



**AGENDA
FARRAGUT MUNICIPAL PLANNING COMMISSION**

**July 18, 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 – June 20, 2019**
- 4. Election of Officers**
- 5. Appointment of Youth Representative**
- 6. Discussion and public hearing on a site plan for a small cell support structure at 11473 Parkside Drive (MasTec/AT&T Mobility, Applicant)**
- 7. Discussion and public hearing on a site plan for drive-through lane and building exterior modifications at the ORNL Federal Credit Union at 11405 Municipal Center Drive, 1 Acre, Zoned C-1/MUTC (Design Collaborative, Applicant)**
- 8. Discussion and public hearing on amendments to the C-1 Mixed-Use Town Center portion of the Farragut Zoning Ordinance as applied to drive-throughs and menu boards on existing developments with drive-throughs that pre-date the Mixed-Use Town Center land use designation (McDonald's USA, LLC, Applicant)**
- 9. Discussion and public hearing on amendments to Chapters 2, 3, and 4 of the Farragut Zoning Ordinance related to the creation of the Outlet Drive Regional Entertainment and Employment District (OD-RE/E) that will replace the C-2-R/W District (RealtyLink, Applicant)**
- 10. Discussion and public hearing on amendments to the Farragut Zoning Map for Parcels 154.06, 154.07, 154.08, 154.09, 154.10, 176.01, and 176.02, Tax Map 130 along the Outlet Drive corridor from C-2 and R-2 to OD-RE/E, Approximately 36 Acres (RealtyLink, Applicant)**

- 11. Discussion on a concept for Admirals Landing (a redevelopment of the Old Phillips 66 Gas Station), 11321 Kingston Pike, 1.19 Acres, Zoned C-1/MUTC (Doug Justus, Owner)**
- 12. Discussion and public hearing on a resolution governing Planning Commission procedures as applied to the number of significant comments that remain on plans intended to come before the Commission and how to address approval subject to's that are not taken care of in a timely manner**
- 13. 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**

June 20, 2019

MEMBERS PRESENT

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

MEMBERS ABSENT

Louise Povlin

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

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

1. Citizen Forum

Mayor Williams announced that Commissioner Ed Whiting was retiring from the Planning Commission and Youth Representative, Nick LiMandri, was completing his last meeting. Mayor Williams commended both individuals for their service on the Planning Commission. Mayor Williams also reminded the public to please refer to the meeting protocol on the printed agendas if they wished to make a comment at the meeting.

2. Approval of agenda

Staff noted that Agenda Item #'s 7 and 8 were postponed at the request of the applicant. *Motion was made by Mayor Williams to approve the amended agenda. Motion was seconded by Commissioner St. Clair and motion passed unanimously.*

3. Approval of minutes – May 16, 2019

Motion was made by Commissioner Myers to approve the minutes as submitted. Motion was seconded by Mayor Williams and motion passed unanimously.

4. Discussion and public hearing on right of way permits for fiber optic cable to be installed along portions of N. and S. Watt Road, Old Stage Road, McFee Road, Boyd Station Road, Virtue Road, Parkside Drive, Grigsby Chapel Road, Fretz Road, and Smith Road (MCImetro Access Transmission Services, Inc., Applicant)

Staff reviewed this item and recommended approval of the fiber installation project subject to the following conditions being satisfactorily addressed:

- 1) All underground installation shall be completed using directional boring. No open trenches are permitted;
- 2) Please provide a letter of credit for the full installation and any restoration needed in relation to the project. Given the scope of the project, the dollar amount is \$20,000;
- 3) Please ensure that no pedestrian facilities, other utilities, irrigation, or landscaping will be affected;
- 4) Please verify that all new installations will be within existing rights of ways or platted utility easements;
- 5) Please ensure that notification is provided to any affected entities prior to initiating work;
- 6) A pre-construction meeting will be required prior to initiating work in each permitted section. This will need to be coordinated with the Town's engineering staff;
- 7) Related to the previous comment, please provide traffic control plans for the different stages of the project and coordinate right of way permits through the Town's engineering department; and
- 8) Is the fiber extension on the Town's Public Works property within the existing easements of record for such service? If not, an easement and use agreement will be required from the Town.

After the project was reviewed by the applicant, a motion was made by Commissioner Myers to follow staffs' recommendation. Motion was seconded by Mayor Williams and motion passed unanimously.

5. Discussion and public hearing on a site plan for small cell support structures at 633 Herron Road and 11473 Parkside Drive (MasTec/AT&T Mobility, Applicant)

No representative was present on behalf of the applicant. Staff reviewed the project and the remaining comments. Staff noted that the application was incomplete. Requested information had not been provided to fully assess all of the staffs' remaining comments. As a result, staff recommended denial until supplemental information could be submitted at which time staff would bring this back to the Commission.

After a lengthy discussion and a couple of amended motions, motion was made by Commissioner St. Clair to deny the application for the two small cell support structures due to the application being incomplete. Motion was seconded by Mayor Williams and motion passed unanimously.

6. Discussion and public hearing on a final plat for Easton Park, Unit 2, Turkey Creek Road west of Briarstone Lane, 23 Lots, 8.4 Acres, Zoned R-3 (HFTC, GP, Applicant)

Staff recommended approval subject to the following conditions:

- 1) Please verify the stormwater system as necessary for the Town's Engineering Department;
- 2) An as-built, in a JPEG format, is required for all required improvements once finalized;

- 3) The required buffer strip and detention basin plantings must be installed (a completion letter of credit could cover this for now until later in the Fall when it is more appropriate to plant trees);
- 4) Please include a copy of the recorded covenants and restrictions;
- 5) Please complete all items on staff's punchlist. All disturbed areas must be stabilized;
- 6) Please submit an irrevocable letter of credit for completion of sidewalks. Staff will calculate a dollar amount; and
- 7) Please submit an irrevocable letter of credit for \$15,000 for maintenance of roadways (Sunrise View and Spectacular View) and greenway.

Motion was made by Commissioner Myers to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and motion passed unanimously.

7. **Discussion and public hearing on amendments to Chapters 2, 3, and 4 of the Farragut Zoning Ordinance related to regional recreational entertainment venues consistent with recent amendments to the Farragut Future Land Use Map for the Outlet Drive corridor**

Postponed at the request of the applicant.

8. **Discussion and public hearing on amendments to the Farragut Zoning Map in relation to portions of the Outlet Drive corridor being rezoned from C-2, Regional Commercial, to C-2-R/W, Regional Commercial, Retail/Warehousing consistent with recent amendments to the Farragut Future Land Use Map for the Outlet Drive corridor**

Postponed at the request of the applicant.

9. **Discussion on amendments to the C-1 Mixed-Use Town Center portion of the Farragut Zoning Ordinance as applied to drive-throughs and menu boards on existing developments with drive-throughs that pre-date the Mixed-Use Town Center land use designation (McDonald's USA, LLC, Applicant)**

For discussion purposes only.

10. **Appointment of Stormwater Advisory Committee (SAC) representative**

Motion was by Mayor Williams to nominate Commission Povlin as the Planning Commission representative on the Stormwater Advisory Committee. Motion was seconded by Commission Dick and motion passed unanimously.

11. **Discussion on Planning Commission procedures as applied to the number of significant comments that remain on plans intended to come before the Commission and how to address approval subject to's that are not taken care of in a timely manner**

For discussion purposes only.

12. **Approval of utilities**

None.

The meeting adjourned at 9:34 p.m.

Ed Whiting, Secretary

MEETING DATE: July 18, 2019

AGENDA ITEM #4

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Election of Officers

Current officers are:

Chairman – Rita Holladay

Vice-Chairman – Ed St. Clair

Secretary – vacant (previous secretary was Ed Whiting)

MEETING DATE: July 18, 2019

AGENDA ITEM #5

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Appointment of Youth Representative

Included in your packet are applications and letters of recommendation for three candidates that have listed the Planning Commission as a committee choice. Each candidate qualifies for appointment. One of the candidates lives in Lenoir City but goes to Farragut High School.

Per the Planning Commission by-laws, a youth representative may serve for one fiscal year or less depending on the representative's availability.

Print**Youth Representative Committee Application - Submission #4337****Date Submitted: 5/16/2019****Town of Farragut Youth Representative Committee Application****First Name**

Claudia

Last Name

Levi

Address1

12210 Sugarloaf Court

Address2**City**

Knoxville

State

TN

Zip

37934

Home Phone

855-281-2243

Email

clavi2013@gmail.com

Briefly describe your life goals/aspirations:

My long-term goal is to complete a Ph.D in political science or public policy to become either a policy analyst or adviser. I hope to also obtain a degree in statistics which would allow me to both research and analyze policy. While I am an undergraduate student, I aspire to work as an intern for a state or congressional representative. At this point in my life, my short-term goal is to learn more about how government works. I am attending the Governor's School for the Humanities this summer with a focus on political science. Serving on a town committee would give me firsthand experience with governmental functions outside of a classroom setting. I would feel privileged to serve my community by being a youth representative on a Farragut town committee.

Which committees are you interested in serving:

Please select your first choice and second choice from the list below.

First Committee Choice:

Planning Commission (3rd Thursday of each month at 7pm)

Farragut High School

Principal
Ryan J. Siebe

Curriculum Principal
Candace Greer

Established 1904
11237 Kingston Pike, Knoxville, TN 37934
Phone 865.966.9775
Fax 865.671.7120

Grade Level Principals

Kim Gray
Beth Howard
Anthony Norris
Dwayne Simmons

To Whom It May Concern:

I'm writing on behalf of Claudia Levi, a student that is certainly well qualified to be a youth representative for Farragut town committee. I had the pleasure of having Claudia in my AP US Government class. She is mature, organized, social, and friendly which makes for a very well-rounded student and person. It is a rarity to have someone that encompasses a little of everything.

Her work ethic is one of the best I have seen. She took her time, asked questions, and kept up with her studies. Because of her effort she consistently was one of the highest scoring students on every assignment. Adding to that, she stayed humble about her grades which is a challenge for some to do. To make such high scores in an AP class is impressive, but even more so because of her workload; she was in all Honors and AP classes at the time. She also contributed to class discussions in a class that had many strong, over the top personalities which was refreshing and welcomed.

I hope that you will highly consider Claudia for this program. It was a pleasure to have her in class, and I have no doubts that she will flourish in anything that comes her way.

Sincerely,

Samantha Newman
Social Studies Teacher
Farragut High School

Print**Youth Representative Committee Application - Submission #4307****Date Submitted: 3/15/2019****Town of Farragut Youth Representative Committee Application****First Name**

Melanie

Last Name

Cionfolo

Address1

711 Hunting Fox Lane

Address2**City**

Farragut

State

TN

Zip

37934

Home Phone

8658867057

Email

m.cionfolo@aol.com

Briefly describe your life goals/aspirations:

I would like to attend college, followed by medical school to become a hematologist-oncologist.

Which committees are you interested in serving:

Please select your first choice and second choice from the list below.

First Committee Choice:

Arts and Beautification Committee (3rd Monday of each month at 4pm)

Second Committee Choice:

Planning Commission (3rd Thursday of each month at 7pm)



KNOXVILLE CATHOLIC HIGH SCHOOL

9245 Fox Lonas Road
Knoxville, Tennessee

P: (865)560-0313 F: (865)560-0314
knoxvillecatholic.com

Dear Esteemed Colleagues:

It is my pleasure to write a letter of recommendation for Melanie Cionfolo. New to my caseload last year, Melanie made it a point to get to know me soon in the year, identify the resources available within my office, and was already planning her high school career. In the past year and a half, I have been able to assess that Melanie is a top academic student, driven to succeed, and most certainly one of our best and brightest.

Melanie is a self-starter, without a doubt. She seeks out opportunities, works on her responsibilities, and then seeks out the support where needed. For instance, she came to me in the fall to apply to Governor's School, as soon as the applications were out. She had already read through the packet, filled out her parts, and was working on her essays.

In delving into some career conversations, I asked her what her early recollections were on potential career choices. As many students note, she quickly said 'doctor', however followed with something I have never heard in 13 years as a school counselor, "specifically a hematologist-oncologist." After some clarification as to what that even was, Melanie outlined for me how enamored she is with the investigation involved when looking at specific blood-borne diseases such as leukemia and other lymphomas. It was clear that she not only knew what she was talking about but was physically energized by it all! Her cadence increased, her eyes lit up, and I was happily along for the ride.

Melanie is an incredible student as well as a great asset to our school. In fact, we just informed her today that she was voted upon by all our faculty to be a TN Girl's State attendee, an honor that only 4 of our female students receive. She is dependable, always a choice to lead or be an example, and would be an ideal candidate for this program.

I recommend her with the highest regard!

Sincerely,

Kat Coy, M.S.
School Counselor

Print**Youth Representative Committee Application - Submission #4338****Date Submitted: 5/17/2019****Town of Farragut Youth Representative Committee Application****First Name**

Audrey

Last Name

Richards

Address1

540 Crescent Oaks Lane

Address2**City**

Lenoir City

State

TN

Zip

37772

Home Phone

8652090390

Email

audreyrichards1@gmail.com

Briefly describe your life goals/aspirations:

At some point in the future, I wish to become a surgeon. With this career, I hope to do Doctors Without Borders. Service is an essential element of who I am. Currently and in the future I will use my career, schooling, and personal life to serve others. By serving others, I know I will have an incredible, rewarding life full of meeting new, wonderful people.

Which committees are you interested in serving:

Please select your first choice and second choice from the list below.

First Committee Choice:

☐ Stormwater Advisory Committee (2nd Thursday of each month at 3:45pm) ▼

Second Committee Choice:

☐ Planning Commission (3rd Thursday of each month at 7pm) ▼

Farragut High School

Principal
Ryan J. Siebe

Curriculum Principal
Cundace Greer

Established 1904
11237 Kingston Pike, Knoxville, TN 37934
Phone 865.966.9775
Fax 865.671.7120

Grade Level Administrators

Kim Gray
Anita Johnson
Steve Killian
Anthony Norris

May 14, 2019

To Whom It May Concern:

It is with the greatest regard that I recommend Audrey Richards as a youth representative for the Farragut committees. I have seen Audrey in multiple leadership positions, and demonstrate every quality desired in a true leader. In a position on the Farragut committees it would give her even more experience to take from high school and in to the world where strong leaders are desperately needed.

Audrey has been in various positions of leadership in her short high school career because she stands out as a leader and a role model. She has been Student Government Secretary, Junior Honor Society Vice President and on the school Advisory Council. As Junior Honor Society sponsor I watched Audrey come up with community service ideas, work hard to see them completed, plan and run meetings and do anything else that was asked of her.

Leadership is not the only quality that Audrey embodies. She is an extraordinary student with an excellent work ethic, as evidenced by her high grade point average. As mentioned before, Audrey also takes part in community service (to the high school, to Farragut and Knoxville), because she has a She has planned several community service projects and jumps into any others available with a smile on her face.

To make Audrey an even more extraordinary candidate she also is able to juggle all of her clubs, while still maintaining a rigorous academic schedule. I cannot think of someone better to fulfill this position. She will bring her eagerness to service, impeccable character and work ethic to the committees. Everyone will be pleased to have the opportunity to work with Audrey.

Sincerely,

Laura St. Clair

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for a small cell support structure at 11473 Parkside Drive (MasTec/AT&T Mobility, Applicant)

INTRODUCTION AND BACKGROUND: This item was part of an agenda item that was discussed at the June 20 Planning Commission meeting. At that time, the application involved a request for approval of two small cell support structures in the Herron Road/Parkside Drive area. The structures were proposed at 633 Herron Road (at the end of Herron Road on the west side of the road) and 11473 Parkside Drive (on the west side of the eastern access point off Parkside Drive to the Best Buy building and shops).

DISCUSSION: After a long discussion, staff recommended denial of the application presented at the June 20 meeting due to it being incomplete in terms of addressing some of the remaining staff comments. No one was present on behalf of the applicant, though notification had been provided on more than one instance. The Planning Commission unanimously concurred with staff and voted to deny the application due to it being incomplete. As noted, the applicant would have the opportunity to provide supplemental information and come back to the Planning Commission at a subsequent meeting.

Staff conveyed, in writing, the Planning Commission's action taken on June 20. Staff was informed via an e-mail on July 2 (e-mail is included in the packet) that the revised drawings for the Parkside Drive location were ready and were attached to the email. However, the applicant noted that "due to multiple factors, the Herron Road location will need more attention before presenting it to the Planning Commission again."

RECOMMENDATION: Along with the above referenced e-mail, staff has included in your packet the revised drawings for the small cell support structure proposed at 11473 Parkside Drive. As proposed, the applicant will be replacing a Town light pole with a new pole to match other light poles along Parkside Drive. This new pole will be constructed to accommodate a light fixture and the proposed small cell support structure. This would be similar to what Zayo installed in two different locations along Parkside Drive over one year ago. Staff will make a recommendation at the meeting.

Mark Shipley

From: Kevin Youngblood <Kevin.Youngblood@mastec.com>
Sent: Tuesday, July 2, 2019 8:59 AM
To: Mark Shipley
Cc: Tom Hale; Bart Hose
Subject: RE: staff recommendations
Attachments: TNKNX_768_100 CD_REV 1_07-01-19.pdf; DE113.SA Redesign.LTE
1C.CRAN_RTNIK_TNKNX_768.MRTNIK030179.2504A0DRJ9.14809584.pdf

Importance: High

Mark,
We were able to get the revised drawings for the Parkside Drive location & I've attached those. Due to multiple factors, the Herron Rd. location will need more attention before presenting it to the PC again. I've also included the structural calculations for this pole design for consideration.

Regards,

Kevin Youngblood
Project Manager – cRAN SAQ-TNKY
MasTec Network Solutions
Office: 615-648-8087
Mobile: 615-624-3988



NOTICE: The information contained in this email and any document attached hereto is intended only for the named recipient(s). If you are not the intended recipient, nor the employee or agent responsible for delivering this message in confidence to the intended recipient(s), you are hereby notified that you have received this transmittal in error, and any review, dissemination, distribution or copying of this transmittal or its attachments is strictly prohibited. If you have received this transmittal and/or attachments in error, please notify me immediately by reply e-mail and then delete this message, including any attachments.

From: Mark Shipley <mshipley@townoffarragut.org>
Sent: Monday, June 24, 2019 8:49 AM
To: Kevin Youngblood <Kevin.Youngblood@mastec.com>
Cc: Tom Hale <tomhale@kramer-rayson.com>; Bart Hose <bhose@townoffarragut.org>
Subject: [External] FW: staff recommendations
Importance: High

Attention: This email was sent from someone outside of MasTec. Please use caution when opening attachments or clicking on links in emails which are unexpected or arrive from unknown senders.

Hope you are doing well. I wanted to update you on the action taken by the Planning Commission last Thursday, June 20, regarding the small cell support structures you applied for and that were noted under Agenda Item #5 in the attached staff recommendations that were sent to you last Wednesday.

I was surprised that no one was present to present your item. The Commission unanimously denied the application for Agenda Item #5 due to the application submittal being incomplete in terms of providing enough information to properly assess the placement of the structure proposed at 633 Herron Road.

If you have any supplemental information you could provide please send this to me by next Monday, July 1, so that we can evaluate this and potentially place this item on the July 18 Planning Commission agenda. Obviously, when this does go back to the Planning Commission, please make sure someone can attend the meeting to present your request and answer any questions. If you have any questions in the mean-time please let me know. Thank you very much.

From: Mark Shipley

Sent: Wednesday, June 19, 2019 10:14 AM

To: jwholladay <jwholladay@charter.net>; rakile <rakile@charter.net>; Ed Whiting <edwinwhiting@gmail.com>; St.Clair, Ed <stclaire@p2s.com>; Jeremy Dick <jeremy.dick@tds.net>; Louise Povlin <lpovlin@townoffarragut.org>; Ron Williams <rwilliams@townoffarragut.org>; Noah Myers <noah@myers-bros.com>; Jon Greene <jongreene.tenn@gmail.com>; Nick LiMandri <nicklimandri@gmail.com>

Cc: Bart Hose <bhose@townoffarragut.org>; Darryl Smith <dsmith@townoffarragut.org>; David Smoak <DSmoak@townoffarragut.org>; Trevor Hobbs <thobbs@townoffarragut.org>; Clay Watson <cwatson@fg-inc.net>; Kevin Youngblood <Kevin.Youngblood@mastec.com>; Kristin Lang <klang@BrittPeters.com>; Ryan Estabrooks <ryan@site-incorporated.com>; Travis Fuller <travis@belleinvestmentco.com>

Subject: staff recommendations

Attached please find the staff recommendations for tomorrow's FMPC meeting. Thanks.



at&t

NODE ID: TNKNX_768

11473 PARKSIDE DR
FARRAGUT, TN 37934

SITE INFORMATION

NODE ID: TNKNX_768
ADDRESS: 11473 PARKSIDE DR, FARRAGUT, TN 37934
COUNTY: KNOX
LATITUDE: 35.8661891
LONGITUDE: -84.1655404
ELEVATION: 986.05' AMSL
JURISDICTION: KNOX COUNTY
STRUCTURE OWNER: AT&T - NEW POLE

POLE DESIGN BY RAYCAP
STEALTH, DATED 6-13-19

CONTACTS

PROJECT MANAGER: AT&T, SHERI DARNELL, 615-975-5926
PROFESSIONAL ENGINEER: IRISH TOWER LLC, 4803 BERNICA DRIVE, SUGAR LAND, TEXAS 77479, JACOB.GORALSKI@IRISH-TOWER.COM
PROPERTY OWNER: TBD
CONSTRUCTION MANAGER: MASTEC, ROBERT CUMMINGS, 815-448-8387
ROWING/DIRTY: TBD
PLANNING/ZONING: KNOX COUNTY

GENERAL NOTES

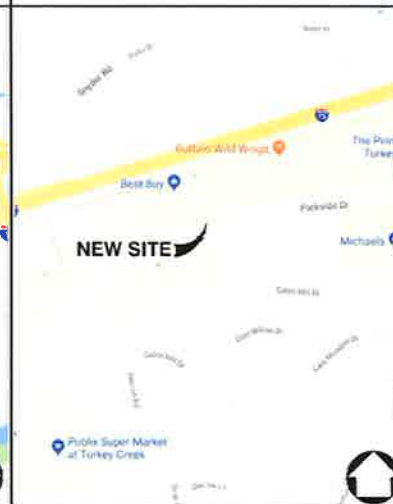
THE FACILITY IS NOT FOR HUMAN HABITATION & THEREFORE WILL NOT BE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT BECAUSE ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE, NO SANITARY SEWER SERVICE, POTABLE WATER OR TRASH DISPOSAL. REQUIRED HAZARD COMMERCIAL DISCLOSE: IF NEW, THE SITE LOCATION IS SUBJECT TO MINIMUM 15' FROM PROPOSED LOCATION AS NEEDED TO KEEP WITHIN PUBLIC ROW, AVOID EXISTING UTILITY LINES AND AVOID LINE OF SIGHT OBSTRUCTIONS WITHIN 10' FROM AND AROUND THE TRAFFIC. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD PRIOR TO ANY CHANGES.

LOCATION MAPS

VICINITY MAP



LOCAL MAP



PROJECT DESCRIPTION

THESE DRAWINGS DEPICT AN ANTENNA INSTALLATION WITHIN A TELECOMMUNICATIONS SMALL CELL NETWORK, TO BE CONSTRUCTED, OWNED, AND OPERATED BY AT&T MOBILITY. THIS INSTALLATION SHALL CONSIST OF THE PLACEMENT OF A NEW POLE, ONE (1) OMNI ANTENNA, FOUR (4) REMOTE RADIOMOUNTS, ONE (1) CONCEALMENT SHROUD AND ASSOCIATED ELECTRICAL COMPONENTS AND MOUNTING BRACKETS AS REQUIRED.

ENGINEERING

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
2011 NATIONAL ELECTRICAL CODE, 2012 INTERNATIONAL BUILDING CODE, 2012 INTERNATIONAL MECHANICAL CODE, 2012 INTERNATIONAL PLUMBING CODE, 2012 LIFE SAFETY CODE (NFPA 101), 2013 INTERNATIONAL FIRE CODE, CITY AND/OR COUNTY ORDINANCES, LOCAL BUILDING CODE(S) AND SANITA 720.0

DRAWING INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
T-2	GENERAL NOTES
C-1	SITE PLANS
C-2	ELEVATION DETAILS
C-3	STRUCTURAL DETAILS
C-4	FOUNDATION DETAILS
D-1	RF DETAILS
E-1	ELECTRICAL & GROUNDING DETAILS

NOTE: DRAWINGS ARE SCALED TO 11X17

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



DRAWN BY: JR
DATE: 07/01/2019

REV	DATE	DESCRIPTION	BY
0	02/26/2019	FINAL CDS	JR
1	07/01/2019	REVISED FINAL CDS	JHR



07/01/2019
IF IT IS A VIOLATION BY ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

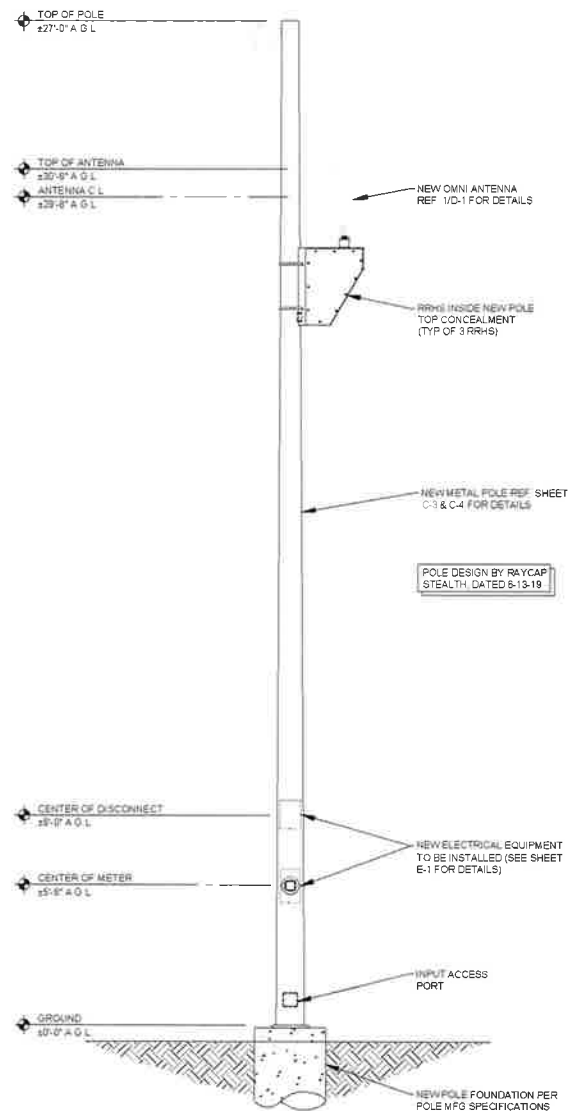
NODE ID: TNKNX_768
11473 PARKSIDE DR
FARRAGUT, TN 37934
KNOX COUNTY

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



C-1



NOTE:
1. POLE AND EQUIPMENT TO MATCH EXISTING DECORATIVE STRUCTURE COLOR AND REQUIREMENTS.
2. ALL RF EQUIPMENT CONCEALED WITHIN STRUCTURE.

STRUCTURAL NOTE:
1. PROJECT OWNER IS RESPONSIBLE FOR PROVIDING A GLOBAL/LOCAL STRUCTURAL ANALYSIS OF EQUIPMENT ANCHORS, SUPPORTS AND DESIGN/DETAILING OF ANY STRUCTURAL MODIFICATIONS/REINFORCEMENT REQUIRED THERETO.

2. THIS DOCUMENT IS FOR PERMITTING ONLY AND IS NOT INTENDED FOR CONSTRUCTION UNLESS ACCOMPANIED BY A PE STAMPED/SIGNED STRUCTURAL ASSESSMENT/ANALYSIS REPORT AS PROVIDED BY THE PROJECT OWNER.

NOTE:
REFER TO STRUCTURAL ANALYSIS REPORT (SEPARATE DOCUMENT) FOR ADDITIONAL STRUCTURAL INFORMATION.



MasTec



DRAWN BY: JR
DATE: 07/01/2019

REV	DATE	DESCRIPTION	BY
0	02/26/2019	FINAL CDS	JR
1	03/01/2019	REVISED FINAL CDS	JHR



IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

NODE ID: TNKNX_768
11473 PARKSIDE DR
FARRAGUT, TN 37934
KNOX COUNTY

SHEET TITLE
ELEVATION DETAILS

SHEET NUMBER
C-2

NEW STRUCTURE ELEVATION

22'-34" SCALE 3/4" = 1'-0"
11'-0" SCALE 3/8" = 1'-0"



3

(4) 1"Ø ASTM F1554 GR. 55 ANCHOR RODS, 5'-0" LONG

1'-4"x1'-4"x1" THICK BASE PLATE
SEE DETAIL 3

FINISHED GRADE

1 1/2" CLR.

(P) CONDUIT, LOCATION AND ORIENTATION V.I.F.

3/8" THICK ANCHOR BOLT TEMPLATE,
O.D. = B.C. + 5", I.D. = B.C. - 5", W/ HEAVY HEX NUTS
(WASHERS NOT REQUIRED)

#3 TIES W/135° HOOKS, STAGGERED
DOWN CAISSON, 12" C/C MAX
W/ (5) SPACED AT 3" C/C AT TOP

(6) #8 REINFORCING BARS

3" CLR., TYP.

3" CLR., TYP., UNO.

5 1/2" MIN.

6"

4'-0"

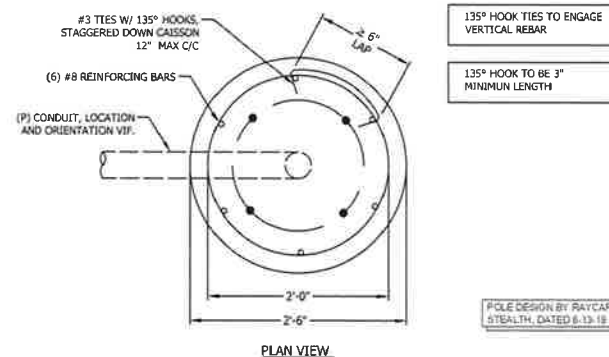
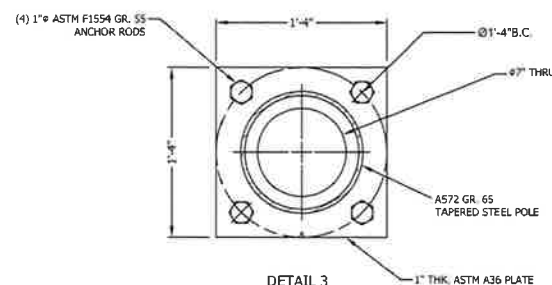
3'-6"

8'-0"

2'-6"

ELEVATION VIEW

1. ALL CONCRETE SHALL USE TYPE II PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS. CONCRETE SHALL BE AIR ENTRAINED (6 ± 1.5%) CONCRETE SHALL HAVE A MAXIMUM WATER/CEMENT RATION OF 0.50. CONCRETE SHALL HAVE A SLUMS OF 5" (±1). ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH "THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" ACI 318-14. FOUNDATION INSTALLATION SHALL BE IN ACCORDANCE WITH ACI 336, STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF REINFORCED PIERS LATEST EDITION.
2. REINFORCING STEEL SHALL CONFORM WITH THE REQUIREMENTS OF ASTM A615, GRADE 60. ALL REINFORCING DETAILS SHALL CONFORM TO "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" ACI 315, LATEST EDITION, UNLESS DETAILED OTHERWISE IN THIS DRAWING.
3. INSTALLATION OF DRILLED PIERS SHALL BE OBSERVED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER FIRM. GEOTECHNICAL ENGINEER SHALL PROVIDE A NOTICE OF INSPECTION FOR THE BUILDING INSPECTOR FOR REVIEW AND RECORD PURPOSES.
4. ANCHOR RODS SHALL CONFORM W/ ASTM F1554 GR. 55 GALVANIZED U.N.O.



VVSSP-360S-F

COMMScope®



10-port small cell antenna, 4x 1695-2690, 4x 3400-3800 and 2x 5150-5925 MHz 360° Horizontal Beamwidth, fixed tilt

Electrical Specifications

Frequency Band, MHz	1695-2690	1920-2180	2300-2690	3400-3800	5150-5925
Gain, dBi	9.3	10.3	10.6	8.5	5.1
Beamwidth, Horizontal, degrees	360	360	360	360	360
Beamwidth, Vertical, degrees	21.9	19.1	15.6	39.0	22.4
Beam Tilt, degrees	7	7	7	0	0
USLS (First Lobe), dB	14	14	12	19	9
Isolation, dB	25	25	25	25	25
Isolation, Intersystem, dB	28	28	28	28	28
VSWR Return Loss, dB	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0
PLM, 3rd Order, 2 x 20 W, dBc	-153	-153	-150		
Input Power per Port, maximum, watts	125	125	125	50	10
Polarization	±45°	±45°	±45°	±45°	±45°
Impedance	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm

Electrical Specifications, BASTA*

Frequency Band, MHz	1695-2690	1920-2180	2300-2690	3400-3800	5150-5925
Gain by all Beam Tilts, average, dBi	8.8	9.9	10.2	7.8	4.4
Gain by all Beam Tilts Tolerance, dB	±0.8	±0.7	±0.6	±0.6	±1.1
Beamwidth, Vertical Tolerance, degrees	±2	±2.3	±1.5	±5.7	±6.5

* Commscope® supports NGMN recommendations on Base Station Antenna Standards (BASTA) To learn more about the benefits of BASTA, [download the whitepaper: Time to Raise the Bar on 5G](#).

General Specifications

Operating Frequency Band : 1695 - 2690 MHz : 3400 - 3800 MHz : 5150 - 5925 MHz

Antenna Type : Small Cell

Band : Multiband

Performance Note : Outdoor usage

Mechanical Specifications

RF Connector Quantity, total : 10

RF Connector Quantity, high band

RF Connector Interface : 4.3-10 Female

Grounding Type : RF connector inner conductor and body grounded to reflector and mounting bracket

Radiator Material : Low loss ground plane

Radiome Material : Fiberglass, UV resistant

Reflector Material : Aluminum

RF Connector Location : Bottom

Wind Loading, frontal : 90 N @ 150 km/h

20.2 lbf @ 150 km/h

Wind Speed, maximum : 243 km/h : 150 mph

Dimensions

Length : 600.0 mm : 23.6 in

Outer Diameter : 200.0 mm : 7.9 in

Net Weight, without mounting kit : 7.9 kg : 15.4 lb

Packed Dimensions

Length : 630.0 mm : 25.0 in

Width : 320.0 mm : 12.6 in

Depth : 100.0 mm : 3.9 in

Shipping Weight : 9.6 kg : 21.2 lb



On the right side you see a picture of the Radio 2203 mounted on a lamp pole. The picture also shows the back part of the Radio 2203, the mount system in which the wall mount and pole mount are integrated.



Technical Specifications Radio 2203

FREQUENCY BANDS

Bands: 3GPP Bands B1 (W/L), B3 (L), B3C (W/L), B8 (W/L), B66A (W/L), B5 (W/L), B2/B25 (W/L), B12 (L), B13 (L) and B7 (L)

HW CAPACITY

Carrier capacity WCDMA: Up to 4 carriers

Carrier capacity LTE: Up to 40 MHz

RBW: B1, B3 and B66A 45 MHz; B2/B25 and B7 40 MHz; B3C, B8, B5, B12 and B13 Full band

MIMO: Yes, 2T/2R

Output power: Up to 2 x 5 W

INTERFACE SPECIFICATIONS

Antenna Ports: 2 x 4.3-10 (f)

CPRI: 2 x 2.5/5/10 Gbps (exchangeable SFP modules)

Optical indicators: 6

External alarms: 2

Field ground: 1

MECHANICAL SPECIFICATIONS

W x H x D: 200 mm x 200 mm x 100 mm, including mounting bracket and aesthetic front cover

Weight: < 4.3 kg

Volume: 4 l

Mounting: Wall and pole mount

ELECTRICAL SPECIFICATIONS

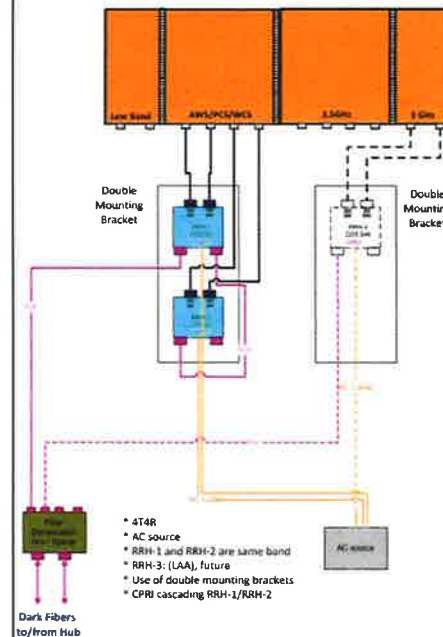
Power Supply: -48 VDC or 100 - 250 VAC

ENVIRONMENTAL SPECIFICATIONS

Normal operating temp.: -40 °C to +55 °C (cold start at -40 °C)

Relative Humidity: 5 - 100%

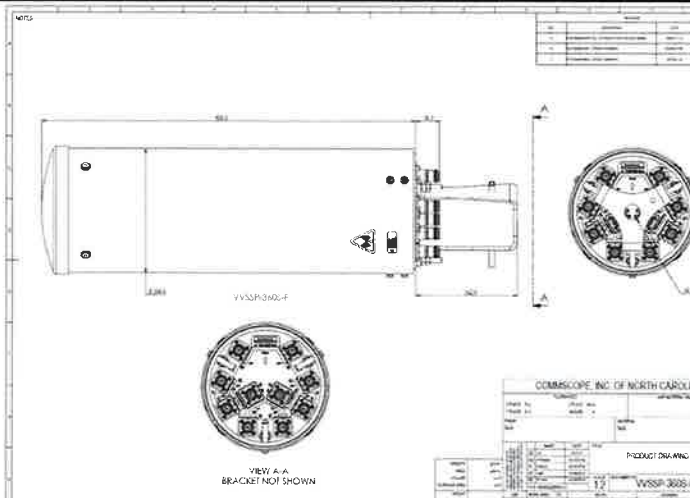
Environment: Outdoor class with IP65



RADIO DETAILS

2 RF DIAGRAM

3



ANTENNA DETAILS

1 ANTENNA DETAILS



DRAWN BY: JR
DATE: 07/01/2019

REV	DATE	DESCRIPTION	BY
0	02/06/2019	FINAL CDS	JR
1	07/01/2019	REVISED FINAL CDS	JR



07/01/2019
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

NODE ID: TNKNX_768
11473 PARKSIDE DR
FARRAGUT, TN 37934
KNOX COUNTY

SHEET TITLE

RF DETAILS

SHEET NUMBER

D-1

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for drive-through lane and building exterior modifications at the ORNL Federal Credit Union at 11405 Municipal Center Drive, 1 Acre, Zoned C-1/MUTC (Design Collaborative, Applicant)

INTRODUCTION AND BACKGROUND: ORNL's branches throughout the greater Knoxville area are being updated to match their new prototype of light grey on the brick and a darker accent grey for the bands above the windows. They are also proposing to add new wood siding and stone to bring in some of the earthy materials at all of their branches. The ORNL brand blue, which should be color #4593cc on the Town's adopted color palette for building trims and accent colors, is proposed for the accent color. The most significant exterior modification is the demolition of the existing drive through area and the installation of smaller, individual ATM canopies. Exterior renderings are included in your packet. The full scope of the project is as follows:

- Exterior:
 - Add blue wall at East corner
 - Add stone wall at main entry
 - Add wood look wall at south corner
 - Remove existing drive thru canopy and replace with smaller, individual atm canopies
- Interior:
 - Remove about 75% of the existing walls and renovate
 - Update finishes throughout entire interior

RECOMMENDATION: The ORNL branch is within the MUTC land use where drive throughs (at least new drive throughs) are to be screened from view. Since ORNL has an existing drive through area that is much more pronounced than what they are proposing and the drive through area is fairly hidden from nearby public streets, staff would support this reduction in the size of the drive through area but would recommend the blue shown on the drive through canopies be changed to either a brown or grey that would match colors that are used on the building. The blue canopies broadcast the drive through area and the idea in the MUTC is to visually de-emphasize drive through areas. Staff would not support any use of blue or other bright colors on the drive through canopies.











REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

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

SUBJECT: Discussion and Public Hearing on amendments to the C-1 Mixed-Use Town Center portion of the Farragut Zoning Ordinance as applied to drive-throughs and menu boards on existing developments with drive-throughs that pre-date the Mixed-Use Town Center land use designation (McDonald's USA, LLC, Applicant)

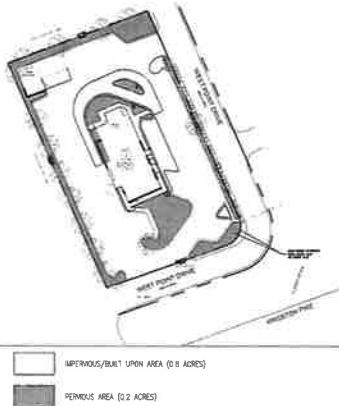
INTRODUCTION AND BACKGROUND: The Commission discussed this issue as a workshop item last month. It involves proposed changes to the C-1 Mixed Use Town Center zoning district provisions. The proposed changes are related to the district's requirements for drive-thru lanes and menu board signage for preexisting restaurants and similar uses that are being remodeled/redeveloped without a change in use.

DISCUSSION: Providing for the redevelopment of small existing sites within the Mix-Use Town Center planning area is a development concern. The Town's Land Use Plan speaks to incremental change and improvements, and there are preexisting sites that, in some cases, present redevelopment issues. This is particularly true with respect to some existing food establishments with drive-thru lanes. The current McDonald's remodeling and redevelopment project is a prime example and the impetus for the proposed zoning district amendments. They are working with a small existing site and internal traffic circulation is a concern. The circulation issue is particularly troublesome during peak times and is related to the orientation of the drive-thru lane within the existing parking lot. They have proposed a split side-by-side ordering station to deal with the traffic issue. This configuration will move traffic through the drive-thru lane and parking lot more efficiently and improve lot safety. Unfortunately, it cannot be approved under the provisions of the current zoning ordinance.

The staff has prepared a proposed amendment to the C-1 Mixed-Use Town Center zoning district to address the issue. It would allow for greater drive-thru lane design flexibility where existing sites are being redeveloped.

RECOMMENDATION: Included in your packet is a copy of Resolution PC-19-07 which recommends approval of Ordinance 19-23. Staff recommends approval of Resolution PC-19-07.

- ③ MATCH EXISTING PERMANENT ELEVATIONS
- ④ CONSTRUCT ACCESSIBLE PARKING AREA. REFER TO C-4.0.
- ⑤ INSTALL ZERO ENTRY DRAINAGE SLOPE
- ⑥ PAINT DIRECTIONAL ARROWS. REFER TO S-2-1.1.
- ⑦ PAINT "X" WIDE STRIPES. WHITE FOR McDONALD'S SPECIFICATIONS.
- ⑧ PAINT "A" WIDE STRIPES. WHITE @ 45° 2'-0" O.C. FOR McDONALD'S SPECIFICATIONS.
- ⑨ PAINT "DOVE-THRU" DIRECTIONAL ARROW. YELLOW. REFER TO S-2-1.1.
- ⑩ PAINT 6" WIDE YELLOW STRIPE ON ASPHALT FROM EDGE OF CONCRETE DOVE-THRU LANE.
- ⑪ PAINT "HOLD YOUR FEET PER DETAIL ON SHEET S-2-1.5"
- ⑫ INSTALL CONCRETE CROSS AS TO GUARDRAIL PANEL.
- ⑬ INSTALL HAND RAIL A MINIMUM OF 54" FROM THE DOOR FACE

WATERSHED LOT COVERED: 50%
WATERSHED LOT COVERED: 50%



LOCATION MAP

458

- ① OUTDOOR DETAIL WITH SHOWER STALL SC-1-2); FOOTING AND ELECTRICITY BY CRINAL CONTRACTOR. SCIN INSTALLED BY CONSTRUCTION CONTRACTOR TO COORDINATE WITH MCCONNELL'S CONSTRUCTION MARKER
- ② CORE 16 CORRUGATED PANELLED SLAB SPRINGHOUSE SHOWER STALL SC-1-1); FOOTING AND ELECTRICITY BY CRINAL CONTRACTOR. SCIN INSTALLED BY CONSTRUCTION CONTRACTOR TO COORDINATE WITH MCCONNELL'S CONSTRUCTION MARKER
- ③ DRIVE-IN/OUT AIRPORT PARKING MARKER (125 MILS THERMOPLASTIC PER DETAIL SC-2-1)
- ④ CORE 16 CORRUGATED PANELLED WELSHORE DRIVE-IN/OUT STALL SCIN WITH "W" MARK PER DETAIL SC-2-1); FOOTING BY CRINAL CONTRACTOR. SCIN INSTALLED BY CONSTRUCTION CONTRACTOR TO COORDINATE WITH MCCONNELL'S CONSTRUCTION MARKER
- ⑤ DETAILLED PAINT, FINISHING AND WORK ORDER PARKING STALL SHALL BE PAINTED WITH A YELLOW 4" WIDE STRIPE
- ⑥ PAUL PARKING SIGN FOR DISCOUNTED DRIVE-IN/OUT PARKING STALLS
- ⑦ WORKER STOP SIGN FOR DISCOUNTED MOBILE ORDER PARKING STALLS
- ⑧ CLEAN PARKING LOT, REPAIR CRACKS, SEAL/COAT ASPHALT AND RE-TOPE LOT, AS AN ALTERNATE, PATCH CRACKS, MILK AT CORRECTED DEPTH, CAP ASPHALT FACILITY WITH 1" SURFACE ASPHALT OVERLAY AND STRIPE DRIVE PARKING LOT
- ⑨ STABILIZE ALL NON-PAVED DISCOUNTED AREAS WITH VEGETATION REPRESS ALL EXISTING LANDSCAPING AS NECESSARY. CONTRACTOR SHALL COORDINATE WITH THE OPERATOR
- ⑩ INSTALL 1/2" TRASH ENCLOSURE EXPANSION AND PUNCH TRASH ENCLOSURE TO MATCH MAIN BUILDING FINISHES. DETAIL TO SC-1-2
- ⑪ CONTRACTOR SHALL FIELD VERIFY EXISTENCE OF EXISTING UTILITY LATER AND COORDINATE WITH THE ACH OF THE PROPOSED FOUNDATIONS ARE COMPLETE
- ⑫ REMOVE SIGNS FROM THE EXISTING PAVEMENT AND INLET
- ⑬ INSTALL BEE RACK, USE WASHU MAKE BEE RACK (ITEM # M9015) OR APPROVED ALTERNATE
- ⑭ PER DETAIL SC-2-1 FOR DRIVE-IN/OUT SIGNAGE
- ⑮ "IF YELLOW SIGNAGE FOR "W" SIGN
- ⑯ OUTDOOR DETAIL THE BRIGHT SIGN (PER DETAIL SC-2-1); FOOTING AND ELECTRICITY BY CRINAL CONTRACTOR. SCIN INSTALLED BY CONSTRUCTION CONTRACTOR TO COORDINATE WITH MCCONNELL'S CONSTRUCTION MARKER

[illegible]

Diagram showing the proposed sidewalk and proposed parking triangle. The sidewalk is shown as a horizontal line on the left, and the parking triangle is shown as a triangular area on the right, with a dashed line indicating the proposed location.

TYPICAL SIDEWALK
REPLACEMENT DETAIL

知照。

[illegible][illegible]

ZONING REQUIREMENTS				
SPE ZONING C-1 = CENTRAL COMMERCIAL DISTRICT (MAY)				
	FRONT	REAR	LEFT	RIGHT
BUILDING SETBACKS	DISTANCE IN FEET FROM DISTANCE IN FEET FROM DISTANCE IN FEET FROM DISTANCE IN FEET FROM			
REQUIRED PARKING:				
1 SPACE/250 SF OF GFA + 1 SPACE/200 SF OF OUTDOOR SEATING AREA				
3,000 SF / 100 = 40 SPACES REQUIRED				
ANGLE	90°	90°	45°	90°
STALL SIZE:	9' X 15'	9' X 15'	9' X 15'	9' X 15'
ASIDE DRIVEWAY:	24'	15'	15'	15'
SPACES SHOWN:	2	46	0	2
MIN. REQUIREMENT:	40 SPACES			
MAX. REQUIREMENT:	-			
TOTAL SPACES PROVIDED 50 SPACES				

Abstract

EXISTING

CURB & GUTTER
REFER TO SD-1.2

CONCRETE SIDEWALK
REFER TO SD-1.2

CONCRETE PAVEMENT
REFER TO SD-1.2

DESIGNED AREA TO BE PAVED WITH
CONCRETE OF SLOPANT PAVEMENT.
PROVIDE COSTS FOR EACH MATERIAL, TO
THE MAINTENANCE AGENCY, REFER TO SD-1.2
FOR PAVEMENT DETAILS.

0' 10' 20' 40' 60'

TABLE 1

Owner:
McDonald's Corporation
110 North Carpenter Street
Chicago, IL 60607
(888.322.1954)
CLT Map: 143
Parcel #: 143.00118

1	000002018	總務處 Addition	NT\$
0	018100018	Income Not Passed	NT\$
		AMOUNT, 1,000,000.00	NT\$



101 Falls Park Drive
Sulfa 601
Greenville, SC 29691
(864) 271-8863
Fax (864) 233-5140
www.brightpools.com
John A. Connolly, P.E.

NEARBY FOR
M. McDonald's USA, LLC

SHEET NO. C-3.0 SITE PLAN	TITLE SITE PLAN		DRAWING BY MPM
	CHECKED BY JAC	PROJECT NO. 151062010	DATE 10/16/2010
DATE 10/16/2010		SITE NO. 151062010	

RESOLUTION PC-19-07

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION XII., GENRAL COMMERCIAL DISTRICT (C-1), SUBSECTION F., MIXED-USE TOWN CENTER, PART 2., PERMITTED PRINCIPAL AND ACCESSORY USES AND STRUCTURES, SUBPART B., “RESTRUANTS, TEA ROOMS, CAFES, COFFEE HOUSES, BISTROS, OR OTHER SIMILAR ESTABLISHMENTS ... “, TO ADD PROVISION NUMBER SEVEN (7) TO SUBPART B AND PROVIDE THE PLANNING COMMISSION WITH CONDITIONED AUTHORITY TO APPROVE ALTERNATIVE DRIVE-THRU LANE CONFIGURATIONS AND OTHER RELATED MODIFICATIONS FOR EXISTING ESTABLISHMENTS.

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 July 18th, 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 19-23; an ordinance amending the Farragut Zoning Ordinance, Ordinance 86-16, to provide the Planning Commission with conditioned authority to approve alternative drive-thru lane configurations and other related modifications for existing establishments.

ADOPTED this 18th day of July, 2019.

Rita Holladay, Chairman

XXXXX, Secretary

ORDINANCE:	19-23
PREPARED BY:	Hose
REQUESTED BY:	McDonald's USA, LLC
CERTIFIED BY FMPC:	July 18, 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 XII., GENRAL COMMERCIAL DISTIRCT (C-1), SUBSECTION F., MIXED-USE TOWN CENTER, PART 2., PERMITTED PRINCIPAL AND ACCESSORY USES AND STRUCTURES, SUBPART B., "RESTRUANTS, TEA ROOMS, CAFES, COFFEE HOUSES, BISTROS, OR OTHER SIMILAR ESTABLISHMENTS ... ", TO ADD PROVISION NUMBER SEVEN (7) TO SUBPART B AND PROVIDE THE PLANNING COMMISSION WITH CONDITIONED AUTHORITY TO APPROVE ALTERNATIVE DRIVE-THRU LANE CONFIGURATIONS AND OTHER RELATED MODIFICATIONS FOR EXISTING ESTABLISHMENTS.

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 XII., General Commercial District (C-1), Subsection F., Mixed-Use Town Center, Part 2., Permitted Principal and Accessory Uses and Structures, Subpart b., "Restaurants, tea rooms, cafes, coffee houses, bistros, or other similar establishments ... "is amended by the addition of provision number seven (7) as follows:

7. The Planning Commission may approve alternative drive-thru lane configurations and minor modifications to the requirements of parts 1 – 6 above where an existing permitted establishment is being remodeled/redeveloped without a change of use. This includes but is not limited to the addition of split ordering lanes; the use of more than one menu board provided, however, that the total square footage (sign area) of all such boards shall be restricted to 30 square-feet per ordering point with no single board to exceed 20 square-

feet; and a relaxation of the menu board screening requirement. In granting such approvals, the planning commission shall consider and ensure that they are based on the following:

- a. The physical nature of the preexisting site;
- b. The extent of the redevelopment project;
- c. A finding that the proposed alternative design and/or modifications serve a related public purpose, such as improved traffic flow; and
- d. That the alternative design/modification is consistent with the general intent of these standards and represents the minimum modification necessary given the nature of the site and project.

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

XXXXXX, Secretary FMPC

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on amendments to Chapters 2, 3, and 4 of the Farragut Zoning Ordinance related to the creation of the Outlet Drive Regional Entertainment and Employment District (OD-RE/E) that will replace the C-2-R/W District (RealtyLink, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request for approval of Ordinance 19-24 which would amend Chapters 2, 3, and 4 of the Zoning Ordinance in relation to development along the Outlet Drive corridor consistent with recent amendments to the CLUP future land use map. As you will recall, a workshop was conducted on June 6 in relation to a regional oriented recreational and entertainment facility envisioned along the Outlet Drive corridor. It was noted that, given the uniqueness of the use and the Outlet Drive corridor, a number of amendments to the Zoning Ordinance would likely be needed.

Originally, the thought was to amend the C-2-R/W Zoning District and add provisions for a regional entertainment venue and associated uses. Upon further review, staff has proposed to approach the text amendment more broadly and create a new district that would replace the C-2-R/W. This district would account for the unique characteristics of the Outlet Drive corridor and establish provisions that would accommodate a regional recreational and entertainment facility and other regional and tourist-oriented uses.

The draft language for the new district was discussed at the July 2 staff/developer meeting. Comments made by the applicant were reviewed so that modifications to the ordinance language could be made. As part of the staffs' suggestion for the development of a new, corridor specific, zoning district, reference was made to some of the Critical Success Factors of the Town's Strategic Plan which encourage marketing tourism, exploring opportunities for development north of the Interstate, and attracting family entertainment venues. The development of the Outlet Drive Regional Entertainment and Employment District (OD-RE/E) would be consistent with the Strategic Plan and the amendments made recently to the future land use map for the Outlet Drive corridor.

DISCUSSION: Some of the key components in Ordinance 19-24 that the staff will review at the meeting include the following:

- 1) A definition for a Regional Recreational and Entertainment Facility;
- 2) The creation of a new zoning district that will replace the C-2-R/W Zoning District;
- 3) Specific provisions to address the Regional Recreational and Entertainment Facility, including height of accessory structures, compliance with the ADS, provisions for wall signage, and modifications to outdoor site lighting;
- 4) A master sign for unified development;
- 5) Architectural materials for buildings within the OD-RE/E Zoning District; and

6) Vehicular parking requirements for Regional Recreational and Entertainment Facilities.

RECOMMENDATION: As of the time of packet preparation, staff was still in the process of determining how best to allocate vehicular parking for Regional Recreational and Entertainment Facilities. Staff will update the Commission at the meeting. Staff will recommend approval of Resolution PC-19-09 which recommends approval of Ordinance 19-24.

RESOLUTION PC-19-09

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 2. DEFINITIONS, TO PROVIDE FOR A DEFINITION FOR REGIONAL RECREATIONAL AND ENTERTAINMENT FACILITY; AMENDING CHAPTER 3. SPECIFIC DISTRICT REGULATIONS, TO REPLACE THE C-2-R/W, REGIONAL COMMERCIAL, RETAIL/WAREHOUSING DISTRICT, WITH THE OUTLET DRIVE REGIONAL ENTERTAINMENT AND EMPLOYMENT DISTRICT (OD-RE/E); AND AMENDING CHAPTER 4. GENERAL PROVISIONS AND EXCEPTIONS, TO ADD VEHICULAR PARKING REQUIREMENTS FOR REGIONAL RECREATIONAL AND ENTERTAINMENT FACILITIES .

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 July 18th, 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 19-24; an ordinance amending the Farragut Zoning Ordinance, Ordinance 86-16, to provide for a definition for Regional Recreational and Entertainment Facility, create the OD-RE/E Zoning District, delete the C-2-R/W Zoning District, and establish vehicular parking requirements for a Regional Recreational and Entertainment Facility.

ADOPTED this 18th day of July, 2019.

Rita Holladay, Chairman

XXXXX, Secretary

ORDINANCE: 19-24
PREPARED BY: Shipley
REQUESTED BY: Realty Link
CERTIFIED BY FMPC: July 18, 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 2. DEFINITIONS, TO PROVIDE FOR A DEFINITION FOR REGIONAL RECREATIONAL AND ENTERTAINMENT FACILITY; AMENDING CHAPTER 3. SPECIFIC DISTRICT REGULATIONS, TO REPLACE THE C-2-R/W, REGIONAL COMMERCIAL, RETAIL/WAREHOUSING DISTRICT, WITH THE OUTLET DRIVE REGIONAL ENTERTAINMENT AND EMPLOYMENT DISTRICT (OD-RE/E); AND AMENDING CHAPTER 4. GENERAL PROVISIONS AND EXCEPTIONS, TO ADD VEHICULAR PARKING REQUIREMENTS FOR REGIONAL RECREATIONAL AND ENTERTAINMENT FACILITIES

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 4, General Provisions and Exceptions, 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 2, Definitions, is amended by adding the following definition:

Regional Recreational and Entertainment Facility: A large multi-use recreational and entertainment facility with a regional market focus and which may include both indoor and outdoor functionality. Such a facility may include event space, restaurants with both indoor and outdoor seating, lodging, and various indoor/outdoor recreational and entertainment-based activities.

SECTION 2.

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section XXIV. Regional commercial district, retail/warehousing (C-2-R/W) is amended by deleting it in its entirety and replacing it with the following:

Sec. XXIV. – Outlet Drive Regional Entertainment and Employment District (OD-RE/E).

- A. *General description.* The Outlet Drive corridor is uniquely situated on the north side of Interstate 40 between the Lovell Road and Campbell Station Road Interchanges. Much of the area that surrounds the corridor is outside the Town limits. The Town's portion of the corridor includes excellent interstate visibility and proximity to two interchanges. These notable characteristics provide an opportunity to attract family entertainment venues that serve both a local and regional market. The corridor's location and existing development also supports local and regional employment and includes an architecture that differentiates itself from most of the Town.

The Outlet Drive Regional Entertainment and Employment District (OD-RE/E) is intended to capitalize on the corridor's characteristics by creating an opportunity to provide for uses, architectural flexibility, and signage that take into account the surrounding context.

- B. *Permitted principal and accessory uses and structures.* Property and structures located in the Outlet Drive Regional Entertainment and Employment District (OD-RE/E) shall be used only for the following purposes:
1. Generally recognized retail sales, subject to the following:
 - a) Any outdoor storage or sales shall be contained within areas specifically designed and approved for such storage or sales as part of a site plan review. Such areas shall be screened from public rights of ways with opaque materials that are architecturally compatible with the primary materials used on the building they are serving. Such screened areas shall meet the setback requirements for accessory structures; and
 - b) Warehousing and wholesaling associated with on-site retail establishments are permitted, provided the warehousing and wholesaling constitutes less than 80 percent of the gross square footage of the building(s).
 2. Restaurants.
 3. Hotels.
 4. Offices.
 5. Theaters, indoor only.
 6. Indoor recreational facilities.
 7. Regional Recreational and Entertainment Facility, as defined in Chapter 2, and subject to the following development criteria:
 - a) The tract shall be at least 5 acres;
 - b) The tract shall abut the Interstate 40 right of way;
 - c) The permissible height of accessory structures that are integral to the function of the regional entertainment venue shall be evaluated using the following criteria:
 - a. The structure's role in the operational function and inherent safety related requirements of the establishment;
 - b. The structure(s) being non-illuminated and concealed to the greatest extent practicable;
 - c. The structure(s) being a minimum of 100 feet from property developed as residential; and

- d. The structure(s) being in compliance with any applicable State or Federal requirements.
 - d) For a building in excess of 40,000 square feet, compliance with the Town's Architectural Design Standards (ADS) shall be evaluated using the following criteria:
 - a. The building containing a minimum masonry percentage of 10% on the net façade area of the building;
 - b. The building being comprised of at least three other materials with no single material exceeding 40% of the net façade area and that collectively contribute to an appearance that segments the building visually into smaller modules that soften the building's scale; and
 - c. The building clearly demonstrating compliance with all other ADS provisions.
 - e) For a building in excess of 40,000 square feet and with at least one building elevation of more than 400 feet, wall signage shall be provided for as follows:
 - a. Up to 2 signs (with sign areas calculated separately) may be permitted on the building elevation that is in excess of 400 feet. The cumulative permitted sign area for the two signs combined shall be established with a 2:1 sign area to building width ratio; and
 - b. One wall sign is permitted on two other building elevations with the sign area on each of these elevations being established with a 1:1 ratio of sign area to building width on which the sign is to be mounted.
 - f) Outdoor site lighting shall be in accordance with Chapter 4 of the Farragut Zoning Ordinance with the following exceptions:
 - a. Parking lot pole lights shall not exceed 35 feet in height, including the supporting base;
 - b. Lighting that may be unique for this use and required for the operation shall be directed inward onto the facility property so as not to shine onto adjacent properties or rights of ways;
 - c. The maximum number of footcandles at all property lines (including the Interstate right of way) shall not exceed .1 footcandles; and
 - d. A lighting impact analysis shall be provided as part of the site plan review and approval process. The analysis shall specifically demonstrate how lighting specific to this venue will not create glare, as defined in the Town's Outdoor site lighting requirements. Once lighting has been installed per the approved lighting plan and prior to the issuance of a Certificate of Occupancy, a verification from a licensed electrical engineer shall be provided to demonstrate compliance with the approved lighting plan.
- 8. Master sign for unified development (i.e. a development that includes a regional recreational and entertainment facility and at least two additional regional oriented businesses or tenants in the OD-RE/E Zoning District), subject to the following development criteria:
 - a) Existing off-premise advertising signs (billboards) along the Town's portion of the Outlet Drive corridor shall be removed as a condition of approval for a master sign for unified development;

- b) The minimum size of a development eligible for consideration as a unified development shall be 40,000 square feet of gross floor area and must contain three or more businesses or tenants;
- c) Only one sign is permitted for a unified development between the Lovell Road and Campbell Station Road interchanges and such sign shall be situated a minimum of 3,000 feet from the nearest portion of both the Lovell Road and the Campbell Station Road interchange rights of ways;
- d) The sign face shall not exceed 800 square feet per side and shall include at least three businesses or tenants;
- e) The sign shall not exceed 50 feet in overall height;
- f) The sign shall be setback a minimum of 20 feet and a maximum of 50 feet from the interstate highway right of way. Otherwise, the sign shall meet the setbacks for an accessory structure;
- g) The sign shall have no digital or moving messages;
- h) The sign shall not be a monopole;
- i) The sign shall be assessed in terms of its visual and architectural compatibility with the buildings and tenant spaces which it advertises; and
- j) A recorded declaration provided to the Town for the use of the sign. Any modifications to the recorded declaration shall be approved by the Town.

9. Utility uses.

10. Signs, as regulated in the Farragut Municipal Code, or as provided for otherwise in this District.

- C. *Area regulations.* The purpose of these setback regulations is to create a flexible building envelope that will enable the creative possibilities for development of a parcel to be maximized and to allow consideration of the natural features of a parcel as it is being developed.

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

1. *Front yards.*

- a. Where a parking lot is situated in the front yard between a building and an abutting street, all buildings shall be set back from the nearest point of any right-of-way a minimum of 75 feet;
- b. Where only a driveway aisle is situated in the front yard between a building and an abutting street, all buildings shall be set back from the nearest point of any right-of-way a minimum of 55 feet; or
- c. Where neither a parking lot nor a driveway aisle is situated in the front yard between a building and an abutting street, all buildings shall be set back from the nearest point of any right-of-way a minimum of 20 feet.
- d. All accessory structures, excluding detention basin structures (if associated with a low impact development measure), and/or non-roofed structures that provide for pedestrian engagement with the public street (such as outdoor patios, pedestrian facilities, sitting areas, public art), shall be set back from the nearest point of any right-of-way a minimum of 20 feet, except as provided for

elsewhere in this ordinance or the [Farragut] Municipal Code.

- e. With the exception of linear pedestrian facilities that connect to similar facilities in the right of way, no structures shall encroach into the public right of way and/or platted utility easements. Detention basin structures that are not associated with a low impact development measure shall be set back from the nearest point of any right-of-way a minimum of ten feet. Electrical substations, utility offices, or any other utility building shall meet the front yard building setback requirements.
 - f. Service areas and their associated structures (e.g., dumpsters, loading areas, utility building) shall be located to the side or rear of a building so as to minimize visual impacts from the street and foster a more pedestrian friendly streetscape.
- 2. *Side yards.* Buildings (non-accessory) within the OD-RE/E District shall be a minimum of 20 feet apart. Where the abutting property is not within the OD-RE/E District the side setback shall be a minimum of 35 feet.
 - 3. *Rear yards.* Buildings (non-accessory) shall be set back a minimum of 35 feet.
 - 4. *Side and rear yards.* All accessory structures shall be set back a minimum of 10 feet, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code.
 - 5. *Buffer strips.*
 - a. There shall be a buffer strip a minimum of 50 feet in width on all side and rear property lines when the abutting property is developed as residential;
 - b. Existing, mature vegetation shall be preserved and incorporated into the buffer strip; and
 - c. Detention basins, measured from top-of-slope to top-of-slope, and associated structures shall not be located within any buffer strips.
 - 6. *Maximum lot coverage.* Total lot coverage: 75 percent.
 - 7. *Land area.* Minimum lot size of one acre, unless provided for otherwise in this District.
- D. *Height regulations.* Buildings within the OD-RE/E District shall not exceed 4 stories or 60 feet in height. Buildings proposed within 100 feet of property developed as residential shall not exceed 3 stories or 45 feet in height. Unless provided for otherwise in this District, accessory structures shall not exceed 35 feet in height.
- E. *Parking.* As regulated in Chapter 4.
- In order to minimize the visual impact of surface parking, where parking is situated between a building and a street or is parallel with a building along a street, a berm shall be constructed or landscaping shall be planted so as to limit the viewability of the parking lot from the street. A minimum of 60 percent of the total parking lot length adjacent to the front property line shall be screened from view with a berm or landscaping.
- F. *Streetscape and outdoor open space.* As part of a site plan review, a context appropriate (i.e., appropriate in relation to the proposed development and its physical surroundings) active and interconnected streetscape with visually appealing and functional public spaces is encouraged.

Some specific design objectives would be as follows:

1. Locate and orient outdoor open space (e.g., plazas, courtyards, patios, outdoor seating and benches, small park spaces or landscaped features) to provide a focal point to be actively used.
 2. Provide landscape enhancements (e.g., bioswales, rain gardens, planters, flower gardens) to add visual interest, screen parking areas, and complement outdoor open spaces.
- G. *Connectivity*. Development shall provide for context appropriate (i.e., appropriate in relation to the proposed development and its physical surroundings) pedestrian and vehicular connectivity. This shall include providing connections within the property and to abutting properties, pedestrian connections into the development from the public street(s), and the construction of pedestrian facilities along the public street(s) frontages.
- H. *Low Impact Development*. Development shall incorporate a minimum of one of the following Low Impact Development (LID) practices into the design:
1. Twenty-five percent of the parking lot being constructed with permeable pavers;
 2. Stormwater runoff draining to rain gardens;
 3. A building(s) being constructed with a vegetated roof, commonly referred to as a green roof;
 4. Stormwater draining to bios wales/bioretenention facilities; or
 5. Rainwater being harvested for irrigation or gray water uses.
- I. *Architectural Materials*. Unless provided for otherwise in this District, buildings that exceed two stories and 25,000 square feet shall provide a minimum of 25% masonry on the net façade area of the building. Buildings that are one story shall provide a minimum of 60% masonry on the net façade area of the building. Buildings shall otherwise comply with all provisions in the ADS.

SECTION 3.

The Farragut Zoning Ordinance, Chapter 4, General Provisions and Exceptions, Section XX., Parking and loading, by adding to Section 3. Number of parking spaces required, the following use under vehicle parking:

Regional Recreational and Entertainment Facility:spaces....

SECTION 4.

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.

Rita Holladay, Chairman

, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on amendments to the Farragut Zoning Map for Parcels 154.06, 154.07, 154.08, 154.09, 154.10, 176.01, and 176.02, Tax Map 130 along the Outlet Drive corridor from C-2 and R-2 to OD-RE/E, Approximately 36 Acres (RealtyLink, Applicant)

INTRODUCTION AND BACKGROUND: Related to the previous agenda item, this involves a request to rezone Parcels 154.06, 154.07, 154.08, 154.09, 154.10, 176.01, and 176.02, Tax Map 130 along the Outlet Drive corridor from C-2 and R-2 to OD-RE/E. The total acreage involved is roughly 36.

DISCUSSION: After receiving a recommendation from the CLUP Steering Committee, the Planning Commission approved amendments to the future land use map for the Outlet Drive corridor at their meeting on April 18, 2019. The most notable change involved parcels that abut along Interstate 40/75 on the south side of Outlet Drive where the office/light industrial land use was changed to regional commercial. This change was consistent with the Strategic Plan and would make the parcels generally consistent with the existing C-2, Regional Commercial, zoning designation. The only property in the corridor that is not currently zoned either Regional Commercial (C-2) or Regional Commercial, Retail/Warehousing (C-2-R/W) is the roughly 9-acre tract (Parcel 176.01, Tax Map 130) that is zoned R-2, General Single-Family Residential.

RECOMMENDATION: Though unlikely to develop as single-family residential, Parcel 176.01 would not appear to be appropriate for commercial zoning. Much of this tract and to a somewhat lesser extent the adjoining tract to the west, Parcel 176.02, are consumed by what are shown as sinkholes based on information available from KGIS. These sinkhole areas and the associated tree cover within and surrounding these areas help to filter stormwater and are an integral component of the general stormwater management system of the area. Consequently, most of this tract was shown both under the previous and the current future land use maps as Open Space. Consistent with the future land use map, staff would not support a rezoning of Parcel 176.01 that would potentially provide for a more intensive development of the property than permitted under the existing zoning. Should Parcel 176.01 be rezoned, the zoning district that would most closely match the future land use map is Open Space/Park (OS-P).

Included in the packet is the adopted future land use map for the Outlet Drive corridor. Also included are the existing zoning map for the corridor and a map showing depressions that appear based on topographic information from KGIS. Staff has noted two depressions that are detention basins. Those could be modified as part of development along the corridor and should not affect rezoning.

Consistent with both the Town's Strategic Plan and the future land use map, staff supports rezoning the parcels included in the applicant's request with the exception of Parcel 176.01 for the reasons noted above. Included in your packet is a copy of Resolution PC-19-10 which recommends approval of Ordinance 19-25.

RESOLUTION PC-19-10

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF PARCELS 154.06, 154.07, 154.08, 154.09, 154.10, 176.01, AND 176.02, TAX MAP 130 ALONG THE OUTLET DRIVE CORRIDOR FROM C-2 AND R-2 TO OD-RE/E

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 July 18, 2019;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval of Ordinance 19-25 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 18th day of July, 2019.

Rita Holladay, Chairman

, Secretary

ORDINANCE:	19-25
PREPARED BY:	Shipley
REQUESTED BY:	Town of Farragut
CERTIFIED BY FMPC:	July 18, 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 Parcels 154.06, 154.07, 154.08, 154.09, 154.10, 176.01, and 176.02, Tax Map 130 along the Outlet Drive corridor from C-2 and R-2 to OD-RE/E (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

, Secretary FMPC



**Exhibit A
Ordinance 19-25**

**Rezone
Parcels**

**154.06, 154.07, 154.08
154.09, 154.10, 176.01, 176.02
Tax Map 130
Along Outlet Drive Corridor**

From
R-2 (General Single-Family Residential)
and C-2 (Regional Commercial)

to

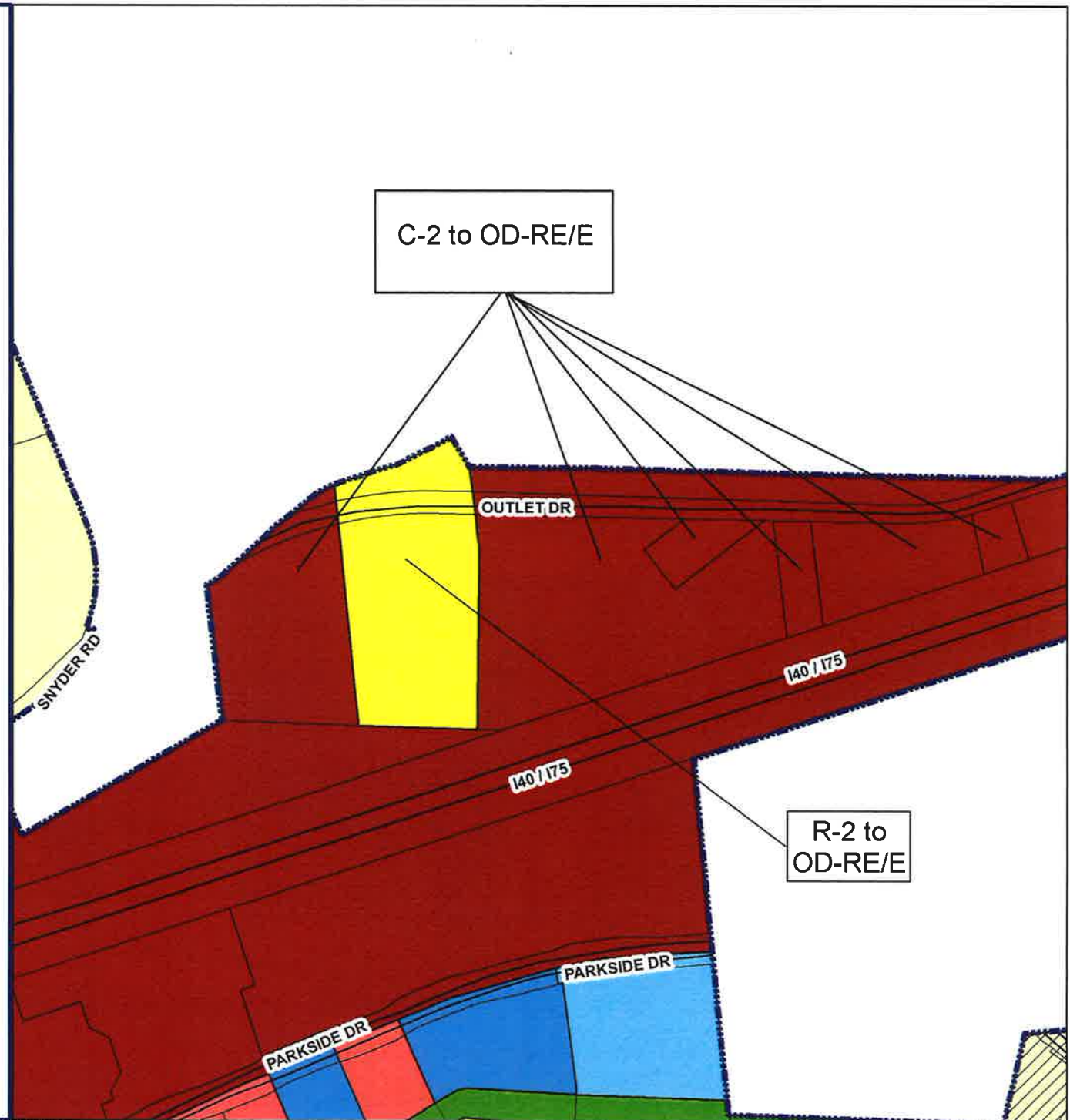
OD-RE/E (Outlet Drive Regional
Entertainment and Employment District)

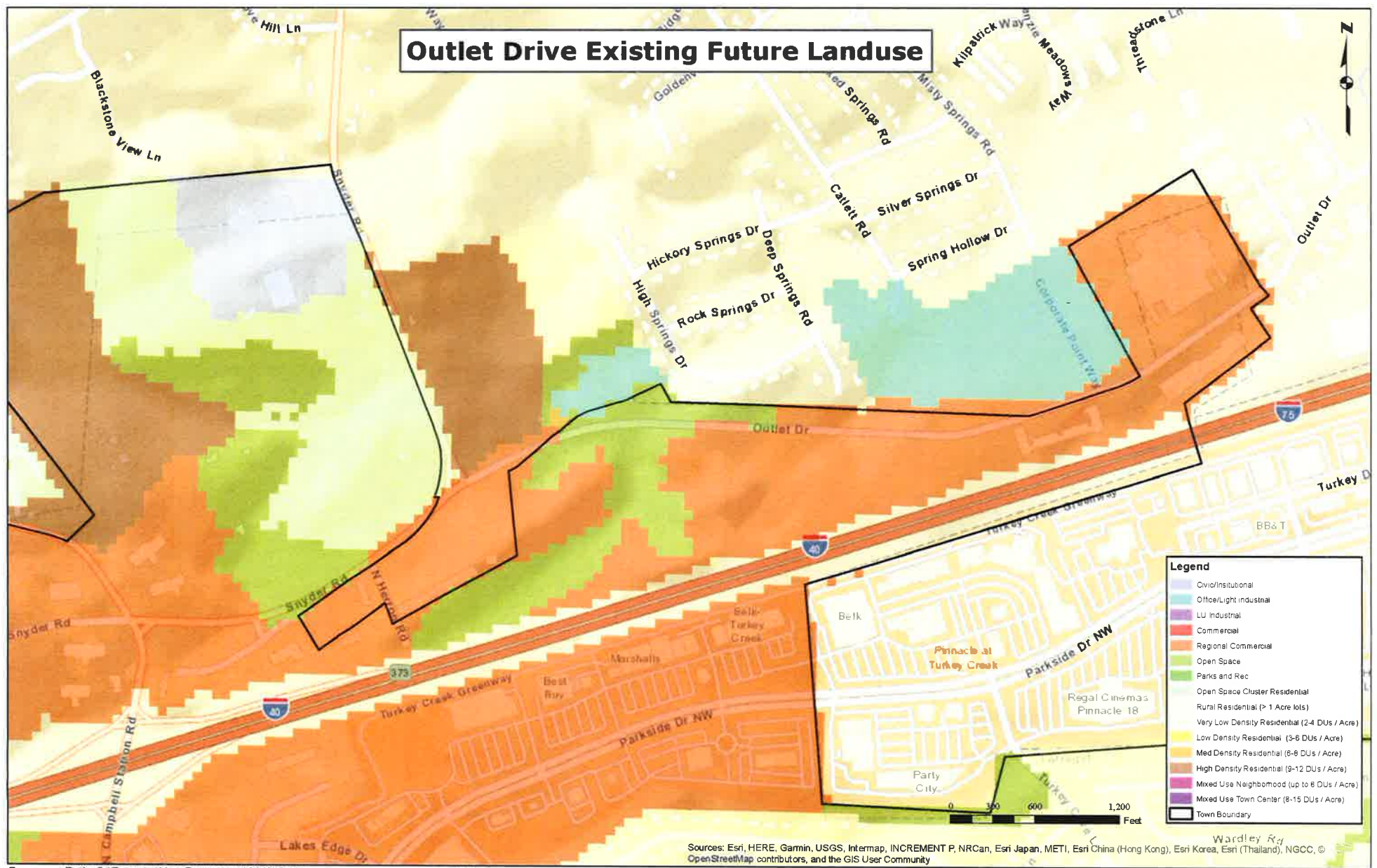
Legend

- Streets
- Parcels
- B-1, Buffer
- R-1, Rural Single-Family Residential
- R-2, General Single-Family Residential
- ▨ OSR, Open Space Residential Overlay
- O-1-3, Office, Three Stories
- O-1-5, Office, Five Stories
- C-1, General Commercial
- C-2, Regional Commercial



1 in = 500 ft

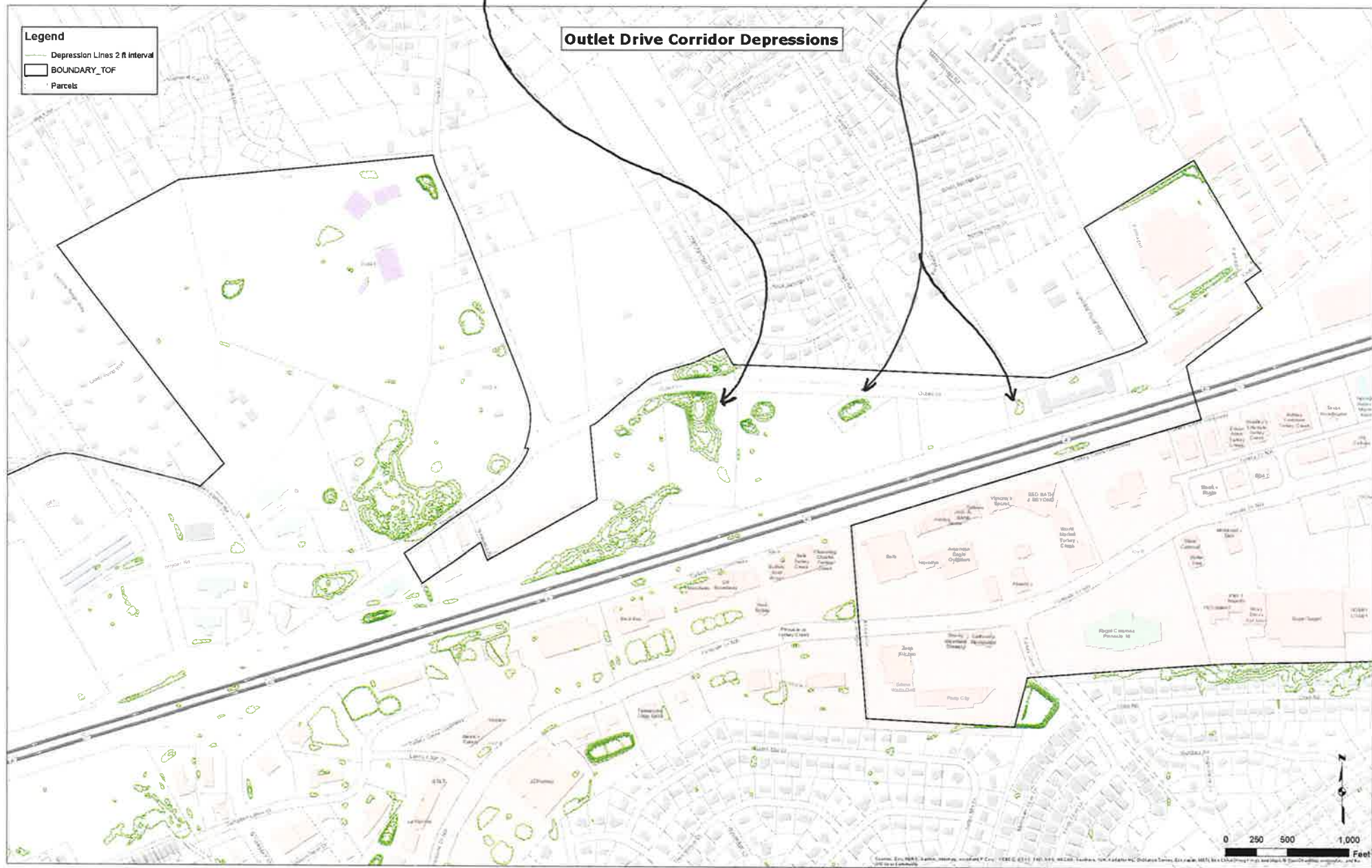






Parcel 176.01

detention basins



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

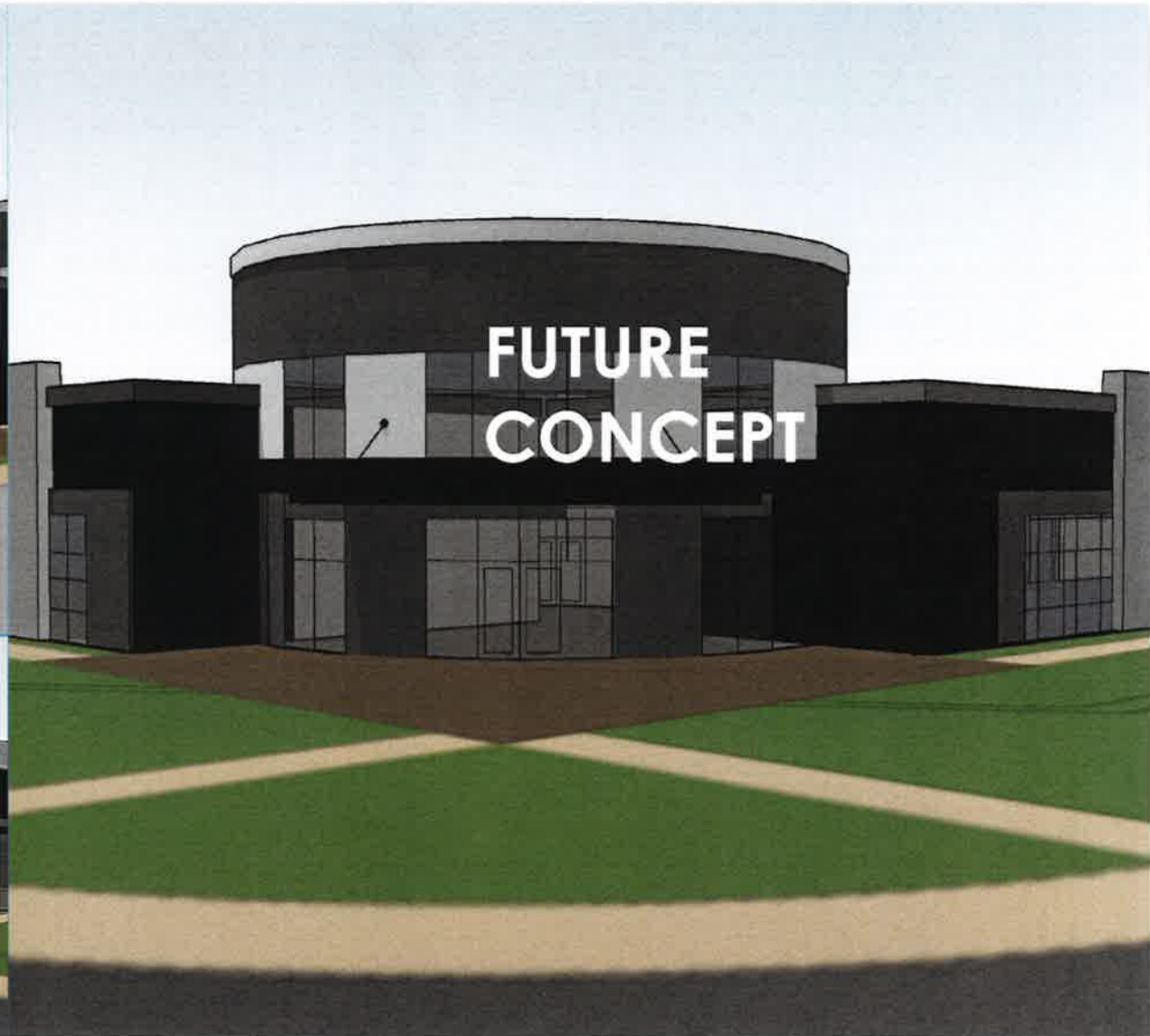
SUBJECT: Discussion on a concept for Admirals Landing (a redevelopment of the Old Phillips 66 Gas Station), 11321 Kingston Pike, 1.19 Acres, Zoned C-1/MUTC (Doug Justus, Owner)

INTRODUCTION AND BACKGROUND: This item is being presented for discussion purposes only. The owner of the former Phillips 66 gasoline station would like to develop a roughly 9,000 square foot building with two outdoor patios as shown on the future concept site plan included in your packet. The development of this property would also involve cross access and shared parking with the existing property to the north.

Having the access tied into the property to the north and providing for additional parking that could be shared significantly aid in the development potential of the otherwise limited space on the Phillips 66 site for a restaurant use. A concept that the owner has in mind is to provide for the opportunity for mobile food vendors to set up within enclosed space designed for such use. This is a concept that has not been used in the area.

DISCUSSION: As you are aware, currently food trucks are only permitted if they are part of an approved event (e.g. the Taste of Farragut, the Lawn Chair Series, etc.). Consequently, when the owner met with staff to introduce this concept and the general site layout envisioned, staff recommended that this be taken to the Planning Commission to obtain some initial feedback before moving forward.

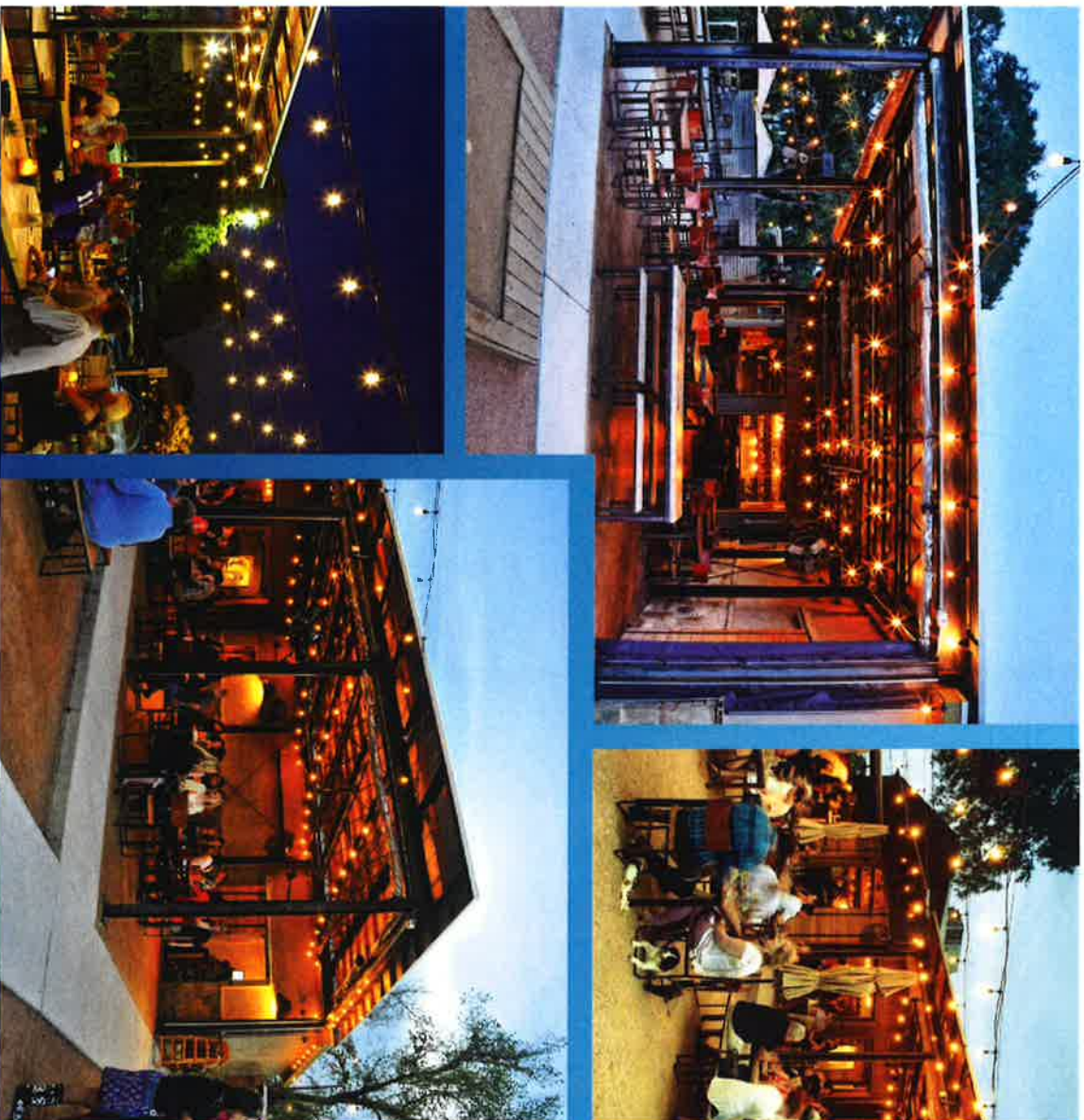
The owner/developer will be attending the meeting to review their project in more detail and answer any questions.



FUTURE CONCEPT OVERHEAD

Easement
Shared Parking
Ingress / Egress





ADMIRALS LANDING

Indoor / Outdoor
Space
Inviting
Family Friendly
Pet Friendly

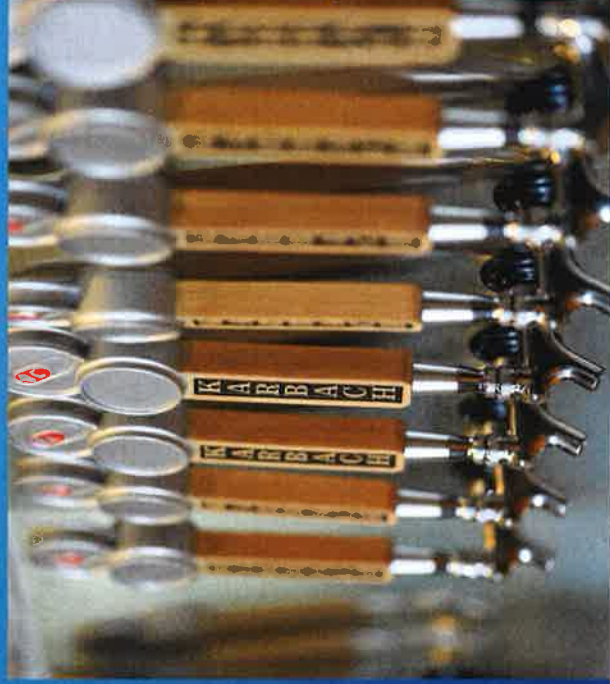
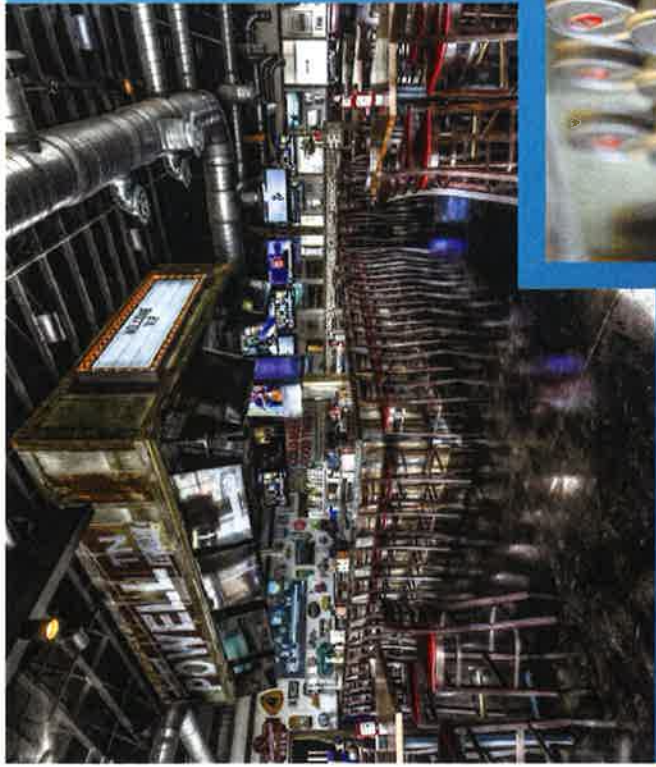
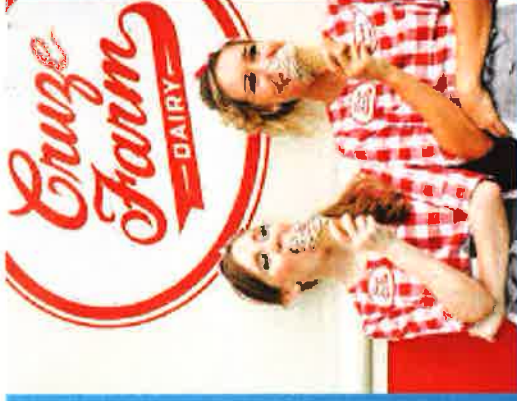


ADMIRALS LANDING

Outdoor Patios
Live Music
Fun
Vibrant

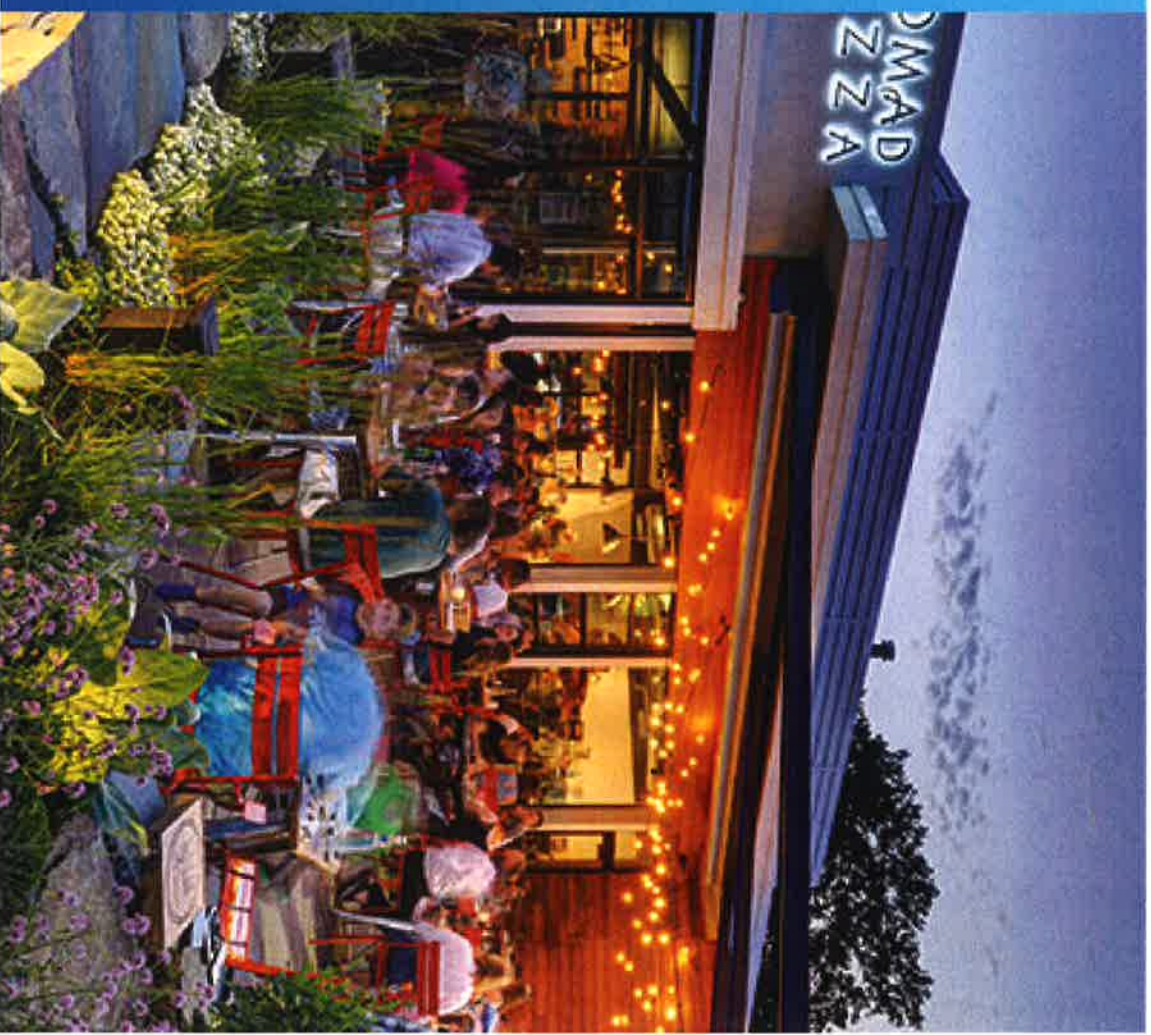
ADMIRALS LANDING

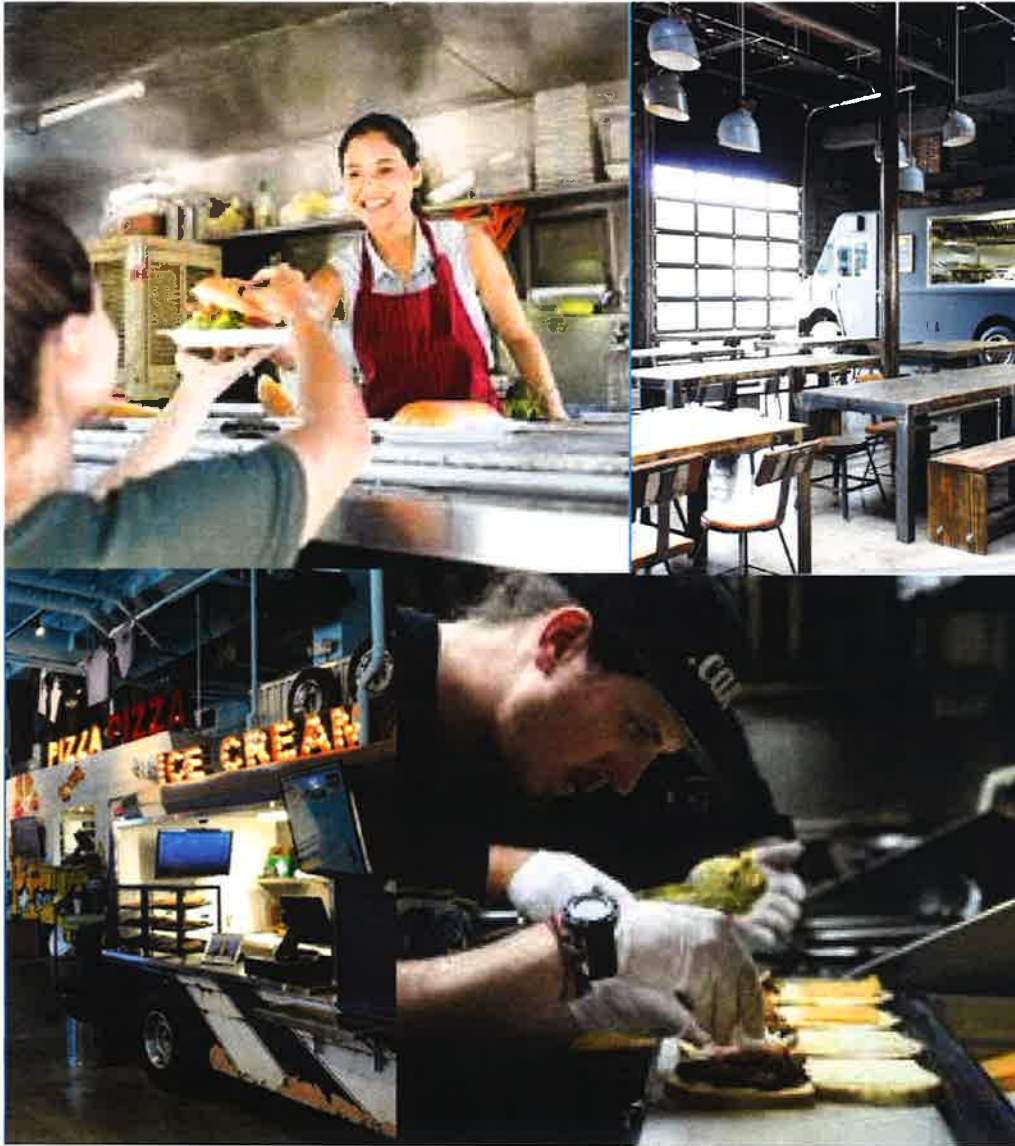
Taproom/Brewery
Ice Cream
Rotating Selection of
Food Choices



ADMIRALS LANDING

- Addresses Town of Farragut Site, Building and Signage Requirements
- Brings Town Center Feel to Downtown Farragut
- Enhances Town Appeal and Adds Character
- Creates Public Gathering Space
- Campbell Station Inn Park Connection
- Capitalizes on Pent Up Demand





ADMIRALS LANDING

Sales Tax Collection
Safety
Health
Ventilation

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

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

SUBJECT: Discussion and public hearing on a resolution governing Planning Commission procedures as applied to the number of significant comments that remain on plans intended to come before the Commission and how to address approval subject to's that are not taken care of in a timely manner

INTRODUCTION AND BACKGROUND: The Commission discussed this issue as a workshop item last month. It involves the adoption of a policy to address the problem of incomplete and/or inadequate site plan, subdivision plats, and other similar plans or projects to the planning commission for review and action.

DISCUSSION: As you know, the Planning Commission typically approves both plans and plats with significant numbers of "subject to" conditions and corrections. These "subject to" conditions run the gambit from simple editorial corrections to significant design changes. The proliferation of subject to approvals creates several problems or issues that the Commission has considered and discussed. These include:

- Encouraging applicantes to submit plans and plats that are incomplete and/or not ready for submission simply to meet the agenda deadline. This, in turn, complicates review activities and may also create a competitive disadvantage for developers and designers that strive to meet our standards.
- The need to process and review project plans multiple times. In many instances, plans and plats are initially submitted with numerous errors and/or are incomplete. This represents a potential misallocation of staff time.
- The Planning Commission is put in a position of reviewing and sometimes approving projects without complete information or finds itself agreeing to proposed design changes during a meeting without them having been fully vetted by the Town's staff.

The staff has prepared a formal resolution and policy to address the issue. It is based on the draft language discussed at the last meeting.

RECOMMENDATION: Included in your packet is a copy of Resolution PC-19-08 which adopts a "Planning Commission Policy on Incomplete and/or Inadequate Submittals". Staff recommends approval of Resolution PC-19-08.

RESOLUTION PC-19-08

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE A POLICY INTENDED TO ADDRESS THE PROBLEM OF INCOMPLETE AND/OR INADEQUATE SUBMITTALS OF SITE PLANS, SUBDIVISION PLATS, AND OTHER SIMILAR PLANS OR PROJECTS TO THE PLANNING COMMISSION FOR REVIEW AND REQUIRED ACTION.

WHEREAS, the Farragut Municipal Planning Commission is responsible for reviewing and either approving or denying approval of subdivision plats under Title 13, Chapter 4, Part 3 of the Tennessee Code Annotated; and

WHEREAS, the Farragut Municipal Planning Commission is responsible for reviewing and either approving or denying approval to site plans and related plans or projects under the requirements of the Town of Farragut's Zoning Ordinance and/or other Municipal Code provisions; and

WHEREAS, the submission of incomplete and/or inadequate site plans, subdivision plats, or other related plans may result in the Planning Commission being put in a position of approving projects without complete information or finding itself agreeing to proposed design changes during an official meeting without them having first been fully vetted by the Town's staff; and

WHEREAS, the submission of incomplete and/or inadequate site plans, subdivision plats, or other related plans creates the need to process and review project plans multiple times, and can lead to a potential misallocation of staff time; and

WHEREAS, the unwarranted approval of incomplete and/or inadequate site plans, subdivision plats, or other related plans on a "subject to" correction basis may encourage applicants to prematurely submit such plans simply to meet an agenda deadline and may further create a competitive disadvantage for developers and design professionals that strive to submit complete plans and meet the Town's standards.

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby approves the following policy to address the problem of incomplete and/or inadequate submittals of site plans, subdivision plats, and other similar plans or projects to the planning commission for review and required action.

Planning Commission Policy on Incomplete and/or Inadequate Submittals.

The Planning Commission shall generally not grant plan or plat approvals subject to significant design changes, missing plan/plat elements, or large numbers of corrections, modifications, or unresolved issues. Items that appear before the Planning Commission for action should be as complete as professionally practicable and ready for approval as presented. Where Planning Commission input and guidance is needed to advance a project, such input should be provided in a non-actionable (workshop) setting and considered as non-binding upon any final action.

In support of this policy, the Town's staff is empowered to reject submittals, or where required by State law and without a corresponding waiver by the applicant, to place an item on the Commission's agenda after initial review with a firm recommendation of denial.

Where the Planning Commission finds that a site plan submittal is inadequate and/or not ready for approval it may defer action until a subsequent meeting or simply deny approval and reject the submittal.

Where the Planning Commission finds that subdivision plat or related concept plan is inadequate and/or not ready for approval it may defer action until a subsequent meeting provided that the owner/applicant has waived the provisions of T.C.A. 13-4-304, or simply deny approval and reject the submittal. In the event that the owner/applicant has not waived the provisions of T.C.A. 13-4-304, the Planning Commission shall deny approval of all submittals it finds inadequate and/or not ready for approval.

This policy is not intended to apply to minor corrections that are limited in scope and number, or to submittal items such as letters of credit, drainage fees and NOC's, plat signatures, and TDOT permits that are not typically obtained prior to plan/plat approval. As such, the planning commission may grant approval subject to the following:

- Minor editorial corrections, such as spelling corrections, etc.;
- The addition of minor clarifying plan/plat notations or informational notes;
- Obtaining required signatures on a final plat;
- The posting of letters-of-credit, required fees, etc.

In instances where the Planning Commission does choose to grant approval subject to conditions, all such conditions shall be satisfied within 180 days or the conditioned approval shall be considered void and the request denied.

ADOPTED this 18th day of July, 2019.

Rita Holladay, Chairman

XXXXXX, Secretary

