount for this letter of credit will be provided by the Town Engineer; and
- 2) Access onto Union Road must be reviewed by the Planning Commission and approved by the Board of Mayor and Aldermen. Access will need to be coordinated with the Union Road improvements.

After some discussion with the Planning Commission, a representative for the applicant requested a variance from the requirement to construct a pedestrian facility along the Union Road frontage of the property. Union Road is classified as a Major Collector Street on the Major Road Plan and a pedestrian facility is required along such street as part of the subdivision process. The applicant's representative requested the variance due to the minor nature of the subdivision (i.e. the creation of one single-family residential lot).

Motion was made by Commissioner St. Clair to approve the variance due to the minor nature of the subdivision. Motion was seconded by Commissioner Povlin and motion passed unanimously.

Commissioners then considered action on the plat. Since a variance was granted in relation to the pedestrian facility, the staffs' initial comment concerning the need for a completion letter of credit for the pedestrian facility was removed.

Motion was made by Commissioner Povlin to approve the plat subject to the following comments being satisfactorily addressed as verified in writing by the Town staff:

- 1) *The approval for the creation of this lot is subject to the findings of a wetland determination performed by a wetland determination specialist; and*
- 2) *Access onto Union Road must be reviewed by the Planning Commission and approved by the Board of Mayor and Aldermen. Access will need to be coordinated with the Union Road improvements.*

Motion was seconded by Mayor Williams and motion passed unanimously.

6. Discussion and public hearing on a preliminary plat for Campbell Crossing, Parcels 84, 84.01, and 87, Tax Map 130 (southeast intersection of Fretz Road and N. Campbell Station Road), 10.17 Acres, 22 House Lots, Zoned R-1/OSR (Fred Long Construction Concepts, Applicant)

Staff noted that the applicant has requested the following variances from the Subdivision Regulations that will have to be considered separately prior to acting on the preliminary plat:

- 1) A variance from the maximum length of a cul-de-sac of 500 feet due to the shape of the property, topographic issues to the south, and the proximity to the intersection of Fretz Road and N. Campbell Station Road. Staff recommended approval of this variance for the reasons noted above.

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

- 2) A variance from the width of the street from the required 26 feet to a proposed width of 24 feet due to the short length of the street and the number of dwelling units associated with this subdivision. Staff recommended approval of this variance for the reasons noted above.

Motion was made by Commissioner St. Clair to approve the variance for the reasons noted by staff. Motion was seconded by Commissioner Myers and motion passed unanimously.

- 3) A variance from the requirement for more than one access into and out of the development due to topographic issues, the shape of the property, and its proximity in relation to the intersection of Fretz Road and N. Campbell Station Road. The development also will have less than 30 house lots. Staff recommended approval of this variance for the reasons noted above.

Motion was made by Commissioner Povlin to approve the variance for the reasons noted by staff. Motion was seconded by Commissioner Kile and motion passed unanimously.

In terms of the preliminary plat, staff recommended approval subject to the following comments being satisfactorily addressed as verified in writing by the Town staff:

- 1) Please clarify the dashed line that is associated with the 81-foot section along N. Campbell Station Road. This 81-foot section is also required to have a dedicated right of way of 40 feet from the centerline. Please clarify on the plans and include the required right of way dedication along this section by adding the 40-foot dimension. This will be platted with the Campbell Crossing final plat;
- 2) Please get with Town staff on coordinating the alignment of the walking trail easement to N. Campbell Station Road so that the 60-inch maple tree (tree #4 on the tree protection and replacement plan) can be preserved. In general, this maple tree and others will need to be looked at with an arborist for purposes of implementing certain measures as noted on the tree protection and replacement plan;
- 3) Please coordinate the development of this subdivision with Knox County in terms of an additional turn lane to be constructed on N. Campbell Station Road at its intersection with Fretz Road. A letter of credit will be required to ensure that a pedestrian facility is constructed along the N. Campbell Station Road frontage of the Campbell Crossing Subdivision;
- 4) Please ensure that the revised preliminary plat set includes FUD's approval of the water and sanitary sewer plans;
- 5) Per CGP, three EPSC sheets are required for sites disturbing more than 5 acres. Please provide an intermediate stage sheet. Please also include any notes applicable to the SWPPP sheets on a note sheet;

- 6) Symbol for silt fencing is not consistent on EPSC sheets;
- 7) Grading and drainage plan sheet must be included separate from the SWPPP sheets;
- 8) Please check dimensions of weir notch shown in site details, as it appears to differ from the drainage calculations;
- 9) Please clarify that all pipes will be Class III concrete;
- 10) Please address how electric, fiber, gas, and cable are being provided in the subdivision;
- 11) Please provide an irrevocable letter of credit for erosion control for \$53,000; and
- 12) Please provide a drainage permit fee for \$880.

Motion made by Commissioner Myers to approve the preliminary plat subject to the staff comments. Motion was seconded by Commissioner Povlin and motion passed unanimously.

7. Discussion and public hearing on a preliminary plat for the Ivey Village Subdivision, a portion of Parcel 58, Tax Map 151, 7.16 Acres, 34 House Lots, Zoned NCC, OS-P, and FPD (SITE Incorporated/Annette Hommel, Applicant)

Staff noted that the applicant has requested the following variances from the Subdivision Regulations that will have to be considered separately prior to acting on the preliminary plat:

- 1) A variance from the width of the street (both Streets A and B) from the required 26 feet to a proposed width of 22 feet due to the short length of the street and the design objective to create a street system with more of an alley character. Staff recommended approval of this variance for the reasons noted above.

Motion was made by Commissioner Povlin to approve the variance for the reasons noted by staff. Motion was seconded by Mayor Williams and motion passed unanimously.

- 2) A variance from the right of way width (both for Streets A and B) from the required 50 feet to a proposed width of 40 feet due to the short length of the street and the design objective to create a street system with more of an alley character. Staff recommended approval of this variance for the reasons noted above.

Motion was made by Commissioner St. Clair to approve the variance for the reasons noted by staff. Motion was seconded by Commissioner Dick and motion passed unanimously.

Staff noted that, in terms of the preliminary plat itself, the remaining comments were as follows:

- 1) Please review the "purpose of the plat" note and modify as needed;
- 2) Please clarify on the plan sheets that this is a portion (7.11 ac) of the larger Swan Farm (which has not yet been divided). Please also clearly note on the plan that the plan/plat for Ivey Farms Road has not yet received final approval and that approval of this development is linked/contingent on such final approval;
- 3) Please provide lot coverage calculation for the development;
- 4) Please include the approximate acreage of the individual lots being created;
- 5) Please include the setbacks, front and back, for the proposed buildings on the individual lots. The typical building envelope indicates 20 and 10 feet. These buildings and their

arrangement are the transition component of the development. As they are attached single-family, their arrangement should follow the setbacks for attached single-family dwelling units provided for in the Zoning Ordinance. The distance between the front building façade and sidewalks needs to be evaluated and ultimately assured;

- 6) Please identify proposed landscaping/greenspace areas on the individual lots and discuss how they will be assured in the covenants and deed restrictions;
- 7) The proposed sidewalk along the northern edge of the building lots is sandwiched between the lots and the front of the buildings (10' setback), a detention feature, and retaining walls. Can the corridor area around the sidewalk be widened (by elongating the basin or moving the walls back a bit more)? The sidewalk is being proposed in-lieu-of a more traditional facility along Union Road. Staff is trying to ensure the sidewalk is seen more as a Union Road alternative facility rather than a facility tied largely to the Ivey Villages project;
- 8) A sidewalk connection should be planned from the walking trail/sidewalk near the southeast corner of the lot 23 into the commercial development to connect with the planned commercial development to the south;
- 9) Please discuss the streetscaping and landscaping plans with Staff. We would like to see the streetscaping enhanced as much as possible given the limited space, and also ensure that the new residential neighborhood is clearly demarcated/separated from the proposed commercial areas to the south;
- 10) Please update and include all relevant Tree Preservation and Removal Plan sheets from the larger Ivey Farm Road and mass grading Plat/Plan;
- 11) Please clarify the Road A typical Cross Sections for sidewalk vs non-sidewalk areas. Please do the same for Road B to indicate greenspace strip areas;
- 12) Please ensure that the revised preliminary plat set includes FUD's approval of the water and sanitary sewer plans;
- 13) Please show FEMA base flood elevations and cross sections on the plans;
- 14) Please add the Town's required aquatic buffer note regarding disturbance;
- 15) Please include all updated SWPPP sheets for this project;
- 16) Please include detail and all other pertinent documentation/information regarding the proposed bio-retention basin;
- 17) Please coordinate the maximum graded slope notes on the grading plan with the streetscaping plan and note stabilization if any slopes exceed 3:1;
- 18) Please only show the street and pedestrian facility system on the non-residential portion of the development;
- 19) Please include raised crosswalks as discussed for traffic calming and delineation (residential from non-residential) purposes; and
- 20) Please provide details for proposed retaining walls exceeding 4 feet.

Staff indicated that they have reviewed the remaining comments with the applicant's engineer and do not foresee any issue with addressing these comments. Motion was made by Commissioner Povlin to approve the plat subject to the staffs' comments. Motion was seconded by Mayor Williams and motion passed unanimously.

- 8. Discussion and public hearing on a resolution to approve proposed amendments to the future land use map in the Comprehensive Land Use Plan Update 2012 recommended by the Comprehensive Land Use Plan Steering Committee related to the Outlet Drive and Snyder Road corridors (Town of Farragut, Applicant)**

Staff reviewed this item and recommended approval of Resolution PC-19-03.

Motion was made by Commissioner St. Clair to approve Resolution PC-19-03. Motion was seconded by Mayor Williams and motion passed unanimously.

9. Discussion and public hearing on proposed amendments to the Farragut Zoning Ordinance to remove references to elderly and group housing and clustered housing units since the terms are no longer used in the ordinance (Town of Farragut, Applicant)

Staff reviewed this item and recommended approval of Resolution PC-19-04 which recommends approval of Ordinance 19-19.

Motion was made by Commissioner St. Clair to approve Resolution PC-19-04. Motion was seconded by Commissioner Povlin and motion passed unanimously.

10. Discussion on proposed amendments to the Farragut Zoning Ordinance related to short term rentals (Town of Farragut, Applicant)

For discussion purposes only.

11. Discussion on amending the maximum lot coverage formula as applied in the R-1/OSR Zoning District (Town of Farragut, Applicant)

For discussion purposes only.

12. Approval of utilities

None.

The meeting adjourned at 10:54 p.m.

Edwin K. Whiting, Secretary

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 resubdivision of Lot 1R1 and part of Lot 3R1, Parcels 069 and 069.01, Tax Map 142 (Kingston Pike and Farragut Commons Boulevard), 5.79 Acres, Zoned O-1 and C-1 (SITE, Inc., Annette Hommel, Applicant)

INTRODUCTION: This item involves a plat that will create the public right of way and associated easements related to the Village Commons Boulevard. The plat will also dissolve and reconfigure property lines in conjunction with the development of the Farragut Villages Senior Living Community.

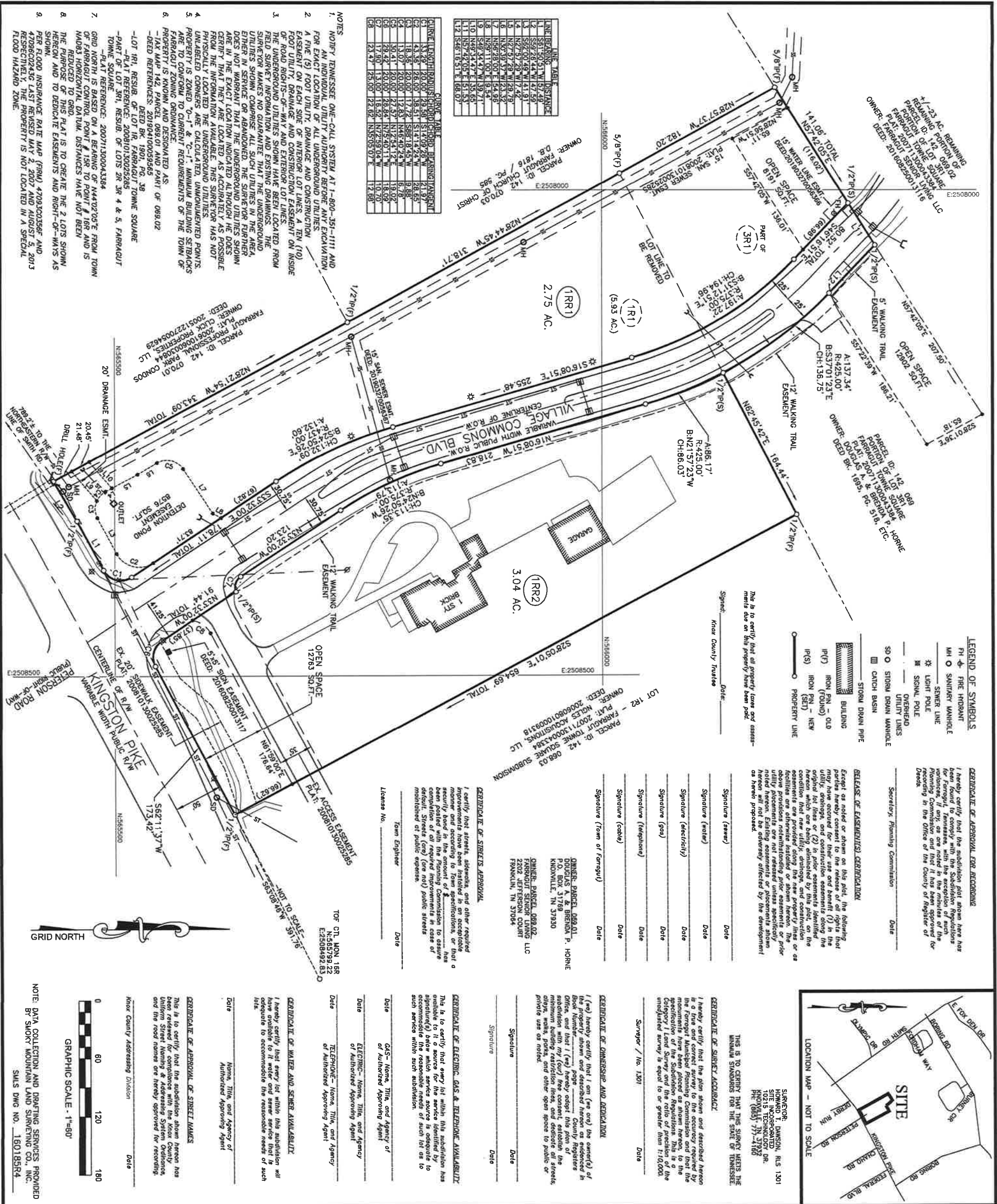
BACKGROUND: Village Commons Boulevard will be a public street in the section included with this plat. The remainder will be a public access easement. All portions of Village Commons Boulevard are required to be constructed to the Town's specifications for local collector streets.

The walking trail that has been constructed along the east side of a portion of Village Commons Boulevard will be extended into the Farragut Villages development and tied to the trail section constructed to Baldwin Park. A pedestrian facility will be constructed on the west side of Village Commons Boulevard as part of any site development that may occur on the west side of this street.

RECOMMENDATION: Included in your packet is a copy of the staffs' comments. Staff will be recommending approval subject to these comments being satisfactorily addressed.

Staff Comments – Resub of lots 1R1 and 3R1 Farragut Towne Square

1. It is our understanding that the owner of Farragut Senior Living and the Villages wishes to place a sign for the Villages on lot 1RR1 as proposed. Please be advised that the lot will need to be formally combined with the larger Villages site to avoid an off-site sign condition.
2. The open space areas shown do not meet the minimum 10% standard for the proposed lots. Please revise the plat to document open space compliance.
3. Please locate all zoning district boundary lines on the proposed lots.
4. The 20' foot sidewalk easement shown along Kingston Pike on lot 1RR2 does not fully correspond to the location of the sidewalk as shown on the plat. Please revise.
5. Please include the remaining acreage of any affected lots/parcels (i.e. parcel 069)
6. Please note that the owners will need to provide all necessary letters-of-credit guaranteeing planned improvements and their maintenance.
7. The surveyor will need to sign and date his seal.
8. Please explain the 5'x5' sign easement located on lot 1RR2? The sign appears to be on the same lot as the business. In addition, the Town does not allow for off premise signs, so it could not be used for a sign for another business.
9. Plat indicates walking trail easement is 12' wide, adjacent to right of way. Typically, these easements are measured at 10' from center of new walking trails.
10. Please verify that all curb ramps on this new right of way are ADA compliant.
11. Please submit detention basin location, volume and capacity verification.
12. Please submit irrevocable letter of credit for completion of roadway surface for \$25,000.
13. Please submit two- year irrevocable letter of credit for maintenance of roadway, greenway and drainage facilities for \$33,000.



DRAWN BY: MJD DATE: 04/12/2019
CHECKED BY: HTD FILE: 1921

REVISIONS

NO.	DATE	COMMENTS

Final Plat of Resub. of Lot 1R1 and part of Lot 3R1

Farragut Towne Square
Kingston Pike and Village Commons Blvd.
Civil District No 6 of Knox County, Tennessee
Town of Farragut

REGISTERED LAND SURVEYOR
HOWARD T. DAWSON
TENNESSEE NO. 1301

SITE INCORPORATED
Civil Engineers & Surveyors
10215 Technology Drive, Suite 304
Knoxville, TN 37932
Phone: (865) 777-4160
Fax: (865) 777-4189

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on fiber installations along the west side of S. Campbell Station Road from Kingston Pike to Municipal Center Drive and along the south side of Municipal Center Drive to Park Place Boulevard (TDS Telecom, Applicant))

INTRODUCTION AND BACKGROUND: This utility project involves TDS placing a 1.25-inch conduit along the west side of S. Campbell Station Road from Kingston Pike to Municipal Center Drive and along the south side of Municipal Center Drive to Park Place Boulevard to provide for a 48-strand fiber optic cable to service the new Farragut Gateway development and any future development on the vacant tract east of the Post Office.

A representative from TDS will be present to review the project and answer any questions. The project will require a right of way permit from the Town's Engineering Department and will involve boring the conduit to a minimum depth of 36 inches. Maps of the project are included in your packet.

**APPLICATION FOR RIGHT-OF-WAY USE PERMIT**

Concord Telephone Co.

Applicant dba TDS Telecom Company/Contractor Star Construction, LLCAddress 525 Junction Rd, Madison, WI 53717Phone 865-671-3863 Cell Phone 865-643-6606 Email tyler.martin@tdstelecom.comConstruction Location Municipal Center Drive and Campbell Station Rd southPurpose To provide service to the 5 unit building at this location.Type of Construction Placing 1.25" HPDE and pulling 48 fiber through the duct.
address.Excavation Width NA Excavation Depth NAWithin Pavement: Yes _____ No XPaving Contractor N/AAddress 6621 Asheville Hwy, Knoxville, TN 37914 Proposed Start Date 04/01/19Phone 865-521-6795 Projected Completion Date 06/01/19**REQUIREMENTS OF PERMIT HOLDER**

A right-of-way permit is required before starting any activity in a public right-of-way within the corporate limits of the Town of Farragut. Anyone undertaking such activity shall comply with the following criteria:

1. Permit holder must comply with the Farragut Municipal Code (Title 16, Chapter 1) which provides for proper restorations within the public right-of-way. All backfill methods and materials must comply with this ordinance.
2. Permit holder must comply with the Soil Erosion and Sedimentation Control Ordinance (Title 14, Chapter 2). Permit holder will be required to keep sediment, debris, mud, etc., from the street by properly cleaning the street during construction and after construction is complete in order to avoid a hazardous traffic situation.
3. All work within the pavement or near the traveled way will require the use of traffic control measures in accordance with the Manual of Uniform Traffic Control Devices. The use of these guidelines is strictly a minimum requirement and additional measures may be required by the Town prior to or during construction. These measures may include additional signing, flagmen, police officers, restricted construction hours, etc.

I hereby acknowledge that I have read the above information and agree to comply with the requirements of the Ordinances referenced.

Tyler Martin Digitally signed by Tyler Martin
DN: cn=Tyler Martin, o=Star Construction, ou=Star Construction, email=tyler.martin@tdstelecom.com, c=US

Signature of Permit Holder

4/18/19

Date

TO BE COMPLETED BY TOWN PERSONNEL

Starting Date _____ Completion Date _____

Sketch Attached _____ Certificate of Insurance _____

Special Conditions/Requirements _____

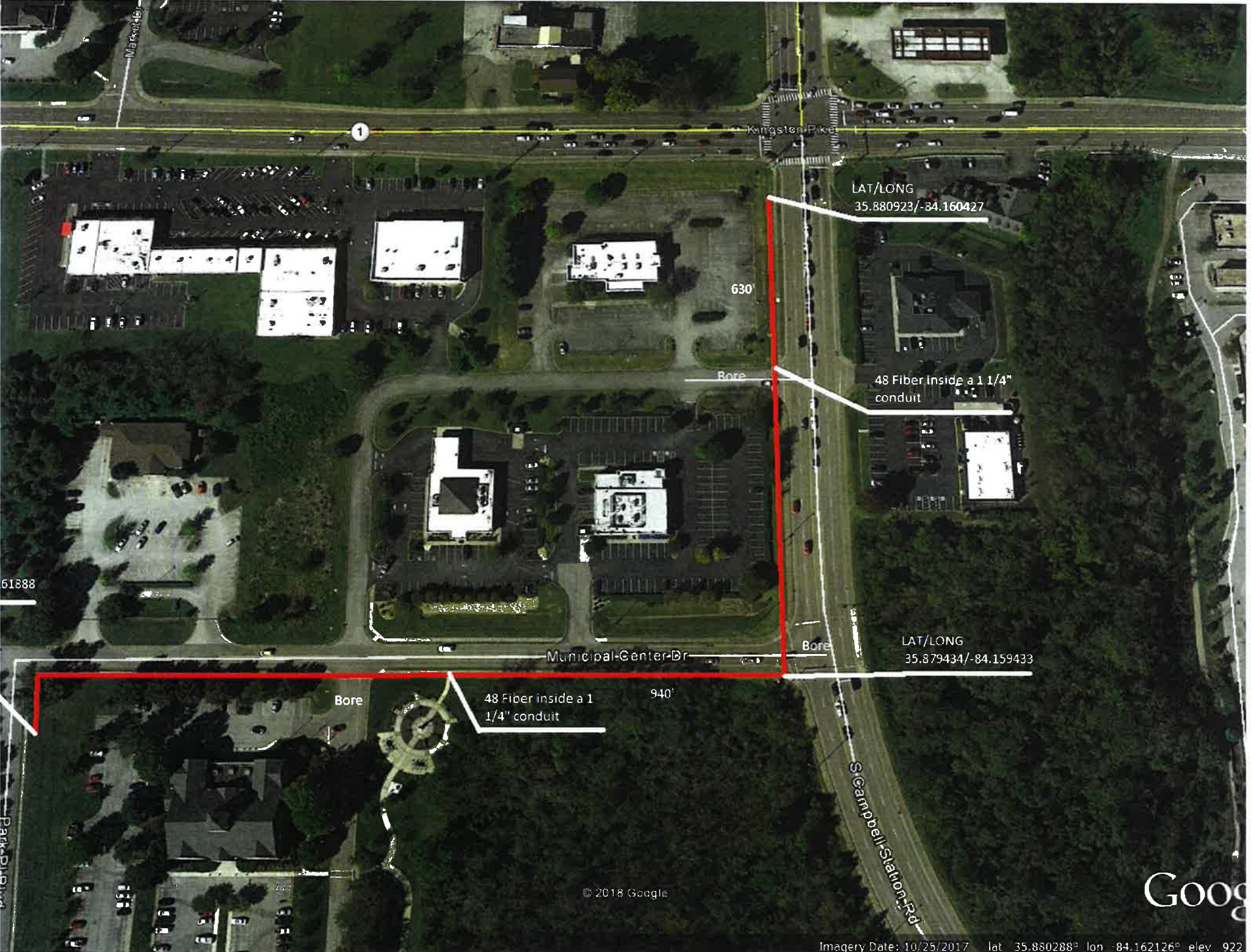
Approved / Not Approved By _____ Permit Fee _____

(Circle One)

Title _____

Date _____

Expiration Date of Permit _____



LAT/LONG
35.880923/-84.160427

630

48 Fiber inside a 1 1/4"
conduit

61888

Municipal Center Dr

LAT/LONG
35.879434/-84.159433

48 Fiber inside a 1
1/4" conduit

940'

Bore

Campbell Station Rd

© 2018 Google

Google

Imagery Date: 10/25/2017 lat 35.880288° lon -84.162126° elev 922

MEETING DATE: May 16, 2019

AGENDA ITEM #6

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Darryl Smith, Town Engineer

SUBJECT: Discussion and public hearing on preliminary road design plans for Union Road, from N. Hobbs Road to Everett Road

INTRODUCTION: This item was discussed as a workshop item last month. As noted in the packet last month, the design provides for two 11' lanes with curb & gutter on each side, an 8' grass strip, and one 10' shared-use path on the north side of the roadway.

BACKGROUND: The town has considered improvements to Union Road to be a priority for several years, first appearing in the FY2006 Capital Investment Program. Funding for the project was added to the 5-year plan in 2011, with the intention of budget allocations to begin in FY2014. In 2014, additional funds were projected for the 5-year plan, with the intention of allocating money for engineering and design in FY2018. Funding was secured through the Knoxville Regional Transportation Planning Organization (KRTPO), and the Board of Mayor and Aldermen approved a contract with the Tennessee Department of Transportation (TDOT) in November 2016 for project development. The Town contracted with Kimley Horne and Associates, Inc. for design and engineering services in February 2017. The first public forum on the road improvement project was held in March 2017, presenting a projected timeline that included 18 to 24 months for engineering, 12 to 18 months for right-of-way acquisition, and 14 to 18 months for construction.

Pedestrian connectivity and complete street concepts have been identified as town priorities as early as 1993 when the town conducted its Recreation Plan survey, in which 88% of respondents supported linking the existing pedestrian system throughout the town. This was reflected in the 1997 Pedestrian Circulation Plan, as well as the town's Farragut 2000 and Farragut 2004 plans. In 2001, the town adopted the Land Use and Transportation Policy plan to provide regulatory guidance for a ten-year period. Most recently, the Farragut Municipal Planning Commission (FMPC) adopted the Pedestrian and Bicycle Plan in 2010, formally adopting complete street regulations. These same priorities were included as part of the town's Comprehensive Land Use Plan, adopted in 2012.

DISCUSSION: Because the project is funded in part with federal funds, planning and design have developed in keeping with design standards from TDOT, KRTPO, the Town's Pedestrian and Bicycle Plan (2010), and other adopted regulations. Specifically, the project includes facilities

for motor vehicles, bicycles and pedestrians, with consideration given to creating a “sense of place.”

As part of their design assessment, Kimley Horn projected a growth in Average Annual Daily Traffic to 3,651 vehicles per day on Union Road (our current count is approximately 700 vpd), mostly due to development of the Ivey and Swan properties. This is consistent with TDOT’s (as well as the Town’s) classification of Union Road as a Collector.

Previous road improvement projects have included bike lanes, greenways and/or sidewalks, but have frequently been met with concerns about overall “footprint”, as roadways that include all elements separately provide a wide paved road cross-section. In response to those comments, staff asked designers to incorporate a shared-use path on one side of Union Road, thus eliminating the need for separate 4-foot bike lanes and sidewalks on each side of the road.

Other comments from community members included the need to limit speeds on Union Road. The Town requested a design exception from TDOT to allow for a reduced design speed of 30 mph and narrower lanes of 11’ instead of the standard width of 12’. These adjustments to the road design reduce the overall linear footprint of the cross-section, ultimately reducing the road’s impact to reach a balance that increases safety for motorists, bicyclists and pedestrians. The highlighted section shown in Attachment A illustrates the typical project cross-section as currently proposed.

Early design of the project included roundabouts for traffic calming purposes at Brochardt Boulevard, Saddle Ridge Drive and the entrance to the Swan and Ivey developments. When that design was presented in a public forum in November 2018, residents opposed the inclusion of the roundabouts at Brochardt Boulevard and Saddle Ridge Drive. As a result of this feedback, those roundabouts were removed.

The current plans include two 11’ lanes with curb & gutter (2-1/2’ wide, to avoid wide paved shoulders), an 8’ grass strip and 10’ shared-use path. Please note that the 8’ grass strip is proposed instead of the typical 6’ width in order to provide for the planting of trees between the roadway and path, further improving aesthetics and providing lateral offset from vehicular traffic. Attachment B includes updated renderings of the project comparing a 3’ wide grass strip with an 8’ wide grass strip. ***An update since the April 18 FMPC meeting: Please note that the current plans show the shared use path at the back of curb at certain constrained locations to reduce impact (as far as possible) to adjacent properties (see highlighted portions of path on Proposed Layout Sheets in Attachment C). Staff has recently confirmed that a minimum 2-1/2’ grass strip will be required between the back of curb and the edge of the shared use path in order to provide a minimum 5’ lateral offset from edge of travel lane and edge of shared use path. FMPC is to***

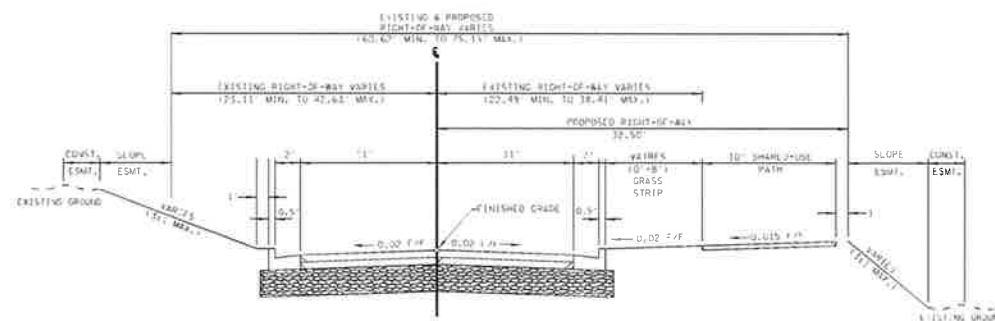
consider whether the grass strip shall be a minimum of 2-1/2 feet (TDOT's minimum), 6 feet (FMPC's minimum) or 8 feet wide at these constrained locations (see Attachment C).

RECOMMENDATION: Staff recommends approval of the preliminary plans, subject to FMPC's preference with regards to minimum width of grass strip at constrained locations.

ATTACHMENTS:

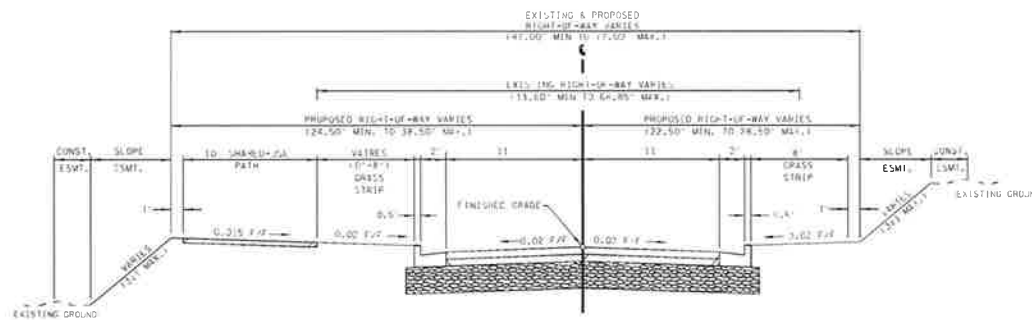
- Attachment A: Typical Section, Union Road
- Attachment B: Conceptual Renderings comparing appearance of 8' grass strip (with trees) to 3' grass strip.
- Attachment C: Present and Proposed Layout Sheets from project plans

TYPE	YEAR	PROJECT NO.	SHEET NO.
PRELIM	2019	471PLM-FD-133	2



UNION ROAD TANGENT SECTION N.T.S.

FROM STA. 9+89.90 TO STA. 15+47.12



UNION ROAD TANGENT SECTION N.T.S.

FROM STA. 15+47.12 TO STA. 51+83.73

PRELIMINARY
PLANS

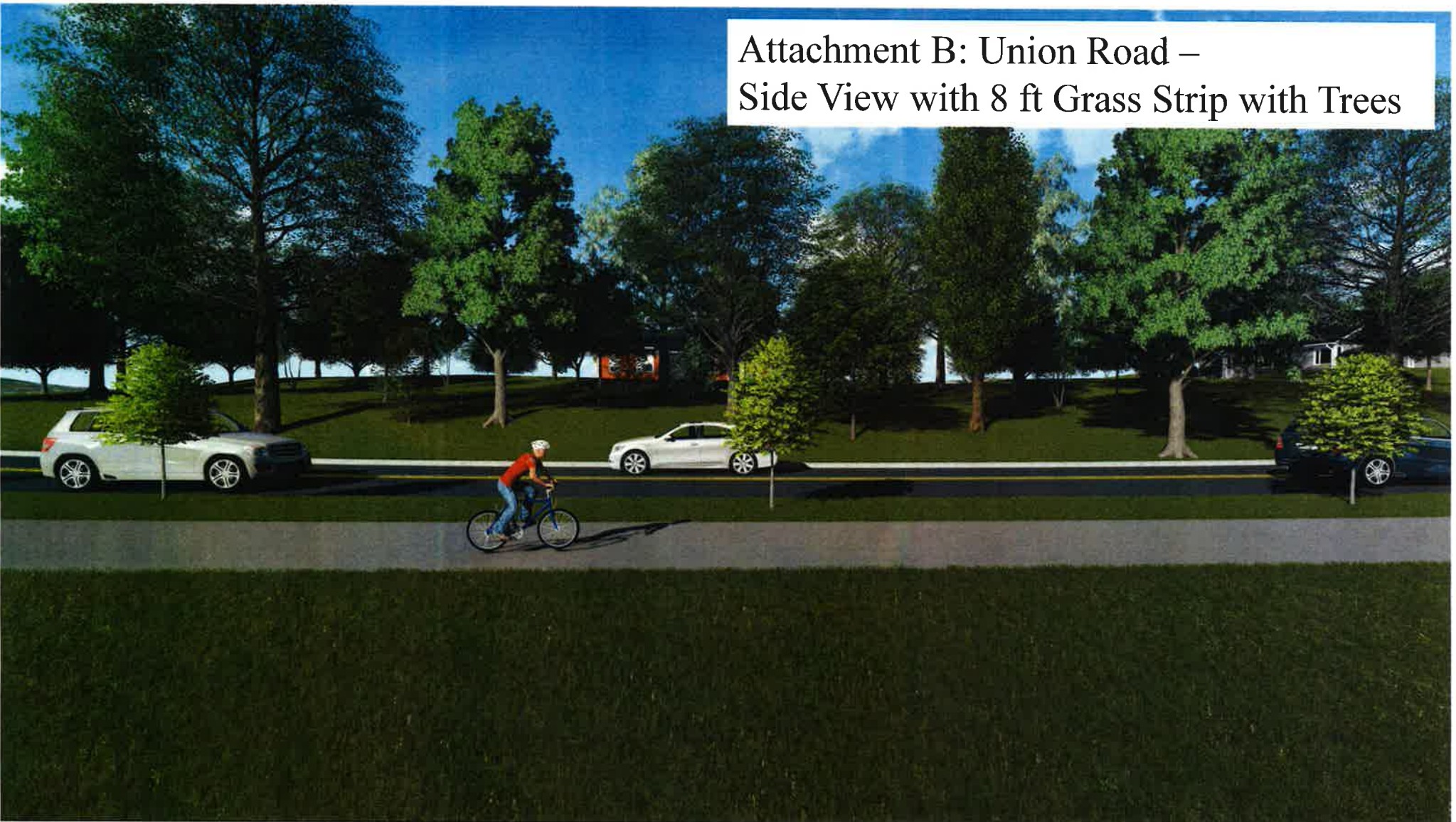
SEALED BY

STATE OF TENNESSEE
DEPARTMENT OF
TRANSPORTATION

TYPICAL
SECTIONS

Attachment A

Attachment B: Union Road –
Side View with 8 ft Grass Strip with Trees



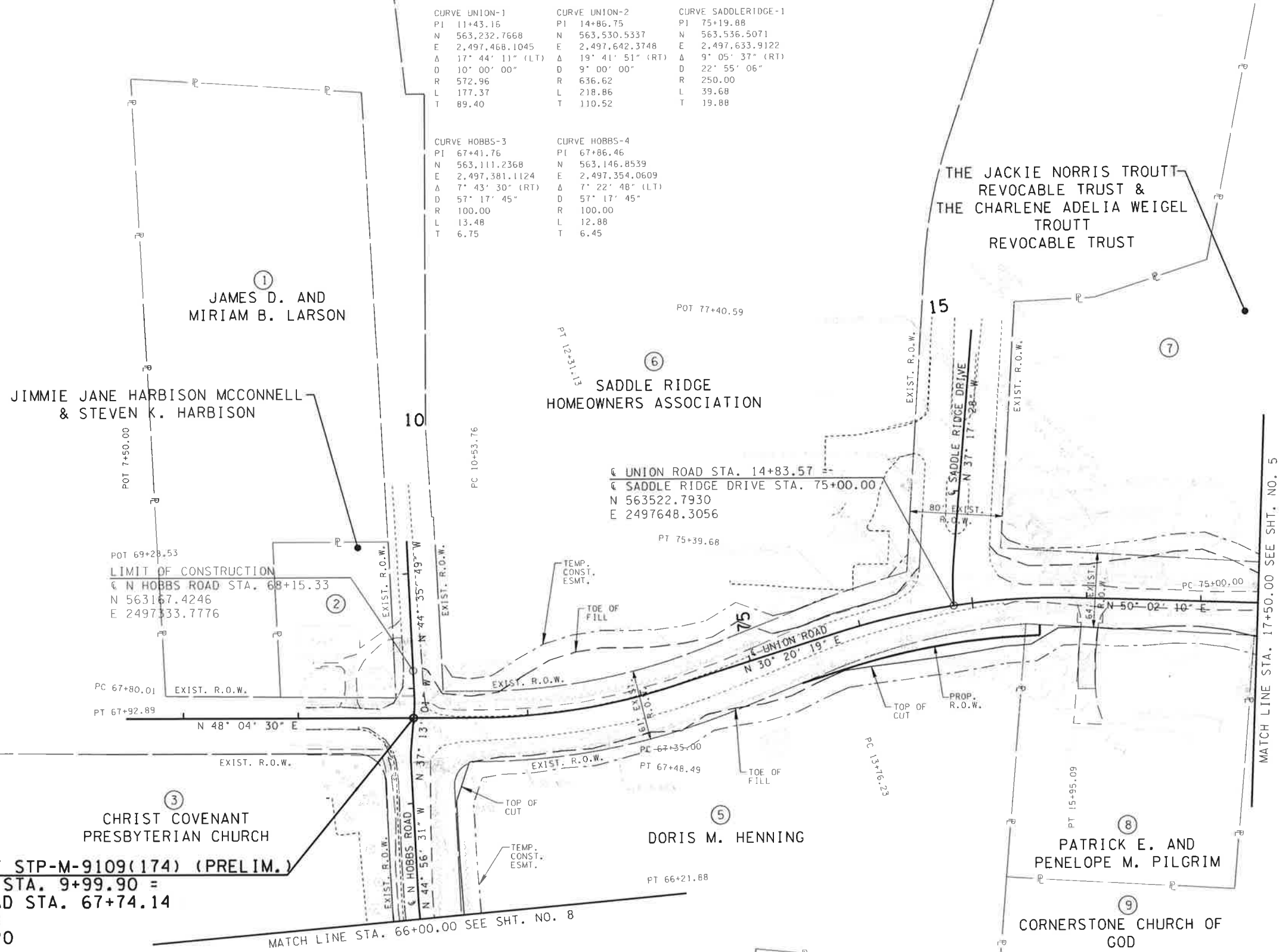
Attachment B: Union Road –
8 ft Grass Strip with Trees



Attachment B: Union Road –
3 ft Grass Strip



TYPE	YEAR	PROJECT NO.	SHEET NO.
PRELIM	2019	47(LPLM-F0-133	4



BEGIN PROJECT STP-M-9109(174) (PRELIM.)

UNION ROAD STA. 9+99.90 =
N HOBBS ROAD STA. 67+74.14
N 563137.0434
E 2497361.5120

CONTROL POINT DATA						
POINT	NORTH	EAST	ELEVATION	STATION	OFFSET	DESCRIPTION
2	563096.4330	2497371.9040	968.3100	9+80.49	37.16	XCP RTK2 SPIKE
3	563606.6280	2497711.3490	959.9380	15+86.50	-14.08	XCP RTK3 SPIKE
12	563377.7859	2497538.1464	964.0379	13+02.27	-12.80	XCP 12SPIKE

PRELIMINARY
PLANS

SEALED BY

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FACTOR OF 1.00009 AND TIED TO
THE TGRN. ALL ELEVATIONS ARE
REFERENCED TO THE NAVD 1988.STATE OF TENNESSEE
DEPARTMENT OF
TRANSPORTATIONPRESENT
LAYOUT

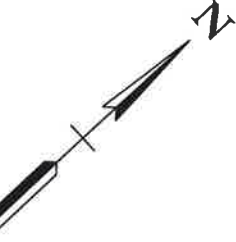
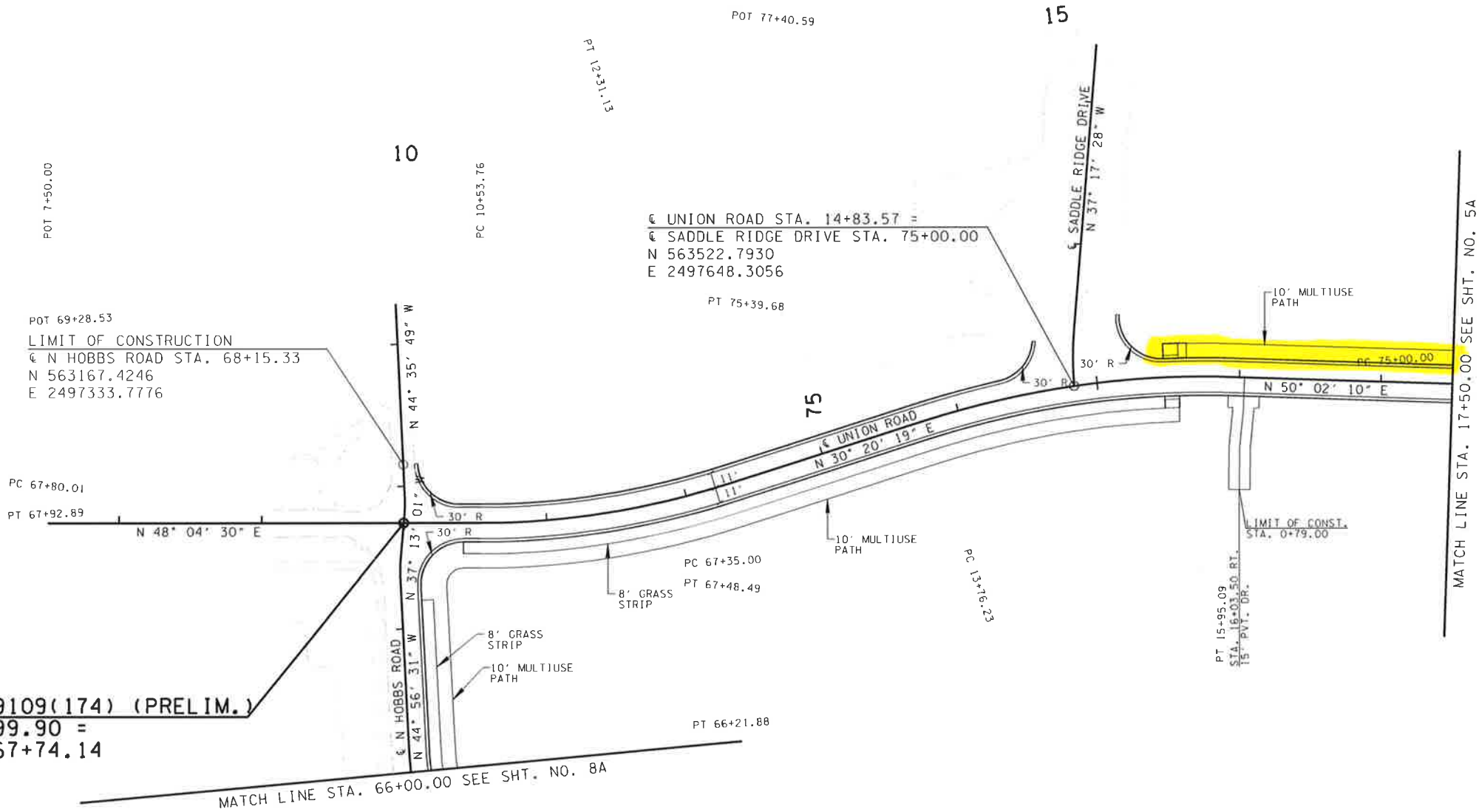
B.O.P. TO STA. 17+50

SCALE: 1"=50'

TYPE	YEAR	PROJECT NO.	SHEET NO.
PRELIM		47LPLM-FD-133	4A

CURVE UNION-1	CURVE UNION-2	CURVE SADDLERIDGE-1
PI 11+43.16	PI 14+86.75	PI 75+19.88
N 563,232.7668	N 563,530.5337	N 563,536.5071
E 2,497,468.1045	E 2,497,642.3748	E 2,497,633.9122
Δ 17° 44' 11" (LT)	Δ 19° 41' 51" (RT)	Δ 9° 05' 37" (RT)
D 10° 00' 00"	D 9° 00' 00"	D 22° 55' 06"
R 572.96	R 636.62	R 250.00
L 177.37	L 218.86	L 39.68
T 89.40	T 110.52	T 19.88

CURVE HOBBS-3	CURVE HOBBS-4
PI 67+41.76	PI 67+86.46
N 563,111.2368	N 563,146.8539
E 2,497,381.1124	E 2,497,354.0609
Δ 7° 43' 30" (RT)	Δ 7° 22' 48" (LT)
D 57° 17' 45"	D 57° 17' 45"
R 100.00	R 100.00
L 13.48	L 12.88
T 6.75	T 6.45



PRELIMINARY PLANS

SEALED BY

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STATE OF TENNESSEE
DEPARTMENT OF
TRANSPORTATION

PROPOSED
LAYOUT

B.O.P. TO STA. 17+50

SCALE: 1"=50'

TYPE	YEAR	PROJECT NO.	SHEET NO.
PRELIM	2019	47LPLM-F0-133	5

CURVE UNION-3				CURVE UNION-4			
PI	19+60.72			PI	25+85.81		
N	563,836.3729			N	564,173.6192		
E	2,498,007.3259			E	2,498,534.2265		
Δ	7° 20' 33" (RT)			Δ	6° 27' 39" (LT)		
D	2° 00' 00"			D	3° 00' 00"		
R	2,864.79			R	1,909.86		
L	367.12			L	215.36		
T	183.81			T	107.80		

7
THE JACKIE NORRIS TROUTT
REVOCABLE TRUST &
20 THE CHARLENE ADELIA WEIGEL TROUTT
REVOCABLE TRUST

17
HERITAGE PARTNERS, LP

14
MARY ELLEN IVEY

15
MARY ELLEN IVEY

13
LENUTA LEUCIUC,
AND HUSBAND,
LEONTE LEUCIUC

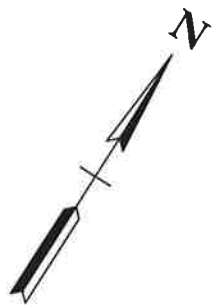
11
ROBERT W. AND
JIMMIE JANE MCCONNELL

ROBERT W. AND
JIMMIE JANE MCCONNELL

9
CORNERSTONE CHURCH OF
GOD

10
JEFF AND
MARY ELLEN IVEY

CONTROL POINT DATA						
POINT	NORTH	EAST	ELEVATION	STATION	OFFSET	FEATURE DESCRIPTION
4	564005.4940	2498255.3200	955.1710	22+60.26	-8.75	XCP RT&4 MAGW
14	564193.5686	2498571.2987	947.0914	26+27.23	9.04	XCP S14 SPIKE



PRELIMINARY
PLANS

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STATE OF TENNESSEE
DEPARTMENT OF
TRANSPORTATION

PRESENT
LAYOUT

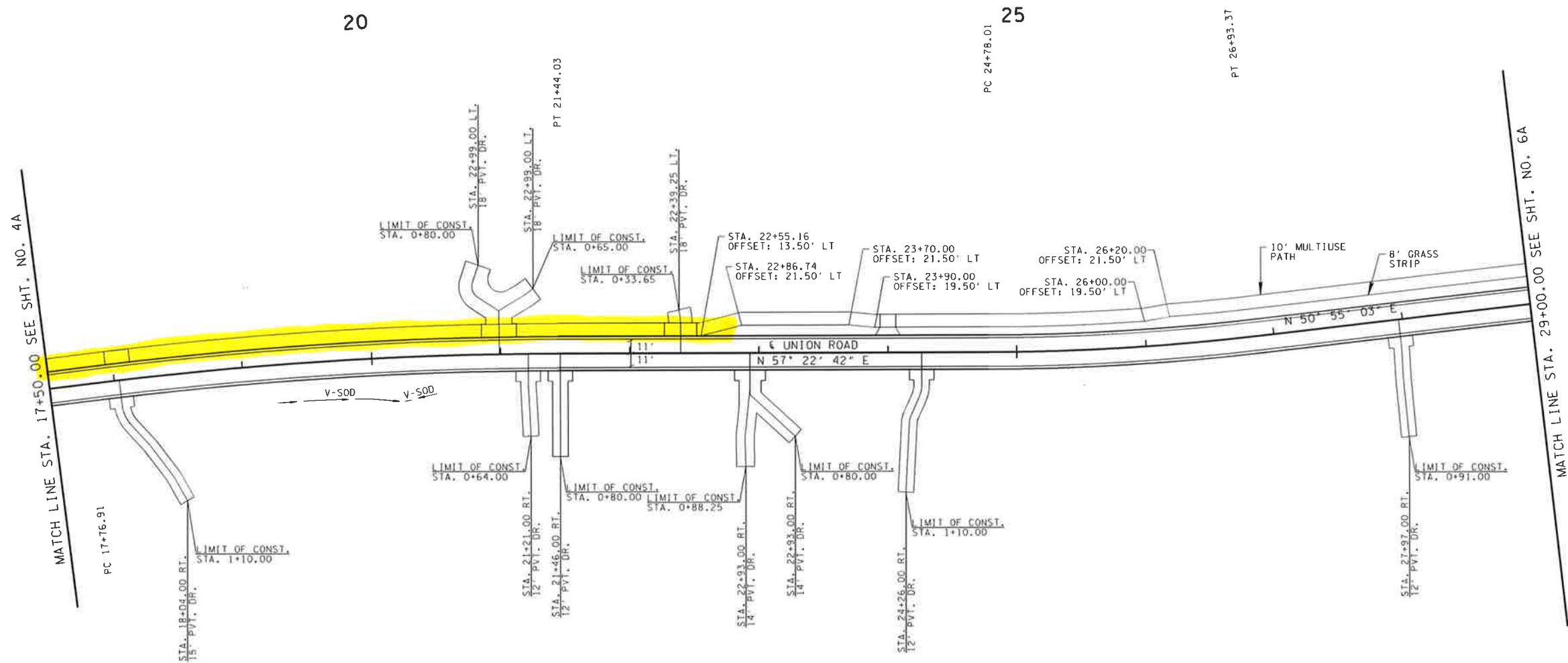
STA. 17+50 TO STA. 29+00

SCALE: 1"=50'

Attachment C

TYPE	YEAR	PROJECT NO.	SHEET NO.
PRELIM	2019	47LPLM-F0-133	5A

CURVE UNION-3		CURVE UNION-4	
PI	19+60.72	PI	25+85.81
N	563,836.3729	N	564,173.6192
E	2,498,007.3259	E	2,498,534.2265
A	7° 20' 33" (RT)	A	6° 27' 39" (LT)
D	2° 00' 00"	D	3° 00' 00"
R	2,864.79	R	1,909.86
L	367.12	L	215.36
T	183.81	T	107.80



PRELIMINARY
PLANS

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STATE OF TENNESSEE
DEPARTMENT OF
TRANSPORTATION

PROPOSED
LAYOUT

STA. 17+50 TO STA. 29+00
SCALE: 1"=50'

TYPE	YEAR	PROJECT NO.	SHEET NO.
PRELIM	2019	47LPLM-F0-133	6

CURVE ALIGN-A-1	CURVE UNION-5	CURVE UNION-6
PI 301+27.73	PI 30+51.32	PI 32+60.17
N 564,392.8121	N 564,467.2424	N 564,533.8233
E 2,499,221.3725	E 2,498,895.7567	E 2,499,095.7030
Δ 5° 42' 45" (RT)	Δ 20° 39' 54" (RT)	Δ 1° 30' 37" (LT)
D 5° 43' 46"	D 12° 00' 00"	D 2° 00' 00"
R 1,000.00	R 477.46	R 2,864.79
L 99.70	L 172.21	L 75.51
T 49.89	T 87.05	T 37.76

CURVE UNION-7	CURVE UNION-8
PI 36+36.71	PI 40+39.51
N 564,662.1599	N 564,690.7178
E 2,499,449.6950	E 2,499,852.6249
Δ 15° 52' 25" (RT)	Δ 9° 33' 40" (RT)
D 9° 00' 00"	D 9° 00' 00"
R 636.62	R 636.62
L 176.37	L 106.24
T 88.76	T 53.24

LIMIT OF CONSTRUCTION
€ ALIGNMENT A STA. 304+78.06
N 564721.1832
E 2499099.0538

€ UNION ROAD STA. 33+28.71 =
€ ALIGNMENT A STA. 303+03.05
N 564557.1855
E 2499160.1432 PT 301+77.53

LIMIT OF CONSTRUCTION
€ ALIGNMENT A STA. 301+37.55
N 564402.3880
E 2499218.6583

CONTROL POINT DATA							
POINT	NORTH	EAST	ELEVATION	STATION	OFFSET	FEATURE	DESCRIPTION
5	564388.1550	2498822.9540	948.5760	29+44.90	15.44	XCP	S5 SPIKE
7	564580.4320	2499107.6050	945.8600	32+87.09	-39.74	XCP	RTK7 SPIKE
8	564550.2330	2499681.9930	930.2380	38+59.37	128.07	XCP	RTK8 SPIKE
23	564690.3631	2499756.3882	912.0768	39+43.49	-6.45	XCP	23 MAG



PRELIMINARY
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STATE OF TENNESSEE
DEPARTMENT OF
TRANSPORTATION

PRESENT
LAYOUT

STA.29+00 TO STA. 41+00

SCALE: 1"=50'

TYPE	YEAR	PROJECT NO.	SHEET NO.
PRELIM	2019	47LPLM-F0-133	6A

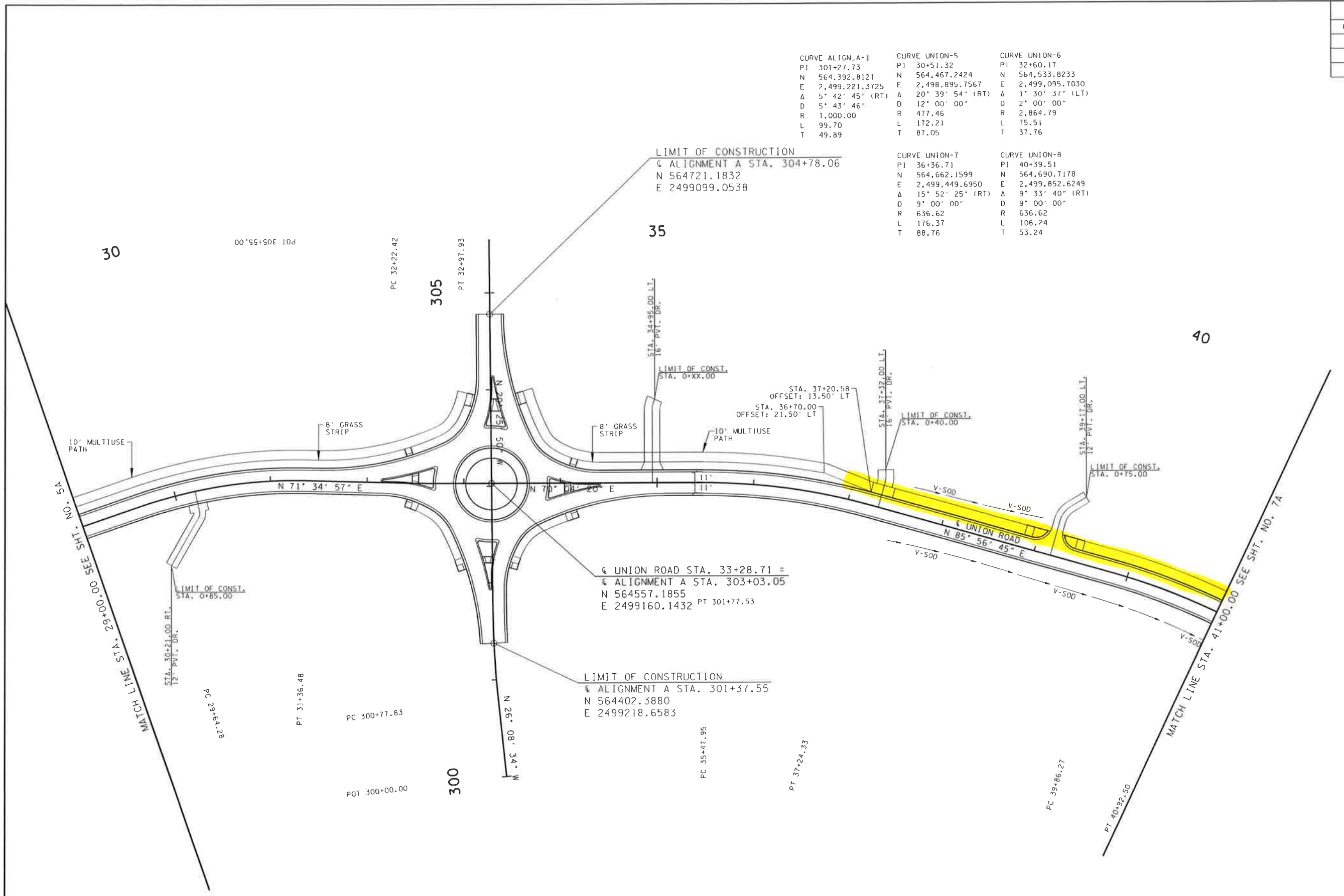
CURVE ALIGN-A-1	CURVE UNION-5	CURVE UNION-6
PI 301+27.73	PI 30+51.32	PI 32+60.17
N 564,392.8121	N 564,467.2424	N 564,533.8233
E 2,499,221.3725	E 2,498,895.7567	E 2,499,095.7030
Δ 5° 42' 45" (RT)	Δ 20° 39' 54" (RT)	Δ 1° 30' 37" (LT)
D 5° 43' 46"	D 12° 00' 00"	D 2° 00' 00"
R 1,000.00	R 477.46	R 2,864.79
L 99.70	L 172.21	L 75.51
T 49.89	T 87.05	T 37.76

CURVE UNION-7	CURVE UNION-8
PI 36+36.71	PI 40+39.51
N 564,662.1599	N 564,690.7178
E 2,499,449.6950	E 2,499,852.6249
Δ 15° 52' 25" (RT)	Δ 9° 33' 40" (RT)
D 9° 00' 00"	D 9° 00' 00"
R 636.62	R 636.62
L 176.37	L 106.24
T 88.76	T 53.24

LIMIT OF CONSTRUCTION
€ ALIGNMENT A STA. 304+78.06
N 564721.1832
E 2499099.0538

€ UNION ROAD STA. 33+28.71 =
€ ALIGNMENT A STA. 303+03.05
N 564557.1855
E 2499160.1432

LIMIT OF CONSTRUCTION
€ ALIGNMENT A STA. 301+37.55
N 564402.3880
E 2499218.6583



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STATE OF TENNESSEE
DEPARTMENT OF
TRANSPORTATION

PROPOSED
LAYOUT

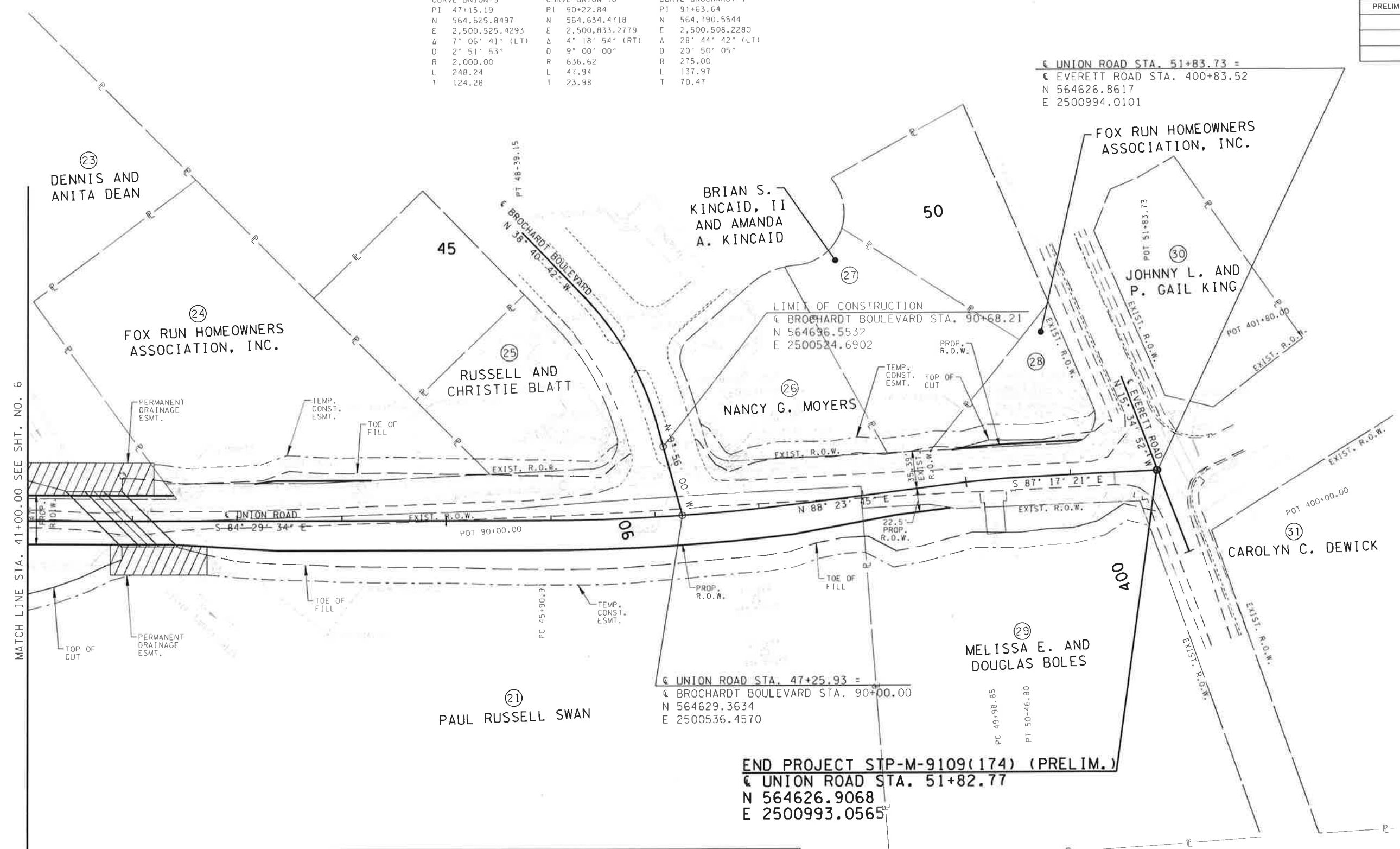
STA.29+00 TO STA. 41+00

SCALE: 1"=50'

TYPE	YEAR	PROJECT NO.	SHEET NO.
PRELIM	2019	47LPLM-FD-133	7

CURVE UNION-9	CURVE UNION-10	CURVE BROCHARDT-1
PI 47+15.19	PI 50+22.84	PI 91+63.64
N 564,625.8497	N 564,634.4718	N 564,790.5544
E 2,500,525.4293	E 2,500,833.2779	E 2,500,508.2280
Δ 7° 06' 41" (LT)	Δ 4° 18' 54" (RT)	Δ 28° 44' 42" (LT)
D 2° 51' 53"	D 9° 00' 00"	D 20° 50' 05"
R 2,000.00	R 636.62	R 275.00
L 248.24	L 47.94	L 137.97
T 124.28	T 23.98	T 70.47

€ UNION ROAD STA. 51+83.73 =
€ EVERETT ROAD STA. 400+83.52
N 564626.8617
E 2500994.0101



PRELIMINARY
PLANS

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STATE OF TENNESSEE
DEPARTMENT OF
TRANSPORTATION

PRESENT
LAYOUT

STA. 41+00 TO E.O.P.

SCALE: 1"=50'

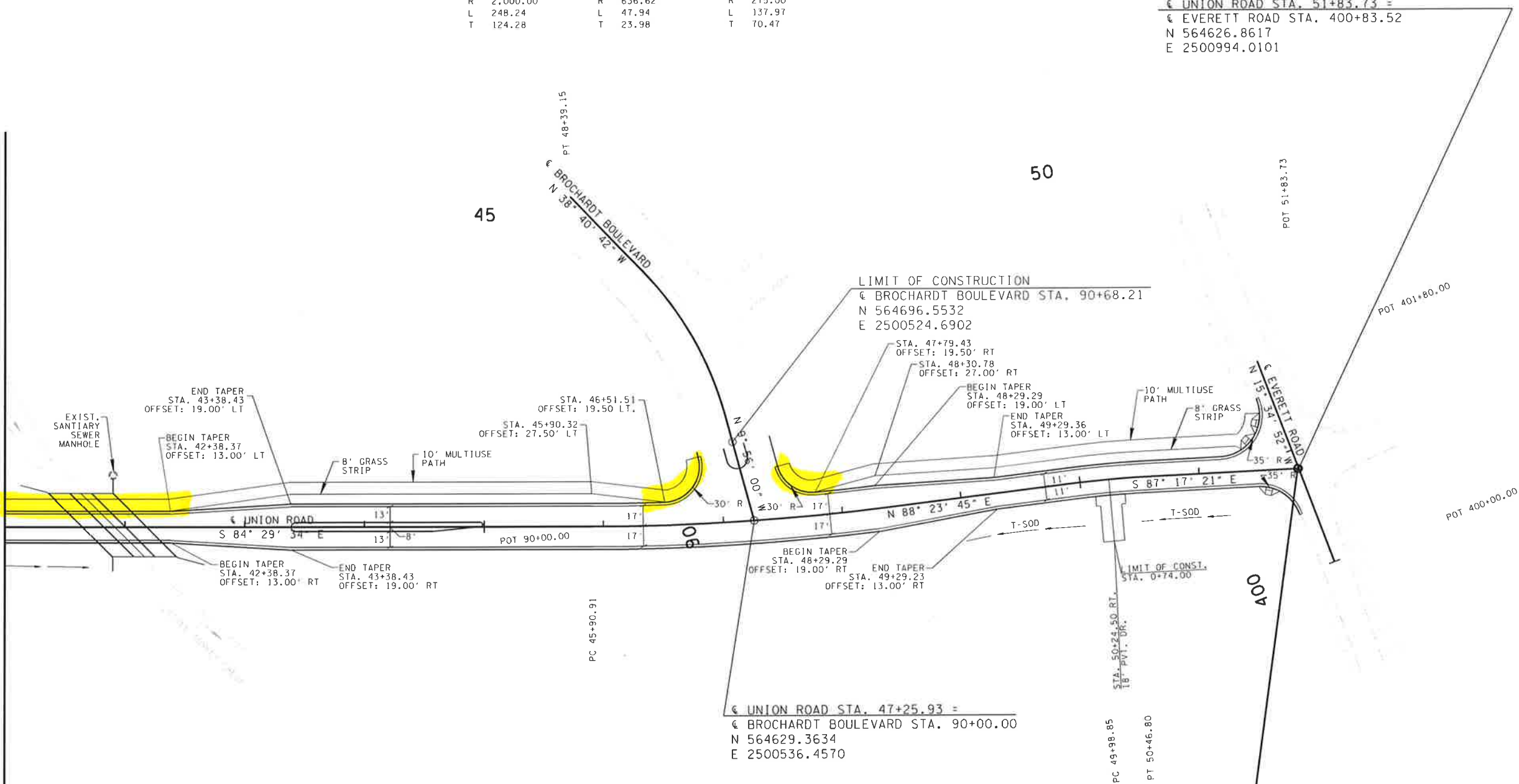
CONTROL POINT DATA							
POINT	NORTH	EAST	ELEVATION	STATION	OFFSET	FEATURE	DESCRIPTION
9	564703.6810	2500056.7040	906.9140	42+41.16	-32.49	XCP	RTK9 SPIKE
10	564609.9380	2500970.1570	926.4690	51+60.70	18.03	XCP	RTK10 MAGW
20	564660.2392	2500593.4991	908.5809	47+82.98	-31.69	XCP	20 SPIKE
21	564669.0718	2500425.8449	909.1121	46+12.27	-33.35	XCP	21 SPIKE
22	564624.3299	2500088.3079	905.7114	42+80.23	43.46	XCP	22 SPIKE
24	564687.0954	2500233.5961	907.4601	44+18.82	-32.96	XCP	S24 SPIKE

MATCH LINE STA. 41+00.00 SEE SHT. NO. 6

MATCH LINE STA. 41+00.00 SEE SHT. NO. 6A

CURVE UNION-9	CURVE UNION-10	CURVE BROCHARDT-1
PI 47+15.19	PI 50+22.84	PI 91+63.64
N 564,625.8497	N 564,634.4718	N 564,790.5544
E 2,500,525.4293	E 2,500,833.2779	E 2,500,508.2280
Δ 7° 06' 41" (LT)	Δ 4° 18' 54" (RT)	Δ 28° 44' 42" (LT)
D 2° 51' 53"	D 9° 00' 00"	D 20° 50' 05"
R 2,000.00	R 636.62	R 275.00
L 248.24	L 47.94	L 137.97
T 124.28	T 23.98	T 70.47

€ UNION ROAD STA. 51+83.73 =
€ EVERETT ROAD STA. 400+83.52
N 564626.8617
E 2500994.0101



€ UNION ROAD STA. 47+25.93 =
€ BROCHARDT BOULEVARD STA. 90+00.00
N 564629.3634
E 2500536.4570

END PROJECT STP-M-9109(174) (PRELIM.)
€ UNION ROAD STA. 51+82.77
N 564626.9068
E 2500993.0565

TYPE	YEAR	PROJECT NO.	SHEET NO.
PRELIM	2019	47LPLM-F0-133	7A

PRELIMINARY PLANS

SEALED BY

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STATE OF TENNESSEE
DEPARTMENT OF
TRANSPORTATION

PROPOSED
LAYOUT

STA. 41+00 TO E.O.P.
SCALE: 1"=50'

REPORT TO THE PLANNING COMMISSION

PREPARED BY: David Smoak, Town Administrator

SUBJECT: Review of the FY2020-2024 Capital Investment Program (CIP) for the Town of Farragut

BACKGROUND: The Board of Mayor and Aldermen (BMA) are required by Tennessee law to adopt a balanced budget for the fiscal year starting July 1 and ending June 30 of each year. Included in the budget are several funds, including: the General Fund, State Street Aid Fund, Equipment Replacement Fund, Insurance Fund and the Capital Investment Fund. Since the Planning Commission has purview over development projects that are proposed within the town limits, staff will be presenting the proposed 5 year CIP for its review.

DISCUSSION: The CIP is a planning tool that municipalities use throughout the country for major infrastructure projects that need to be completed within the next five years. The Board of Mayor and Aldermen held several workshops in March and April to discuss the five-year CIP, prioritize these projects and plan future funding for implementation. The only year that is funded by the BMA at this time is the FY2020 budget that runs July 1, 2019-June 30, 2020. All subsequent budget years are subject to change

At the Planning Commission meeting, staff will review the projects that are in the FY2020-2024 CIP. Currently there is approximately \$20,160,000 in infrastructure improvements being made in the Town for next year. Of that total, the Town will be allocating \$7,250,000 as a transfer from General Fund reserves, \$5,411,000 from CIP reserves and the remainder of the funding will be through grants from various sources.

Attached to this report is a budget summary of the FY2020-2024 CIP.

RECOMMENDATION BY: Town Administrator David Smoak for approval.

PROPOSED MOTION: To recommend approval of the FY2020-2024 CIP to the Farragut Board of Mayor and Aldermen.

COMMISSION ACTION:

MOTION BY: _____ **SECONDED BY:** _____

[illegible]

Account #	PROJECTS BY DEPARTMENT	Capital Investment Program-310					
		11,046,347	5,635,347	6,839,347	7,394,347	8,129,347	
	Beginning Balance						
	General Government Projects	FY2020	FY2021	FY2022	FY2023	FY2024	Total
43990	Land Acquisition	140,000	300,000	300,000	300,000	300,000	1,340,000
43910-280	Pedestrian/Greenway Connectors	0	100,000	0	0	100,000	200,000
43910-930	Smith Road Sidewalk	650,000	0	0	0	0	650,000
	Little Turkey Creek Greenway	130,000	0	300,000	0	0	430,000
	Community Center	300,000					300,000
	Campbell Station Wall	200,000					200,000
46230-920	Campbell Station Inn Improvements	0	250,000		0	0	250,000
	General Government Projects Total	1,420,000	650,000	600,000	300,000	400,000	3,370,000
	Parks	FY2020	FY2021	FY2022	FY2023	FY2024	Total
43934	McFee Park Expansion	8,000,000	0	0	0	0	8,000,000
43939-912	MBLP Improvements (turf fields)	0	0	0	500,000	0	500,000
43939-904	Anchor Park Fence	0	0	0	150,000	0	150,000
	Anchor Park Basketball Resurfacing & ADA Access/Parking	0	0	0	0	40,000	40,000
	Anchor Park Playground	0	0	0	0	415,000	415,000
43939-900	MBLP Boardwalk/Overlook Replacement	0	0	0	50,000	0	50,000
	Parks Total	8,000,000	0	0	700,000	455,000	9,155,000
	Engineering Projects	FY2020	FY2021	FY2022	FY2023	FY2024	Total
43150-480	Stormwater Improvements	750,000	100,000	100,000	100,000	100,000	1,150,000
43720	Union Road Improvements	500,000	0	3,520,000	0	0	4,020,000
43985-900	Signal System Upgrade (CMAQ)	6,710,000	0	0	0	0	6,710,000
43984	Virtue Road-Phase I (KP-Harville)	2,700,000	0	0	0	0	2,700,000
43980	Virtue Road-Phase II (Harville-Turkey Creek)	0	330,000	305,000	925,000	5,400,000	6,960,000
	Jamestowne Blvd Study	80,000	0	0	0	0	80,000
	Engineering Total	10,740,000	430,000	3,925,000	1,025,000	5,500,000	21,620,000
	CIP Expenditure Total	20,160,000	1,080,000	4,525,000	2,025,000	6,355,000	34,145,000

	Funding Sources	FY2020	FY2021	FY2022	FY2023	FY2024	Total
33220	L-STBG Funding (Jamestowne Blvd)	64,000	0	0	0	0	64,000
	L-STBG Funding (Virtue Road)	0	264,000	244,000	740,000	4,320,000	5,568,000
	L-STBG Funding (Union Road)	400,000	0	2,816,000			3,216,000
	CMAQ Funding	6,610,000	0	0	0	0	6,610,000
	LPRF Grant (Anchor Park)	325,000	0	0	0	0	325,000
	Interest Earnings	100,000	20,000	20,000	20,000	20,000	180,000
	Transfer from General Fund	7,250,000	2,000,000	2,000,000	2,000,000	2,000,000	15,250,000
	Greenway Connector Reserves	300,000	0	0	0	0	300,000
	Land Acquisition Reserves	100,000	0	0	0	0	100,000
	CIP Reserves	5,011,000	0	0	0	15,000	5,026,000
	Funding Total	20,160,000	2,284,000	5,080,000	2,760,000	6,355,000	36,639,000
	Total CIP Funding Sources	20,160,000	2,284,000	5,080,000	2,760,000	6,355,000	36,639,000
	Total CIP Expenditures	20,160,000	1,080,000	4,525,000	2,025,000	6,355,000	34,145,000
	Revenue over (under) expenditures	0	1,204,000	555,000	735,000	0	
	Ending Balance	5,635,347	6,839,347	7,394,347	8,129,347	8,114,347	
	Assigned Fund Balance						
	Greenway Connectors	58,890	58,890	158,890	158,890	158,890	
	Land Acquisition	1,558,072	1,698,072	1,998,072	2,298,072	2,598,072	
	Stormwater Projects	0	750,000	850,000	950,000	1,050,000	
	Outstanding Projects	3,090,966	3,090,966	3,090,966	3,090,966	3,090,966	
	Total Assigned Balance	4,707,928	5,597,928	6,097,928	6,497,928	6,897,928	
	Available Fund Balance	927,419	1,241,419	1,296,419	1,631,419	1,216,419	

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Connor Vermilyea, Planner

SUBJECT: Discussion and public hearing on proposed amendments to the Farragut Zoning Ordinance related to short term rentals (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: This item was workshopped last month. Staff noted that short term rentals have been a frequent discussion item in many communities and in May of 2018 the State of Tennessee passed the Short Term Rental Unit Act which provides guidelines and regulations surrounding the general use of short term rentals. The Act also establishes protections for pre-existing grandfathered units.

During the Board of Mayor and Alderman's strategic planning session in January 2019, the topic of addressing short term rentals was discussed. The Board requested that staff provide policy recommendations that would prohibit the use of short term rentals.

On March 21, 2019, staff presented an overview of short term rentals to the Planning Commission. Some information covered included how short term rentals are defined, grandfathering, usage and permitting considerations, and possible avenues of regulation and/or prohibition. During the discussion, Planning Commissioners expressed the desire to prohibit the use of short term rentals and, similar to the Board of Mayor and Alderman, asked staff to pursue language that would accomplish this objective.

DISCUSSION: Included in your packets is a copy of Ordinance 19-20 which reflects options presented to the Planning Commission during last month's workshop session. The Ordinance provides for a definition of "Short term rental unit," "Bed and breakfast," "Permitted use," and "Prohibited use." The term "Family" is also clarified to not include a short term rental unit.

Ordinance 19-20 provides for a prohibition of short term rental units and refers grandfathered units to the applicable provisions of State law. The Ordinance also clarifies how permitted uses are applied.

RESOLUTION PC-19-05

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION 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 2., DEFINITIONS, TO PROVIDE FOR A DEFINITION FOR SHORT TERM RENTAL UNIT, BED & BREAKFAST, PERMITTED USE, PROHIBITED USE, AND TO MODIFY THE DEFINITION OF FAMILY; AND CHAPTER 4., SECTIONS IV. AND X. TO CLARIFY PERMITTED AND PROHIBITED USE, PROHIBIT SHORT TERM RENTALS, AND PROVIDE REGULATIONS TO ADDRESS GRANDFATHERED SHORT TERM RENTALS

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 16, 2019;

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 19-20.

ADOPTED this 16th day of May 2019.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	19-20
PREPARED BY:	Vermilyea
REQUESTED BY:	Board of Mayor and Alderman
CERTIFIED BY FMPC:	
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 2., DEFINITIONS, TO PROVIDE FOR A DEFINITION FOR SHORT TERM RENTAL UNIT, BED & BREAKFAST, PERMITTED USE, PROHIBITED USE, AND TO MODIFY THE DEFINITION OF FAMILY; AND CHAPTER 4., SECTIONS IV. AND X. TO CLARIFY PERMITTED AND PROHIBITED USE, PROHIBIT SHORT TERM RENTALS, AND PROVIDE REGULATIONS TO ADDRESS GRANDFATHERED SHORT TERM RENTALS

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 2., Definitions; Chapter 4., Sec IV., Measurements of Setbacks, Open Space, Visibility Triangle, Use of Lots and Access Points; and Chapter 4., Sec X., Reserved

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 2., Definitions, is amended by inserting “Short-term rental unit,” “Bed & Breakfast,” “Permitted Use,” and “Prohibited Use” and defining them as follows:

Short Term Rental Unit: A residential dwelling unit that is rented wholly or partially for a fee for a period of less than thirty (30) continuous days and does not include a hotel (as defined in T.C.A 68-14-302 or this Ordinance) or a bed and breakfast establishment or a bed and breakfast homestay (as defined in T.C.A 68-14-502).

Bed and breakfast: a private home, inn or other unique residential facility offering bed and breakfast accommodations and one (1) daily meal and having less than four (4) guest rooms furnished for pay, with guests staying not more than fourteen (14) days, and where the innkeeper resides on the premises or property or immediately adjacent to it. Guest rooms shall be established and maintained distinct and separate from the innkeeper's quarters.

Permitted Use: A use listed and expressly allowed in a given zoning district and subject to the restrictions applicable to that zoning district.

Prohibited Use: A use that is not expressly permitted in a given zoning district.

SECTION 2.

The Farragut Zoning Ordinance, Chapter 2., Definitions, is amended by altering the definition of “Family” to read as follows:

Family: One or more persons occupying the same dwelling unit. A family shall be deemed to include domestic servants employed by said family. This definition shall not be deemed applicable to those persons occupying a boarding house, hotel, motel, club, rooming house, nursing home, and short term rental unit.

SECTION 3.

The Farragut Zoning Ordinance, Chapter 4., Sec X., Reserved, is amended by altering the title from “Reserved” to “Short Term Rental Units”, and inserting the following provisions:

- A. Except as provided for in part B below, and in accordance with T.C.A. 13-7-601 thru 606, short term rental units, as defined in Chapter 2 of this Ordinance, shall be prohibited in all zoning districts within the Town.
- B. Short term rentals recognized by the Town as legally operating prior to May 17, 2018 or the initial adoption of these requirements (Section X., Short Term Rentals) shall be afforded the protections of and be subject to the provisions of T.C.A 13-7-603(a).

SECTION 4.

The Farragut Zoning Ordinance, Chapter 4., Sec IV., Measurements of Setbacks, Open Space, Use of Lots, Access Points and Visibility Triangle, is amended by adding “Permitted Uses and Zoning” to the title and inserting the following as a new subsection:

- E. Zoning affects every lot, building, structure, and use. No building or structure shall be erected or altered, or shall any lot, building, structure, or premises be used for any purposes, other than a use expressly permitted in the district in which such lot, building, structure, or premises is located. No lot, building, structure, or premises shall be used so as to produce greater heights, smaller yards, less unoccupied area, or in any other manner contrary to the provisions of this ordinance.

SECTION 5.

The Farragut Zoning Ordinance, Chapter 4., Sec XIV., Lots or Parcels, is amended by inserting the following as a new subsection:

- E. No lot which is now or may in the future be built upon, shall be reduced in area so that the yards and other open spaces will be smaller than prescribed by this ordinance; and except as otherwise provided for by this ordinance no yard, court, or open space

provided about any building for the purpose of complying with the provisions of this ordinance, shall be used as a yard, court, or other open space for any other building.

SECTION 6.

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

Edwin K. Whiting, Secretary

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

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

SUBJECT: Discussion on amending the maximum lot coverage formula as applied in the R-1/OSR Zoning District (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: As you know, the Commission discussed this issue as a workshop item last month. It involves proposed changes to the “maximum lot coverage” provisions in the Open Space Residential Overlay (OSR) district. The proposed changes stem from a matter that recently came before the Board of Zoning Appeals and the interpretation of the formulas used to determine maximum building coverage (i.e. the area of a lot covered with roofed structures) and total lot coverage (i.e. that portion of a lot that is covered by any nonvegetative surface).

DISCUSSION: Specifically, the issue revolved around the use and interpretation of the term “total number of dwelling units in the development” in the formulas as noted below.

- a. Total building area for each dwelling unit equals 75 percent of the gross land area multiplied by the maximum building coverage established in the base zone divided by the **total number of dwelling units in the development.**
- b. Total lot coverage for each dwelling unit equals 75 percent of the gross land area multiplied by the maximum lot coverage established in the base zone divided by the **total number of dwelling units in the development.**

The intent here is to base each individual lot’s coverage area on the overall size of the development and the total number of planned building lots in the development. Unfortunately, the current language can apparently be misconstrued and applied to mean only those dwelling units in existence at the time a building permit is filed. This interpretation results in a situation where the first homes (lots) built in a subdivision can claim a larger share of the total permitted coverage areas planned for the development as a whole.

The staff has prepared a zoning amendment to address this issue (see Ordinance 19-21, attached). The proposed amendment eliminates the use of the term “total number of dwelling units in the development” in the coverage formulas. As proposed, the new formulas will now refer to “**all planned and approved/platted lots within the entire development**”.

The proposed amendment also attempts to further clarify the formula and the process involved in calculating both the maximum building coverage and maximum total coverage for individual lots within an OSR district development. Finally, the amendments provide additional flexibility with respect to the allocation of coverage areas between planned lots, and direction for dealing with situations where existing lots are combined and replatted.

The following is an example of how the maximum building and maximum total lot coverage calculations would work for a 200-lot subdivision on a 100-acre development site in the R-1/OSR district. The maximum building and total lot coverage values in the base R-1 zone are 25% and 35%, respectively. The example assumes equal apportionment of coverage areas between all lots.

Step 1. Calculate the total building coverage area and total lot coverage area for the entire development site area.

75 acres (75% of gross 100 ac. site area) x .25 (max building coverage in R-1 base zone) = 18.75 acres of total development building coverage area allowed.

75 acres (75% of gross 100 ac. site area) x .35 (max lot coverage in R-1 base zone) = 26.25 acres of total development lot coverage area allowed.

Step 2. Determine and allocate the maximum building and maximum total lot coverages for each planned lot based on the development area totals calculated in step 1.

18.75 acres of total development building coverage area divided by a total of 200 planned house/building lots = .094 acres (4,094 square feet) of maximum building coverage on each lot within the development.

26.25 acres of total development lot coverage area divided by a total of 200 planned house/building lots = .131 acres (5,706 square feet) of maximum total lot coverage on each lot within the development.

Future Replat Scenario. If two of the lots in the above example were later replatted and combined under the 50% increase rule (see part d of the proposed ordinance), the new larger lot would see its maximum building coverage increase to .141 acres or 6,141 square feet, and its maximum total lot coverage increase to .197 acres or 8,559 square feet.

RECOMMENDATION: Included in your packet is a copy of Resolution PC-19-06 which recommends approval of Ordinance 19-21. Staff recommends approval of Resolution PC-19-06.

RESOLUTION PC-19-06

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, SECECTION VII., OPEN SPACE RESIDENTIAL OVERLAY DISTRICT (OSR), SUBSECTION E., PART 5., MAXIMUM LOT COVERAGE, TO REVISE AND CLARIFY THE CALCULATION OF TOTAL BUILDING AREA AND TOTAL LOT COVERAGE.

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 16th, 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 19-21; an ordinance amending the Farragut Zoning Ordinance, Ordinance 86-16, by revising and clarifying the calculation of the total building area and total lot coverage standards in the OSR district.

ADOPTED this 16th day of May, 2019.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE: 19-21
PREPARED BY: Hose
REQUESTED BY: Staff
CERTIFIED BY FMPC: May 16, 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, SECTION VII., OPEN SPACE RESIDENTIAL OVERLAY DISTRICT (OSR), SUBSECTION E., PART 5., MAXIMUM LOT COVERAGE, TO REVISE AND CLARIFY THE CALCULATION OF TOTAL BUILDING AREA AND TOTAL LOT COVERAGE.

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., Section VII., Open Space Residential Overlay District, Subsection E., Area Regulations, Part 5., Maximum Lot Coverage, is amended by deleting it in its entirety and replacing it with the following:

5. Maximum lot coverages. The maximum building and total lot coverage values for all house/building lots shall be based on the approved plan/plat for the entire development area/tract, including all phases where applicable. All building and lot coverage values shall be calculated and platted as follows:
 - a. The total building coverage and total lot coverage area values shall first be calculated for the entire development area/tract as follows:

Total development building coverage area allowed	=	75 percent of the entire development's gross land area multiplied by the maximum lot (total building) coverage percentage established in the base zone (see Rural Residential R-1 district)
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Total development lot coverage area allowed = 75 percent of the development's gross land area multiplied by the maximum lot (total lot) coverage percentage established in the base zone (see Rural Residential R-1 district)

These values shall be included and shown on all approved plans/plats.

- b. The maximum building coverage and maximum total lot coverage area value for each individual lot within the development shall then be determined and allocated as follows:

The total building and lot coverage area allocations for the entire development area (see calculation from part a, above) shall be divided and apportioned between all planned and approved/platted lots within the entire development.

The developer may choose to divide and apportion these coverage areas equally between all such lots (e.g. total development building and lot coverage areas divided by total number of lots = individual lot coverage areas), or unequally (variably) between all such lots to account for differing lot design and size characteristics.

- c. The apportioned total building coverage area and total lot coverage area value for each lot within the entire development shall be included and identified as a development restriction on all approved plans and plats. Where the developer chooses to divide and apportion the development's total coverage areas on an unequal (variable) lot basis, a table shall be provided documenting that the coverage areas allocated to each lot (in total) do not exceed the applicable total area values for the development as a whole.

In the case of a phased development, the total building coverage and total lot coverage areas for the entire development shall first be divided and apportioned by phase and then by all planned and approved/platted lots within each phase. All phase and individual lot coverage allocation values shall be included and identified as development restrictions on all approved plans and plats.

- d. Where existing lots of record are combined and replatted, the planning commission may permit the reallocation of their respective building and lot coverages. In such cases, the permitted coverage area values of the new larger lot(s) shall not be increased more than 50% above those of any of the affected (original) lots. All new building and lot coverage calculations and values shall be included on the plat of record.

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