



FARRAGUT MUNICIPAL PLANNING COMMISSION AGENDA

August 20, 2020

7:00 p.m.

This meeting can be viewed live on Charter channel 193 and TDS channel 3." The meeting will be held virtually, authorized by Governor Lee's executive orders regarding the COVID19 pandemic.

Meeting comments may be emailed to comments@townoffarragut.org and must be received by 12:00 p.m. on August 20 to be included in the record of the meeting. Anyone that wishes to provide comments must include their name and address. For questions please e-mail Mark Shipley at mshipley@townoffarragut.org

- 1. Approval of agenda**
- 2. Approval of minutes – July 16, 2020**
- 3. Discussion and public hearing on a site plan for a Dog Park at the Overlook at Campbell Station Road, 820 N. Campbell Station Road, Zoned R-6/OSMFR (PDI Architecture, Applicant)**
- 4. Discussion and public hearing on a request to rezone the property at 11824 Kingston Pike, Parcel 025, Tax Map 152C, Group J., 1.81 Acres from Office (O-1) to General Single-Family Residential (R-2) (Troy and Evangella Stavros, Applicant)**
- 5. Discussion and public hearing on a request to rezone Parcel 021.03 and a portion of Parcel 021.01, Tax Map 153, from Rural Residential (R-1) to General Single-Family Residential (R-2), 7.35 Acres (Rackley Engineering, Applicant)**
- 6. Discussion and public hearing on an amendment to the Farragut Municipal Code, Chapter 22., Article 5. – Driveways and Other Access Ways, Section 22-150, Specifications; permanent access, (2) Access to and from property being developed, as it relates to circular drives on corner lots with more than 350 feet of total street frontage (Town of Farragut, Applicant)**
- 7. Discussion and public hearing on an amendment to the Farragut Municipal Code, Chapter 113 – Tree Protection, Section 113-4. – Applicability, as it relates to provisions for utilities (Town of Farragut, Applicant)**

11408 MUNICIPAL CENTER DRIVE | FARRAGUT, TN 37934 | 865.966.7057

WWW.TOWNOFFARRAGUT.ORG

It is the policy of the Town of Farragut not to discriminate on the basis of race, color, national origin, age, sex, or disability pursuant to Title VI of the Civil Rights Act of 1964, Public Law 93-112 and 101-336 in its hiring, employment practices and programs. To request accommodations due to disabilities, please call 865-966-7057 in advance of the meeting.

- 8. Discussion and public hearing on a request to amend the Farragut Zoning Ordinance to permit a microbrewery and brewpub (Carlos Cortez, Applicant)**
- 9. Discussion on using the Planned Commercial Development (PCD) Zoning District for the redevelopment of the old Kroger property – Farragut Town Center at Biddle Farms, Parcels 3.02, 3.03, a portion of 3.18, and a portion of 3.19, Tax Map 143, 45 Acres (SITE Incorporated, Applicant)**
- 10. Discussion on an amendment to the Farragut Municipal Code, Appendix A., Zoning, Chapter 4., Section XXIV. – Special Events Permit, to allow for food trucks for special events sponsored by a homeowner’s association**
- 11. Discussion on an amendment to the Farragut Municipal Code, Appendix A., Zoning, Chapter 4., Section XXIX, - Grand Opening Special Events Permit, to provide for different sign related provisions (Town of Farragut, Applicant)**
- 12. Approval of utilities**
- 13. Citizen Forum**

**Planning Commission Meeting
Public Comment Protocol**

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

At the end of each meeting, there will be time reserved for public comment on matters not on the regular agenda under the Citizen Forum agenda item. If you are interested in providing a comment, please do so through the Town’s web site at comments@townoffarragut.org by no later than 12:00 p.m. on the date of the meeting. Please provide your name and address with the comment.

During the regular agenda portion of the meeting there may be an allowance for public comment for each agenda item. The Chairman may recognize 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. Comments shall address issues, not individuals or personalities;
3. Comments may support or oppose particular issues or measures, but the motives of those with differing views shall not be questioned or attacked;
4. Personal attacks and malicious comments shall not be tolerated;
5. 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.



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

July 16, 2020

MEMBERS PRESENT

Ed St. Clair, Vice-Chairman
Ron Williams, Mayor
Louise Povlin
Scott Russ
Jon Greene
Betty Dick
Noah Myers
Michael Bellamy
Austin Strobel, Youth Representative

MEMBERS ABSENT

Rita Holladay, Chairman

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

This meeting was conducted through a remote Webex session due to Governor Lee's orders and the Knox County Health Department's orders regarding the COVID-19 pandemic.

Vice-Chairman St. Clair called the meeting to order at 7 p.m. and provided background on why the meeting was being conducted through Webex and where it may be viewed. Vice-Chairman St. Clair welcomed Michael Bellamy as the new Planning Commissioner and Austin Strobel as the new Youth Representative.

1. Approval of agenda

Staff noted that the applicant for Agenda Item #7 has requested postponement until a live meeting can be held. Staff noted that the Town would expect compliance with the current zoning ordinance provisions until such time that the language can be revisited.

A motion was made by Commissioner Povlin to postpone Agenda Item #7 and retain the remainder of the agenda as presented. Motion was seconded by Commissioner Russ and motion passed 8-0 through a roll call vote.

2. Election of Officers

Staff noted that the Commission would need to establish the officers for the coming fiscal year.

A motion was made by Mayor Williams to re-appoint Rita Holladay as Chairman. Motion was seconded by Commissioner Povlin and motion passed 8-0 through a roll call vote.

A motion was made by Mayor Williams to re-appoint Ed St. Clair as Vice-Chairman. Motion was seconded by Commissioner Povlin and motion passed 7-0-1 through a roll call vote, with Commissioner St. Clair abstaining.

A motion was made by Mayor Williams to nominate Scott Russ as Secretary. Motion was seconded by Commissioner Povlin and motion passed 7-0-1 through a roll call vote, with Commissioner Russ abstaining.

3. Approval of minutes – June 18, 2020

Staff recommended approval of the minutes as submitted.

A motion was made by Commissioner Povlin to approve the minutes as submitted. Motion was seconded by Mayor Williams and motion passed 8-0 through a roll call vote.

4. Discussion and public hearing on a new application and schedule for MCImetro 2020 Fiber Build, along portions of N. Campbell Station Road, Herron Road, West End Avenue, and portions of the Cove at Turkey Creek, Stonecrest, and Sweet Briar Subdivisions (Mastec, Applicant)

Staff reviewed this item and recommended that if all field items from previously approved work was complete, the fiber build project be approved subject to the following:

1. The requirement for a right of way permit being issued for only one phase at a time and all work, repairs, as-builts, etc., being complete in that phase prior to obtaining a permit for the next phase.
2. The requirement for a pre and post construction review of each phase area to identify potential conflicts, ensure one-calls have been completed, discuss locations for potholing, and review finished areas to ensure that they are restored to their pre-fiber installation condition.
3. The requirement that the applicant notify affected property owners at least a few days before the applicant starts construction along the abutting rights of ways.
4. Providing the Town and affected property owners with the contact number for the supervisor in charge of the fiber installation as part of the right of way permit for each phase.
5. The posting of a letter of credit for the remaining fiber build project – the amount of the letter of credit will be determined by the Town Engineer.
6. Ensuring that Town staff is on site when work is initiated across the frontage of the Campbell Station Inn, the Outdoor Classroom property, and the crossing of Turkey Creek along West End Avenue.
7. Please identify what is meant by the “5G Site Location Change” listed in the title blocks.
8. There appear to be a number of sheets listed in the legend that are not in some of the plan sets. Please address and be prepared to discuss.

A motion was made by Commissioner Myers to follow staffs’ recommendation. Motion was seconded by Commissioner Greene. A long discussion subsequently ensued and an amended motion was made by Mayor Williams to follow staffs’ recommendation with item #3 being clarified to change “a few days” to “two weeks” and to add, as subject to #9, that the applicant provide written verification from the homeowner on Gates Mill to verify that the applicant has

been in contact with them regarding the sewer damage to their property as a result of the fiber installation. Motion was seconded by Commissioner Russ and motion passed 8-0 through a roll call vote.

5. Discussion and public hearing on a conceptual master plan for the redevelopment of the old Kroger property – Farragut Town Center at Biddle Farms, Parcels 3.02, 3.03, a portion of 3.18, and a portion of 3.19, Tax Map 143, 45 Acres (SITE Incorporated, Applicant)

Staff reviewed this item and recommended that the Planning Commission provide the applicant with guidance on the following specific elements/questions related to the conceptual master plan presented at this time:

1. Is the overall layout acceptable? Namely, the general placement of buildings, parking areas, open spaces, and streets.
2. Are the proposed uses and division of uses appropriate?
3. Are the public spaces appropriate?
4. Does the project generate a sense of place and create a Town Center look and feel?
5. Is there a desired iconic element for the project?
6. Are the general appearance and scale of the buildings appropriate?
7. Are you generally in agreement with the roads designated as “public streets?”

Due to the complexity of the project, the additional design work required and the planned land use review, staff noted that any approval of this conceptual master plan would need to be conditioned upon and subject to obtaining any modifications of the Town’s existing regulations that are inconsistent with the plan or that would be required in order to make the project buildable, as well as obtaining approvals of other governmental entities with jurisdiction over certain aspects of the land use related to this project, including but not limited to federal and state regulations of surface water.

A general discussion ensued. A motion was made by Commissioner Myers to approve the conceptual master plan with the stipulations noted by staff. Motion was seconded by Mayor Williams and motion passed 8-0 through a roll call vote.

6. Discussion and public hearing on a request for a variance from the number of access points permitted on a local street as provided for in the Driveways and Other Accessways Ordinance in relation to the property at 11740 Weathervane Drive (Jon-David and Allison Deeson, Applicant)

Staff reviewed this item and recommended that action be taken on the variance request so that the applicant could move forward on the completion of their project. A long discussion ensued, and the applicant explained their justification for granting a variance. Staff explained that the existing language in the Ordinance may need to be clarified with regards to circular drives and corner lots with a significant amount of street frontage.

A motion was made by Commissioner Povlin to recommend approval of the variance due to safety related concerns and the likelihood that the Ordinance would be amended to clarify this

type of scenario. Motion was seconded by Mayor Williams and motion passed 8-0 through a roll call vote.

- 7. Discussion on a request to amend Appendix A – Zoning, Chapter 3., Specific District Regulations, Section XII., General Commercial District (C-1), B., 3., as it relates to the outdoor display and or storage of general farm implements and lawn care equipment, riding lawn mowers, and related accessories (Farragut Lawn and Tractor, Applicant)**
For discussion purposes only.
- 8. Discussion on a request to rezone the property at 11824 Kingston Pike, Parcel 025, Tax Map 152C, Group J., 1.81 Acres from Office (O-1) to General Single-Family Residential (R-2) (Troy and Evangella Stavros, Applicant)**
For discussion purposes only.
- 9. Discussion on a request to rezone Parcel 021.03, Tax Map 153 (end of Spring Branch Lane), from Rural Residential (R-1) to General Single-Family Residential (R-2), 6.84 Acres (Rackley Engineering, Applicant)**
For discussion purposes only.
- 10. Discussion on a request to amend the Farragut Zoning Ordinance to permit a microbrewery and brewpub (Carlos Cortez, Applicant)**
For discussion purposes only.
- 11. Approval of utilities**
- 12. Citizen Forum**
Staff read into the record citizen comments that had been provided for items that were not on the agenda.

The meeting was adjourned at 11:31 p.m.

Scott Russ, Secretary

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

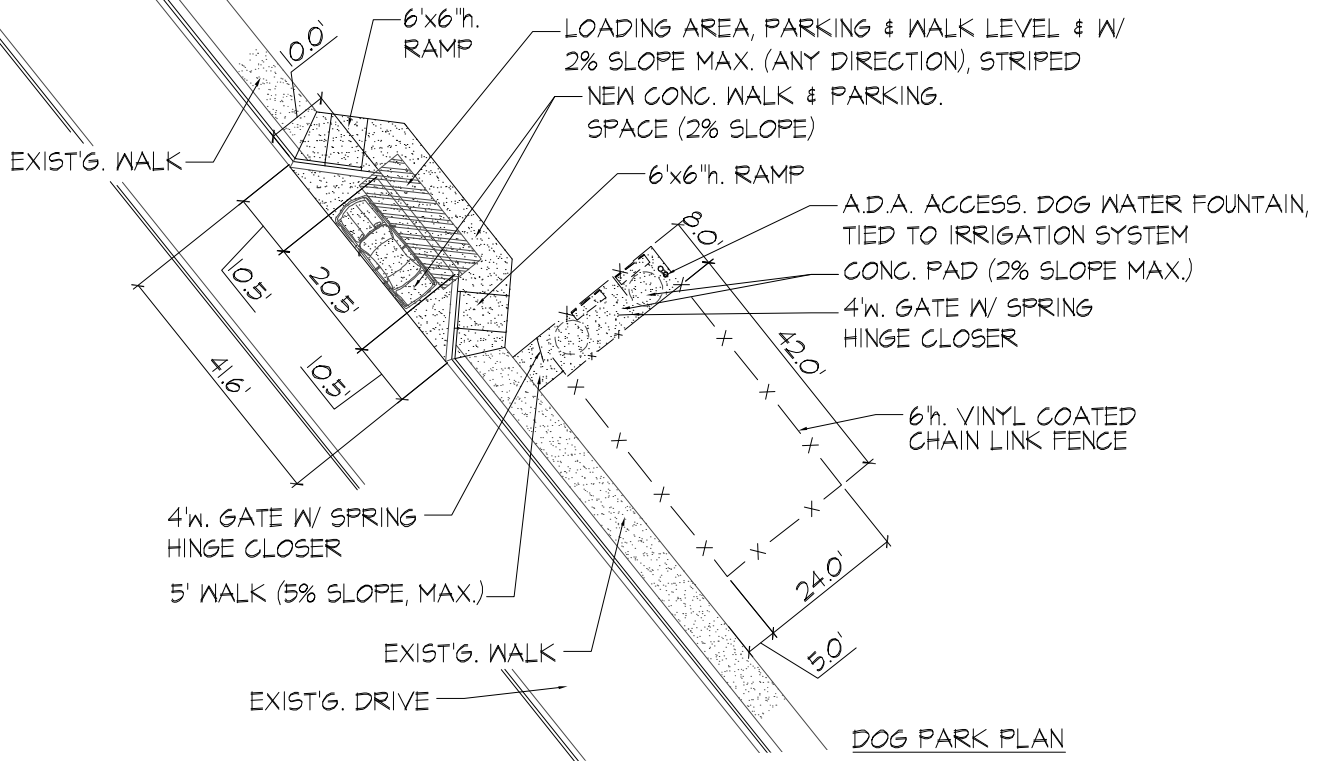
SUBJECT: Discussion and public hearing on a site plan for a Dog Park at the Overlook at Campbell Station Road, 820 N. Campbell Station Road, Zoned R-6/OSMFR (PDI Architecture, Applicant)

INTRODUCTION AND BACKGROUND: This item involves the review of a minor site plan for a dog park for the Overlook at Campbell Station Road apartment complex. The dog park will be 24 feet x 42 feet and is situated along the accessway that leads from the main portion of the development to the two apartment buildings situated on the north side of the drainage area.

RECOMMENDATION: The dog park would be solely for residents of the Overlook and would be considered an appropriate element of the open space that is required for the development in this zoning district. Staff will recommend that the applicant work with the stormwater coordinator to ensure that the drainage area is protected from runoff. Staff will also verify that all handicap accessibility requirements are satisfied.

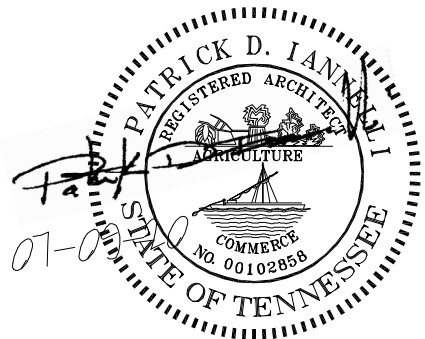
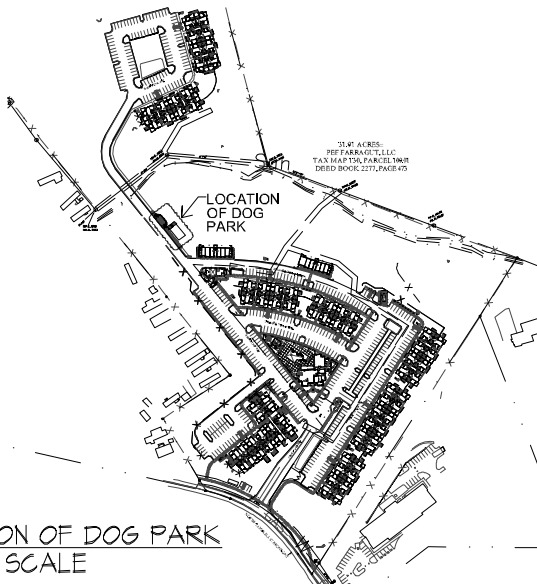
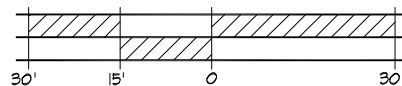
NOTES:

1. GRADES UNKNOWN DUE TO CHANGES MADE DURING CONSTR. VERIFY H.C. ACCESSIBILITY COMPLIANCE
2. EXACT LOCATION ALONG ROAD TO BE DETERMINED
3. ALL NEW WALKS TO BE 5% SLOPE, MAX. EXCEPT @ RAMP & LOADING ZONE
4. SIGNAGE & STRIPING TO MEET ANSI A117. (2017) & TOWN OF FARRAGUT REQUIREMENTS



DOG PARK PLAN

SCALE: 1:30



Drawing Name: DOG PARK

Project Name: OVERLOOK AT CAMPBELL STATION

Date: July 9, 2020

PDI ARCHITECTURE, LLC

1020 Breazeale Rd.
Pendleton, SC 29670

(864) 224-5800



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a request to rezone the property at 11824 Kingston Pike, Parcel 025, Tax Map 152C, Group J., 1.81 Acres from Office (O-1) to General Single-Family Residential (R-2) (Troy and Evangella Stavros, Applicant)

INTRODUCTION AND BACKGROUND: This item was discussed as a workshop item last month and involves a rezoning request for an approximately 1.81-acre parcel located along Federal Boulevard and immediately behind the First Bank and West Knox Chamber of Commerce properties. The applicants are seeking to have the property rezoned from Office (O-1) to General Single Family Residential (R-2).

DISCUSSION: The property in question contains an existing residential structure that had previously been converted and used as a small office. The applicants intend to convert the structure back to a residence and will also likely subdivide the existing parcel into three lots at some point in the future. The property abuts R-2 zoned residential lots to the south and west, and two commercially (C-1) zoned lots to the north. The proposed rezoning would be consistent with the Future Land Use Plan and the existing land use and development pattern in the area.

RECOMMENDATION: Included in the packet is a copy of Resolution PC-20-07 which recommends approval of Ordinance 20-12. Staff recommends approval.

RESOLUTION PC-20-07

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF THE PROPERTY AT 11824 KINGSTON PIKE, PARCEL 025, TAX MAP 152C, GROUP J., 1.81 ACRES FROM OFFICE (O-1) TO GENERAL SINGLE-FAMILY RESIDENTIAL (R-2)

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 August 20, 2020;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval of Ordinance 20-12 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 20th day of August 2020.

Rita Holladay, Chairman

Scott Russ, Secretary

ORDINANCE:	20-12
PREPARED BY:	Hose/Shiple
REQUESTED BY:	Town of Farragut
CERTIFIED BY FMPC:	August 20, 2020
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

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

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

SECTION 1.

The Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended by rezoning the property at 11824 Kingston Pike, Parcel 025, Tax Map 152C, Group J., 1.81 Acres from Office (O-1) to General Single-Family Residential (R-2) (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 _____, 2020,
with approval recommended by the Farragut Municipal Planning Commission (FMPC).

Rita Holladay, Chairman

Scott Russ, Secretary



**Exhibit A
Ordinance 20-12**

**Rezone
Parcel 25
Tax Map 152
11824 Kingston Pike**

From
O-1 (Office)

to

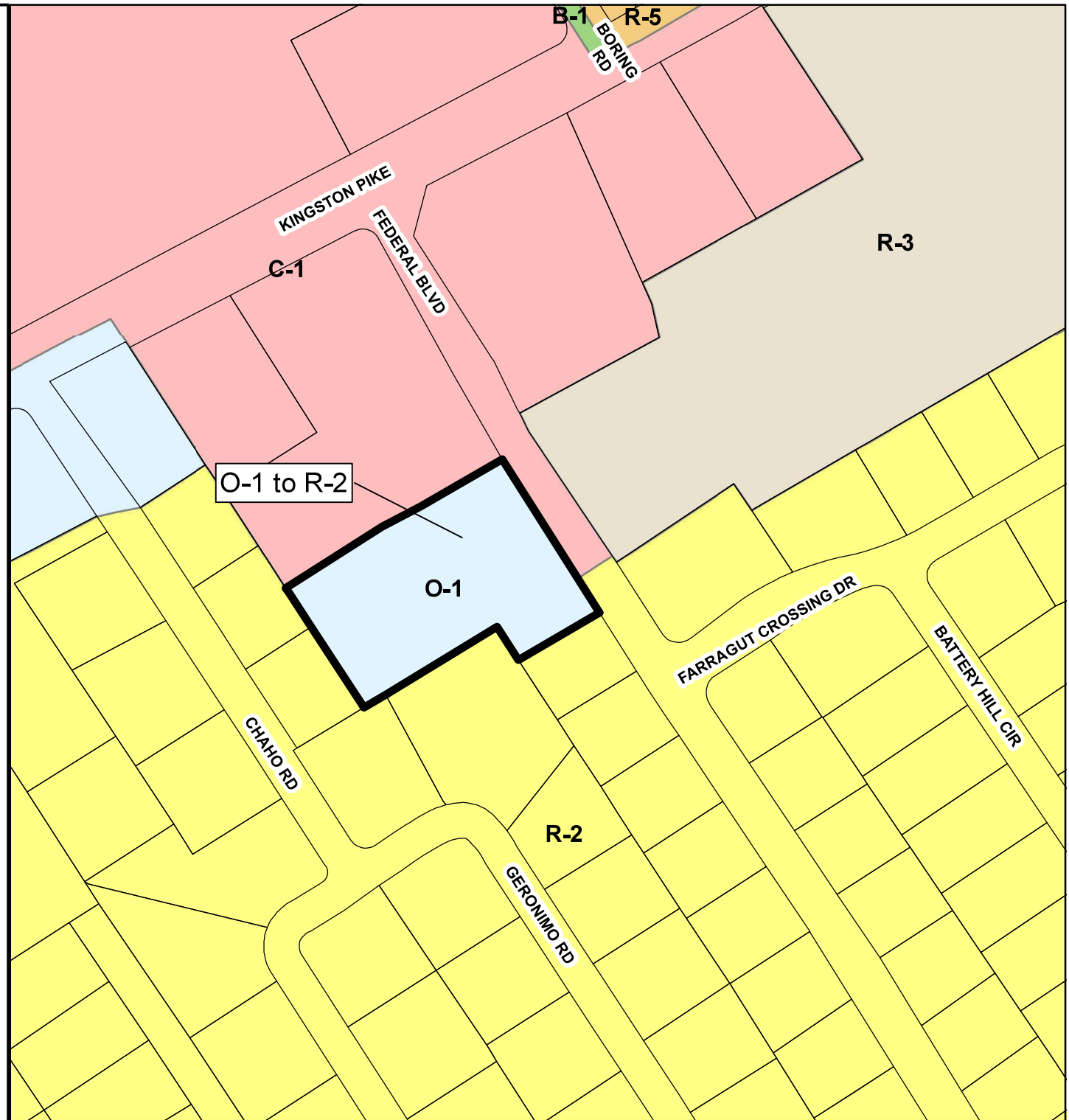
R-2 (General Single-Family Residential)

Legend

-  Subject Property
-  Parcels
-  B-1, Buffer
-  R-2, General Single-Family Residential
-  R-3, Small Lot Single-Family Residential
-  R-5, Two-Family Residential
-  O-1, Office
-  C-1, General Commercial



1 in = 200 ft



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a request to rezone Parcel 021.03 and a portion of Parcel 021.01, Tax Map 153, from Rural Residential (R-1) to General Single-Family Residential (R-2), 7.35 Acres (Rackley Engineering, Applicant)

INTRODUCTION AND BACKGROUND: This was discussed last month as a workshop item and involves the rezoning of a portion of property that was recently resubdivided and that is between Turkey Creek Road and Unit 3 of the Inverness Subdivision. The applicants are seeking to have the property rezoned from Rural Residential (R-1) to General Single Family Residential (R-2).

DISCUSSION: During the workshop discussion, it was noted that the lot originally planned for the rezoning request has its only public street access through Spring Branch Lane, a cul-de-sac located within the Inverness Subdivision. Though the plat for Unit 3 of Inverness provides for access onto Spring Branch Lane, the configuration of the cul-de-sac did not appear to be intended for a public street extension into the property proposed for rezoning. The access referenced on the plat note would likely be for a driveway only.

Some discussion ensued and the applicant was asked about trying to approach the property owner and secure property that would provide for an access off Turkey Creek Road. The applicant asked Commissioners if an access onto Turkey Creek Road could be worked out with the property owner would the Commission still require an access onto Spring Branch Lane. Though not part of the rezoning request, Commissioners expressed an openness to the merits of a variance when the subdivision plat is submitted due to Spring Branch Lane not being constructed to readily access a public street extension and the fact that the development would not likely include more than 12 house lots.

With the access being provided off Turkey Creek Road, Commissioners were receptive to the rezoning since the zoning district requested would be the same as that in much of the Inverness Subdivision and would result in a development density that would be consistent with the Town's Future Land Use Map which identifies the subject property as Very Low Density Residential (1-2 DUs/Acre).

RECOMMENDATION: Included in the packet is a copy of Resolution PC-20-08 which recommends approval of Ordinance 20-13. Staff recommends approval.

RESOLUTION PC-20-08

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF PARCEL 021.03 AND A PORTION OF PARCEL 021.01, TAX MAP 153, FROM RURAL RESIDENTIAL (R-1) TO GENERAL SINGLE-FAMILY RESIDENTIAL (R-2)

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 August 20, 2020;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval of Ordinance 20-13 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 20th day of August 2020.

Rita Holladay, Chairman

Scott Russ, Secretary

ORDINANCE:	20-13
PREPARED BY:	Shipley
REQUESTED BY:	Town of Farragut
CERTIFIED BY FMPC:	August 20, 2020
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

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

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

SECTION 1.

The Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended by rezoning Parcel 021.03 and a portion of Parcel 021.01, Tax Map 153, from Rural Residential (R-1) to General Single-Family Residential (R-2) (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 _____, 2020,
with approval recommended by the Farragut Municipal Planning Commission (FMPC).

Rita Holladay, Chairman

Scott Russ, Secretary



**Exhibit A
Ordinance 20-13**

**Rezone
Parcel 02103
Tax Map 153
11625 Turkey Creek Rd**

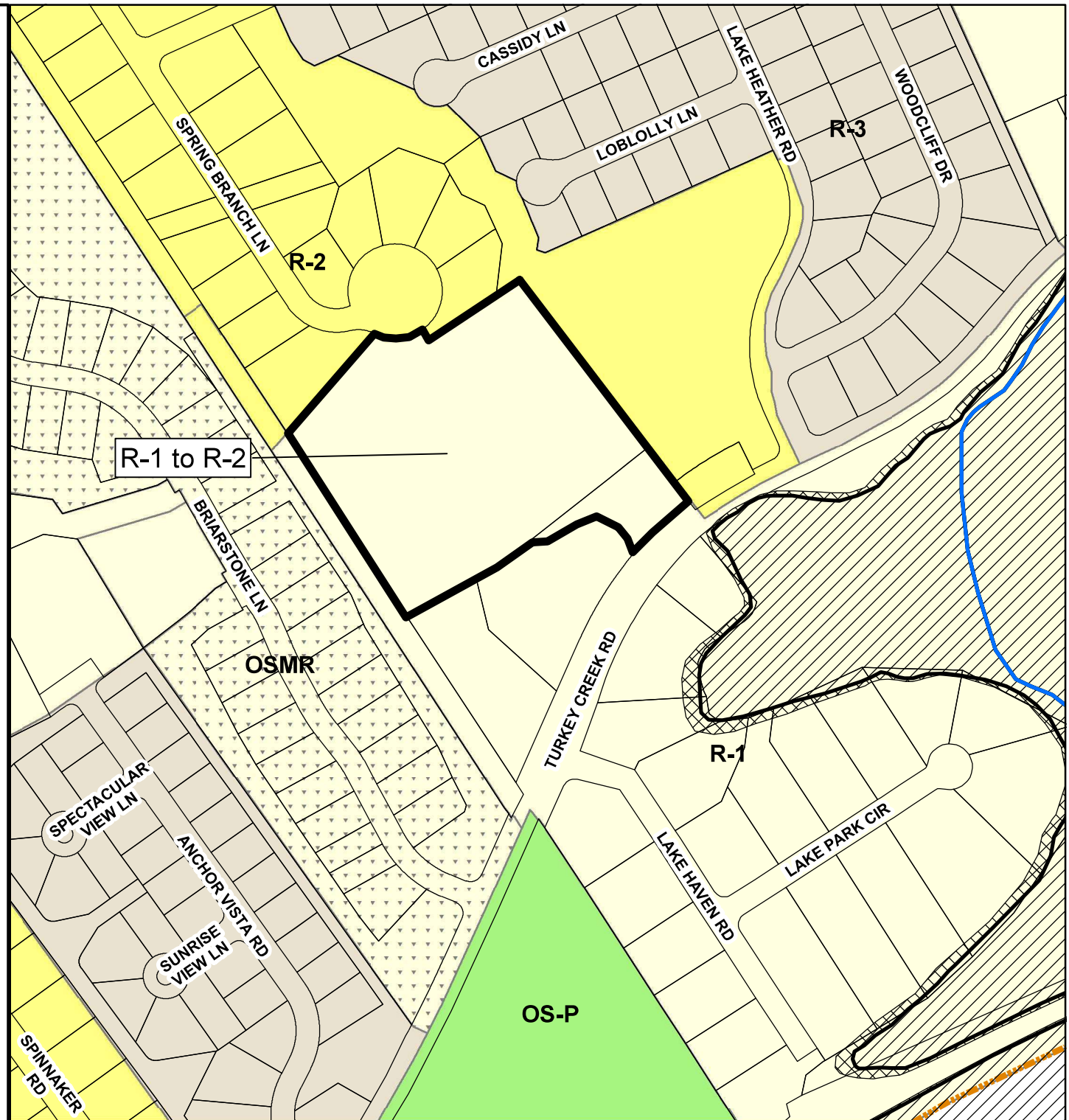
From
R-1 (Rural Single-Family Residential)
to
R-2 (General Single-Family Residential)

Legend

-  Subject Property
-  Town Limit
-  Parcels
-  OS-P, Open Space/Park
-  R-1, Rural Single-Family Residential
-  R-2, General Single-Family Residential
-  R-3, Small Lot Single-Family Residential
-  R-1/OSMR, Open Space Mixed Residential Overlay
-  Floodway
-  100 year Flood Zone
-  500 year Flood Zone



1 in = 300 ft



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on an amendment to the Farragut Municipal Code, Chapter 22., Article 5. – Driveways and Other Access Ways, Section 22-150, Specifications; permanent access, (2) Access to and from property being developed, as it relates to circular drives on corner lots with more than 350 feet of total street frontage (Town of Farragut, Applicant))

INTRODUCTION AND BACKGROUND: This agenda item relates to a variance request approved by the Planning Commission last month for a requested circular drive on a corner lot in the Village Green Subdivision.

DISCUSSION: During last month's discussion, staff noted that the Driveways and Other Access Ways Ordinance provides for a circular drive for a lot with less than 200 feet of frontage, provided the development criteria in the Ordinance can be satisfied. This circular drive would be in lieu of a single access that would otherwise be permitted for the qualifying lot.

The Ordinance also provides for a corner lot with more than 200 feet of frontage to have two access points. Staff noted that the current language can be confusing in terms of whether a circular drive for a corner lot could count as an otherwise permitted single access drive. It was also noted that a corner lot with a substantial amount of street frontage should be afforded the option to have a circular drive along one street and a single access on the other street, provided all applicable requirements of the Ordinance could otherwise be satisfied.

In an effort to address this, staff has prepared Ordinance 20-14 which specifies that properties with more than 350 feet of public road frontage and that front on more than one local street may be permitted a circular drive in lieu of a single access on one of the streets provided all of the criteria for circular drives will be satisfied. Ordinance 20-14 also clarifies existing provisions and removes references made with an asterisk.

RECOMMENDATION: Included in the packet is a copy of Resolution PC-20-09 which recommends approval of Ordinance 20-14. Staff recommends approval.

EXISTING LANGUAGE:**(2) Access to and from property being developed.**

- a. *Number of access points.* The number of access points of a property shall be determined by its road frontage. Lots which front on more than one street shall add total street frontage lengths together to determine total road frontage to calculate the number of driveways permitted. Circular drives shall be considered as two driveways.

Street classification	Length of road frontage	Number of access points
Arterial streets	0—400 feet	1
Arterial streets	401—800 feet	2
Collector streets	0—200 feet	1
Collector streets	201—800 feet	2
Local streets*	0—200 feet	1
Local streets	201—800 feet	2
All streets	801 feet and above	2 + 1/each 800 feet of additional road frontage

Circular drives shall be permitted to property with less than 200 feet of road frontage provided the following criteria are met:

- (i) The property is zoned residential and the street on which the property fronts is located within a residential subdivision;
- (ii) The maximum lot coverage in the front yard (area in front of the house): 35 percent;

- (iii) The maximum driveway width: 15 feet;
- (iv) The minimum distance between the driveways: 60 feet; and
- (v) The setback from the side property lines: A total on two sides of at least 40 feet, but not less than ten feet on any one side.

RESOLUTION PC-20-09

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT MUNICIPAL CODE, CHAPTER 22., ARTICLE 5. – DRIVEWAYS AND OTHER ACCESS WAYS, SECTION 22-150, SPECIFICATIONS: PERMANENT ACCESS, (2) ACCESS TO AND FROM PROPERTY BEING DEVELOPED, AS IT RELATES TO CIRCULAR DRIVES ON CORNER LOTS WITH MORE THAN 350 FEET OF TOTAL STREET FRONTAGE

WHEREAS, the Tennessee Code Annotated, Section 6-2-201, delegates the authority to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of their citizenry; and

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 Driveways and Other Access Ways Ordinance is, among other objectives, intended to provide for access control to promote public safety and distribute access opportunities that acknowledge variations in property frontages and configurations; and

WHEREAS, a public hearing was held on this request on August 20, 2020;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen an ordinance, Ordinance 20-14, amending the Farragut Municipal Code, Chapter 22., Article 5. – Driveways and Other Access Ways, Section 22-150, Specifications; permanent access, (2) Access to and from property being developed, as it relates to circular drives on corner lots with more than 350 feet of total street frontage.

ADOPTED this 20th day of August 2020.

Rita Holladay, Chairman

Scott Russ, Secretary

ORDINANCE:
PREPARED BY:
REQUESTED BY:
1ST READING:
2ND READING:
PUBLISHED IN:
DATE:

20-14
Shipley
Staff

AN ORDINANCE TO AMEND THE FARRAGUT MUNICIPAL CODE, CHAPTER 22., ARTICLE 5. – DRIVEWAYS AND OTHER ACCESS WAYS, SECTION 22-150, SPECIFICATIONS: PERMANENT ACCESS, (2) ACCESS TO AND FROM PROPERTY BEING DEVELOPED, AS IT RELATES TO CIRCULAR DRIVES ON CORNER LOTS WITH MORE THAN 350 FEET OF TOTAL STREET FRONTAGE

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend the Farragut Municipal Code, Chapter 22., Article 5. – Driveways and Other Access Ways, Section 22-150, Specifications; permanent access, (2) Access to and from property being developed, as it relates to circular drives on corner lots with more than 350 feet of total street frontage;

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

SECTION 1.

The Farragut Municipal Code, Chapter 22., Article 5. – Driveways and Other Access Ways, Section 22-150, Specifications; permanent access, (2) Access to and from property being developed is amended by replacing it in its entirety with the following:

(2) *Access to and from property being developed.*

- a. *Number of access points.* The number of access points of a property shall be determined by its road frontage. Lots which front on more than one street shall add total street frontage lengths together to determine total road frontage to calculate the number of driveways permitted.

Street classification	Length of road frontage	Number of access points
Arterial streets	0—400 feet	1

Arterial streets	401—800 feet	2
Collector streets	0—200 feet	1
Collector streets	201—800 feet	2
Local streets	0—200 feet	1 or a circular drive subject to the circular drive criteria provided for herein
Local streets	201—800 feet	2 with a circular drive counting as two access points but not subject to the circular drive criteria provided for herein
Local streets corner lot	350 feet and above	2 with 1 of the accesses permitted as a circular drive subject to the circular drive criteria provided for herein
All streets	801 feet and above	2 + 1/each 800 feet of additional road frontage

- b. *Circular drive provisions for lots with less than 200 feet of frontage.* In lieu of one single access point, a lot which fronts a local street for less than 200 feet may be permitted a circular drive provided the following criteria are met:
- (i) The property is zoned residential and the street on which the property fronts is located within a residential subdivision;
 - (ii) The maximum lot coverage in the front yard (area in front of the house): 35 percent;
 - (iii) The maximum driveway width: 15 feet;
 - (iv) The minimum distance between the driveways: 60 feet; and
 - (v) The setback from the side property lines: A total on two sides of at least 40 feet, but not less than ten feet on any one side.

- c. *Circular drive provisions for qualifying corner lots.* A lot with more than 350 feet of frontage and that fronts on more than one local street may be permitted a circular drive on one of the street frontages in lieu of one single access point provided the criteria noted above for circular drives are met.

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 _____, 2020, with approval recommended.

Rita Holladay, Chairman

Scott Russ, 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 an amendment to the Farragut Municipal Code, Chapter 113 – Tree Protection, Section 113-4. – Applicability, as it relates to provisions for utilities (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: This agenda item involves an amendment to the “Applicability” section of the Town’s Tree Protection Ordinance.

DISCUSSION: Currently, Section 113-4. of the Tree Protection Ordinance lists activities that are exempt from the requirements of Ordinance. The existing language is as follows:

Sec. 113-4. - Applicability.

The following activities shall be considered exempt from the requirements of this chapter:

- 1) The construction of individual single-family detached and two-family dwelling units on individual lots;
- 2) Provisions for utilities and vehicular and pedestrian ways within platted easements and rights-of-way;
- 3) Removal of hazardous trees;
- 4) Removal of invasive exotic pest trees;
- 5) Activities conducted by an owner on his lot of residence (this does not, however, include the removal of more than one acre of tree cover within a consecutive three-year time period); and
- 6) Tree farming.

In order to account for potential impacts to tree cover within or adjacent to public rights of ways in association with new technologies that are dependent on aerial transmission from new vertical utility structures, staff has been asked to re-visit Section 113-4. Some objectives include:

- 1) Clarifying that some coordination may still be required with the Town for activities exempt from the provisions of the Tree Protection Ordinance.
- 2) Differentiating between existing and new utilities with regards to regulatory exemptions from the Tree Protection Ordinance.
- 3) Clarifying exemptions from activities involving the construction and maintenance of vehicular and pedestrian infrastructure.

As reflected in Ordinance 20-15, below is the proposed language for Section 113-4 with the proposed changes shown in red.

Sec. 113-4. - Applicability.

The following activities shall be considered exempt from the requirements of this chapter **but may require coordination with the Town:**

- 1) The construction of individual single-family detached and two-family dwelling units on individual lots;
- 2) **Within platted easements and rights of ways, provisions for or maintenance of underground utilities, provided such utilities, if new, are installed at a minimum depth of 36 inches. Other utility related activities within platted easements or rights of ways shall be subject to the applicable provisions of this Ordinance and shall require a review and approval from either the Town staff or the Planning Commission, depending on the scale and scope of the activity;**
- 3) **Maintenance related activities associated with overhead utilities in existence prior to passage of Ordinance 20-15. Other utility related activities within platted easements or rights of ways shall be subject to the applicable provisions of this Ordinance and shall require a review and approval from either the Town staff or the Planning Commission, depending on the scale and scope of the activity;**
- 4) **The construction and maintenance of public streets and public pedestrian facilities;**
- 5) Removal of hazardous trees;
- 6) Removal of invasive exotic pest trees;
- 7) Activities conducted by an owner on his lot of residence (this does not, however, include the removal of more than one acre of tree cover within a consecutive three-year time period); and
- 8) Tree farming.

RECOMMENDATION: Included in the packet is a copy of Resolution PC-20-10 which recommends approval of Ordinance 20-15.

RESOLUTION PC-20-10

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT MUNICIPAL CODE, CHAPTER 113 – TREE PROTECTION, SECTION 113-4. – APPLICABILITY, AS IT RELATES TO PROVISIONS FOR UTILITIES AND OTHER CLARIFICATIONS

WHEREAS, the Tennessee Code Annotated, Section 6-2-201, delegates the authority to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of their citizenry; and

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 Tree Protection Ordinance is, among other objectives, intended to protect “Public Trees,” as defined in the Ordinance, to the greatest extent possible; and

WHEREAS, a public hearing was held on this request on August 20, 2020;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen an ordinance, Ordinance 20-15, amending the Farragut Municipal Code, Chapter 113 – Tree Protection, Section 113-4. – Applicability, as it relates to provisions for utilities and other clarifications.

ADOPTED this 20th day of August 2020.

Rita Holladay, Chairman

Scott Russ, Secretary

ORDINANCE:	20-15
PREPARED BY:	Shipley
REQUESTED BY:	Staff
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE FARRAGUT MUNICIPAL CODE, CHAPTER 113 – TREE PROTECTION, SECTION 113-4. – APPLICABILITY, AS IT RELATES TO PROVISIONS FOR UTILITIES AND OTHER CLARIFICATIONS

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend the Farragut Municipal Code, Chapter 113 – Tree Protection, Section 113-4. – Applicability, as it relates to provisions for utilities and other clarifications.

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

SECTION 1.

The Farragut Municipal Code, Chapter 113 – Tree Protection, Section 113-4. – Applicability, as it relates to provisions for utilities and other clarifications, is amended by replacing it in its entirety with the following:

Sec. 113-4. - Applicability.

The following activities shall be considered exempt from the requirements of this chapter but may require coordination with the Town:

- 1) The construction of individual single-family detached and two-family dwelling units on individual lots;
- 2) Within platted easements and rights of ways, provisions for or maintenance of underground utilities, provided such utilities, if new, are installed at a minimum depth of 36 inches. Other utility related activities within platted easements or rights of ways shall be subject to the applicable provisions of this Ordinance and shall require a review and approval from either the Town staff or the Planning Commission, depending on the scale and scope of the activity;
- 3) Maintenance related activities associated with overhead utilities in existence prior to passage of Ordinance 20-15. Other utility related activities within platted easements or rights of ways shall be subject to the applicable provisions of this Ordinance and shall require a review and approval from either the Town staff or the Planning Commission, depending on the scale and scope of the activity;
- 4) The construction and maintenance of public streets and public pedestrian facilities;
- 5) Removal of hazardous trees;
- 6) Removal of invasive exotic pest trees;

- 7) Activities conducted by an owner on his lot of residence (this does not, however, include the removal of more than one acre of tree cover within a consecutive three-year time period); and
- 8) Tree farming.

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 _____, 2020, with approval recommended.

Rita Holladay, Chairman

Scott Russ, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Trevor Hobbs, Assistant to the Town Administrator
Bart Hose, Assistant Community Development Director

SUBJECT: Resolution PC-20-11, to amend the Farragut Zoning Ordinance to permit brewpubs in commercial districts (Carlos Cortez, Applicant)

INTRODUCTION: In response to an application from a local business, the Planning Commission is asked to consider the Town's adoption of zoning regulations for restaurant establishments that manufacture beer on a small scale. The purpose of Resolution PC-20-11 is to recommend amendments to the Zoning Ordinance, reflected in Ordinance 20-16, to permit small-scale beer manufacturing in the context of a Brewpub.

BACKGROUND: Admiral's Corner, a future restaurant currently under construction, has applied to amend the Farragut Municipal Code in order to provide for a new use that would allow small-scale beer manufacturing (micro/craft brewing) for on-site sale and distribution. Because the Town's zoning regulations do not currently provide for the manufacturing of beer, it is proposed that amendments be made to the zoning ordinance to include a definition for "Brewpub" and "Micro-brewery" along with related minimum requirements to be placed on brewpubs.

It is anticipated that food sales percentage requirements, production and distribution limits, square footage restrictions, and proximity to schools and churches will be governed by the Beer Board, through various beer permits and other existing regulations. For this reason, these elements are not included in the proposed zoning amendments.

DISCUSSION: Based on research conducted of regulations in other communities in conjunction with the applicant's requests and feedback from the Planning Commission and Board of Mayor and Aldermen, staff have identified the following amendments to the Farragut Zoning Ordinance:

1. New Use/Definition:

Microbrewery: An establishment licensed by the State of Tennessee for the small-scale manufacture, blending, fermentation, processing, packaging, and distribution of beer or malt beverages, for on-site consumption, sale, and limited wholesale distribution, where all on-site consumption shall be associated with a permitted Brewpub meeting all regulatory requirements of the Town of Farragut and the State of Tennessee, in conformance with the Town's Beer Ordinance and related permits.

Brewpub: An establishment licensed by The State of Tennessee, and meeting all regulatory and permitting requirements of The Town of Farragut, for the manufacture, blending, fermentation, processing, packaging, and distribution of beer or malt beverages, operating in conjunction with an eating establishment involving the preparation and serving of food to seated patrons in addition to on-premise consumption of beer or malt beverages, including beer produced at the micro-brewery on the same premises.

2. Permitted use in the following districts:

- C-1 Mixed-use Town Center Overlay (MUTCD)
- General Commercial (C-1)
- Neighborhood/Convenience Commercial (NCC)
- Regional Commercial (C-2)
- Outlet Drive Regional Entertainment and Employment District (OD-RE/E)

3. Minimum Requirements:

1. All manufacturing, processing, packaging, and distribution equipment shall be maintained within completely enclosed structures. All related storage shall also be contained completely within enclosed structures.
2. Loading areas in a newly constructed facility shall be screened with opaque materials and shall not be visible from adjacent rights-of-way or residential districts. Such screening shall be architecturally compatible with the building.
3. For adaptive reuse of existing buildings, newly constructed loading areas should be located to minimize impacts on surrounding rights-of-way and residential areas and screened to the extent feasible. Existing loading areas should be screened to the extent feasible from view from rights-of-way or any adjacent residential district.
4. The use is conditioned upon obtaining necessary permits from the Town of Farragut Beer Board.

RECOMMENDATION: Staff recommend approval of Resolution PC-20-11

RESOLUTION PC-20-11

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 FARRAGUT MUNICIPAL CODE CHAPTER 2., DEFINITIONS, TO DEFINE MICRO-BREWERY AND BREWPUB, AND AMENDING CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTIONS XII – GENERAL COMMERCIAL DISTRICT (C-1), INCLUDING THE MIXED-USE TOWN CENTER AREA, XIII – NEIGHBORHOOD/CONVENIENCE COMMERCIAL DISTRICT (NCC), XV. – REGIONAL COMMERCIAL DISTRICT (C-2), AND XXIV – OUTLET DRIVE REGIONAL ENTERTAINMENT AND EMPLOYMENT DISTRICT (OD-RE/E) TO ADD BREWPUB AS A PERMITTED USE.

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

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

WHEREAS, a public hearing was held on this request on August 20, 2020;

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 20-16.

ADOPTED this 20th day of August 2020.

Rita Holladay, Chairman

Scott Russ, Secretary

ORDINANCE:	20-16
PREPARED BY:	Hobbs/Hose
REQUESTED BY:	Staff
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 DEFINE MICRO-BREWERY AND BREWPUB, AND AMENDING CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTIONS XII – GENERAL COMMERCIAL DISTRICT (C-1), INCLUDING THE MIXED-USE TOWN CENTER AREA, XIII – NEIGHBORHOOD/CONVENIENCE COMMERCIAL DISTRICT (NCC), XV. – REGIONAL COMMERCIAL DISTRICT (C-2), AND XXIV – OUTLET DRIVE REGIONAL ENTERTAINMENT AND EMPLOYMENT DISTRICT (OD-RE/E) TO ADD, BREWPUB AS A PERMITTED USE.

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 2, Definitions, and 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 Municipal Code, Appendix A, Zoning, Chapter 2, Definitions, is amended by adding the following definitions:

Microbrewery: An establishment licensed by the State of Tennessee for the small-scale manufacture, blending, fermentation, processing, packaging, and distribution of beer or malt beverages, for on-site consumption, sale, and limited wholesale distribution, where all on-site consumption shall be associated with a permitted Brewpub meeting all regulatory requirements of the Town of Farragut and the State of Tennessee, in conformance with the Town’s Beer Ordinance and related permits.

Brewpub: An establishment licensed by The State of Tennessee, and meeting all regulatory and permitting requirements of The Town of Farragut, for the manufacture, blending, fermentation, processing, packaging, and distribution of beer or malt beverages, operating in conjunction with an eating establishment involving the preparation and serving of food to seated patrons in addition to on-premise consumption of beer or malt beverages, including beer produced at the micro-brewery on the same premises.

SECTION 2.

The Farragut Municipal Code, Appendix A, Zoning; Chapter 3, Specific Zoning Regulations; Section XII, General Commercial District (C-1); Subpart B, Permitted Principal and Accessory Uses and Structures, is amended by adding item 17 as follows:

17. Brewpub, provided the following development criteria are met:

1. All manufacturing, processing, packaging, and distribution equipment shall be maintained within completely enclosed structures. All related storage shall also be contained completely within enclosed structures.
2. Loading areas in a newly constructed facility shall be screened with opaque materials and shall not be visible from adjacent rights-of-way or residential districts. Such screening shall be architecturally compatible with the building.
3. For adaptive reuse of existing buildings, newly constructed loading areas should be located to minimize impacts on surrounding rights-of-way and residential areas and screened to the extent feasible. Existing loading areas should be screened to the extent feasible from view from rights-of-way or any adjacent residential district.
4. The use is conditioned upon obtaining necessary permits from the Town of Farragut Beer Board.

SECTION 3.

The Farragut Municipal Code, Appendix A, Zoning; Chapter 3, Specific Zoning Regulations; Section XII, General Commercial District (C-1); Subpart F, Mixed Use Town Center, Subpart 2. Permitted Principal and Accessory Uses and Structures, is amended by adding item u. as follows:

u. Brewpub, provided the following development criteria are met:

1. All manufacturing, processing, packaging, and distribution equipment shall be maintained within completely enclosed structures. All related storage shall also be contained completely within enclosed structures.
2. Loading areas in a newly constructed facility shall be screened with opaque materials and shall not be visible from adjacent rights-of-way or residential districts. Such screening shall be architecturally compatible with the building.
3. For adaptive reuse of existing buildings, newly constructed loading areas should be located to minimize impacts on surrounding rights-of-way and residential areas and screened to the extent feasible. Existing loading areas should be screened to the extent feasible from view from rights-of-way or any adjacent residential district.
4. The use is conditioned upon obtaining necessary permits from the Town of Farragut Beer Board.

SECTION 4.

The Farragut Municipal Code, Appendix A, Zoning; Chapter 3, Specific Zoning Regulations; Section XIII, Neighborhood/Convenience Commercial District (NCC); Subpart B, Permitted Principal and Accessory Uses and Structures, is amended by adding item 17 as follows:

17. Brewpub, provided the following development criteria are met:

1. All manufacturing, processing, packaging, and distribution equipment shall be maintained within completely enclosed structures. All related storage shall also be contained completely within enclosed structures.
2. Loading areas in a newly constructed facility shall be screened with opaque materials and shall not be visible from adjacent rights-of-way or residential districts. Such screening shall be architecturally compatible with the building.
3. For adaptive reuse of existing buildings, newly constructed loading areas should be located to minimize impacts on surrounding rights-of-way and residential areas and screened to the extent feasible. Existing loading areas should be screened to the extent feasible from view from rights-of-way or any adjacent residential district.
4. The use is conditioned upon obtaining necessary permits from the Town of Farragut Beer Board.

SECTION 5.

The Farragut Municipal Code, Appendix A, Zoning; Chapter 3, Specific Zoning Regulations; Section XV, Regional Commercial District (C-2); Subpart B, Permitted Principal and Accessory Uses and Structures, is amended by adding item 15 as follows:

15. Brewpub, provided the following development criteria are met:

1. All manufacturing, processing, packaging, and distribution equipment shall be maintained within completely enclosed structures. All related storage shall also be contained completely within enclosed structures.
2. Loading areas in a newly constructed facility shall be screened with opaque materials and shall not be visible from adjacent rights-of-way or residential districts. Such screening shall be architecturally compatible with the building.
3. For adaptive reuse of existing buildings, newly constructed loading areas should be located to minimize impacts on surrounding rights-of-way and residential areas and screened to the extent feasible. Existing loading areas should be screened to the extent feasible from view from rights-of-way or any adjacent residential district.
4. The use is conditioned upon obtaining necessary permits from the Town of Farragut Beer Board.

SECTION 6.

The Farragut Municipal Code, Appendix A, Zoning; Chapter 3, Specific Zoning

Regulations; Section XXIV, Outlet Drive Regional Entertainment and Employment District (OD-RE/E); Subpart B, Permitted Principal and Accessory Uses and Structures, is amended by adding item 11 as follows:

11. Brewpub, provided the following development criteria are met:

1. All manufacturing, processing, packaging, and distribution equipment shall be maintained within completely enclosed structures. All related storage shall also be contained completely within enclosed structures.
2. Loading areas in a newly constructed facility shall be screened with opaque materials and shall not be visible from adjacent rights-of-way or residential districts. Such screening shall be architecturally compatible with the building.
3. For adaptive reuse of existing buildings, newly constructed loading areas should be located to minimize impacts on surrounding rights-of-way and residential areas and screened to the extent feasible. Existing loading areas should be screened to the extent feasible from view from rights-of-way or any adjacent residential district.
4. The use is conditioned upon obtaining necessary permits from the Town of Farragut Beer Board.

SECTION 7.

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 _____, 2020, with approval recommended.

Rita Holladay, Chairman

Scott Russ, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on using the Planned Commercial Development (PCD) Zoning District for the redevelopment of the old Kroger property – Farragut Town Center at Biddle Farms, Parcels 3.02, 3.03, a portion of 3.18, and a portion of 3.19, Tax Map 143, 45 Acres (SITE Incorporated, Applicant)

INTRODUCTION AND BACKGROUND: At last month's Planning Commission meeting a conceptual master plan was conditionally approved for the Farragut Town Center at Biddle Farms. This project includes a mix of commercial and multi-family residential and is mostly within the General Commercial (C-1) or Planned Commercial (PCD) Zoning Districts with the Mixed-Use Town Center (MUTC) land use overlay.

DISCUSSION: The property is somewhat unique in that it does not abut existing residential developments and is largely surrounded by arterial streets. It is also bounded to the east by the Turkey Creek floodplain. The project includes some design elements that would appear to fit well with the objectives of a "planned development," such public streets with angled parking, a Town square, and a potential linear park along the floodplain of Turkey Creek.

During discussions with the CLUP Steering Committee and, most recently, during the staff/developer meeting on August 4, the question of how to address this project in terms of the future land use map and the zoning map and text was explored. Some concerns were noted about additional multi-family residential (not including this project) in the MUTC overlay area which prescribes higher density residential to support a mixed-use town center. Aside from this project, two other new multi-family projects, one nearing completion along N. Campbell Station Road and one likely to start soon along S. Watt Road, would provide for around 500 multi-family dwelling units. A question raised by the Steering Committee and at the staff/developer meeting was the need to address some of the macro issues, such as high density residential, related to the descriptions and map associated with the MUTC without delaying the Town Center at Biddle Farms project.

After a lengthy discussion at the staff/developer meeting on August 4, the general consensus that emerged was that this project with its unique characteristics and surrounding plan of development would be a good candidate for a Planned Commercial Development, especially given that a concept plan has already been presented and favorably received.

As you will recall, the Town has struggled with its two PCD projects in the past and has generally avoided planned developments. The Planning Commission, in fact, recommended that the PCD be removed as a zoning district but, after conversations with the Town Attorney, this was re-evaluated due namely to grandfathering concerns. The thought was that the Planning Commission and the Board of Mayor and Aldermen could simply not rezone additional properties to PCD if they were concerned about adherence to the intent and objectives of the District.

In preparation for this month's Planning Commission meeting, the applicant was asked to review the PCD District (a copy of the current language is included in the packet) and identify any provisions that they may wish to have re-visited and amended. The applicant's summary is included in the packet. Staff will likely discuss some of these items with the applicant prior to the Planning Commission meeting and update the Commission at the August 20 meeting. The zoning districts, including the PCD, with the MUTC overlay currently would provide for residential only in the upper stories. This and the permitted height will need to be evaluated. The applicant has also requested some variation in the freeboard (the additional floor level elevation of structures in flood hazard areas) requirement provided for in the Town's Flood Damage Prevention Regulations in Chapter 4 of the Zoning Ordinance. Though this would need to be further evaluated, an option may be to apply different parameters in the PCD for a project qualifying for the PCD rezoning where the future land use map is shown as Mixed-Use Town Center. These parameters, however, would need to relate to the unique intent and objectives of both the PCD and the MUTC.

In general, at the August 20 meeting, staff will be requesting feedback from the Planning Commission on two specific questions:

- 1) Would this project be a good candidate for the PCD?
- 2) If this project is viewed as a good candidate for the PCD, what are the Commission's thoughts on the applicant's requested text amendments associated with the PCD?

Staff would note that if the PCD is seen as a good option for this project, some zoning map and future land use map amendments along with text amendments will be needed. Most of the project is not within the PCD Zoning District. The project will also ultimately be required to have a detailed specifications document that will essentially serve as the regulatory design and procedural requirements for the entire project. This would include, among other elements, the transportation (all forms) and parking system and associated easements and rights of ways, the building placement lines, and the appearance and form of all buildings and structures associated with the project, including lighting, utility and stormwater systems, streetscaping, etc. The document would also need to address scheduling, phasing, and covenants and restrictions that may apply to the project.

EXISTING LANGUAGE:

Sec. XXVI. - Planned commercial development district (PCD).

- A. *General description.* The planned commercial development district (PCD) is established to encourage creative and resourceful projects for interrelated commercial, office and residential uses unified by a Development Plan. The PCD district is intended to provide for variety and flexibility in design necessary to implement integrated planned development projects. It is intended that the PCD district be established along streets having a designated classification of arterial on the Farragut Major Road Plan or a street which directly accesses a street having a designated classification of arterial on the Farragut Major Road Plan.
- B. *Objectives.* The Planned Commercial Development District (PCD) shall have the following characteristics:
1. *Open space.* Encourage ingenuity, creativity, and resourcefulness in land planning techniques by developing functional common open spaces. Locate and orient outdoor open spaces (e.g. plazas, courtyards, patios, outdoor seating and benches, small park spaces or landscaped features) to provide focal points to be actively used. Provide landscape enhancements (e.g., bioswales, rain gardens, planters, flower gardens) to add visual interest, screen parking areas, and complement outdoor open spaces.
 2. *Sense of place.* Allow the design of commercial, office and residential developments that are architecturally and environmentally innovative and that achieve more efficient use of land than is possible through the application of conventional zoning and subdivision standards.
 3. *Protection of natural resources.* Ensure the conservation of the natural environment including trees, floodplains, sinkholes, wetlands, springs, streams, wet weather conveyances, endangered species habitat, steep slopes, rock formations, other unique topographic features, and historic features per federal, state, and the Town of Farragut's laws and/or ordinances. Protect geological resources such as groundwater, soils, and drainage areas.
 4. *Efficient and innovative land use practices.* Encourage efficient and innovative use of land, street networks, utility locations, and parking. In terms of stormwater management for new developments, at least twenty-five (25) percent of the development's total area shall be designed so that its runoff will be accommodated through Low Impact Development (LID) measures which would rely on infiltration, evapotranspiration, or capture/reuse of stormwater runoff. Such measures may include, but are not limited to, permeable pavers, rain gardens, bioswales, vegetated roofs, rainwater capture systems and/or a combination thereof. The use of LID measures to meet this requirement shall be demonstrated on the drainage plan and in the drainage calculations for the development and the applicable LID measures specified as part of the site and landscape plan submittals.
 5. *Connectivity.* 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.
 6. *Compatibility and consistency.* Maintain compatibility with nearby development and consistency with the Farragut Comprehensive Land Use Plan Update, Pedestrian and Bicycle Plan, and all other adopted plans and ordinances of the Town of Farragut and any subsequent amendments.
- C. *Minimum standards.*
1. *Land uses.*
 - a. Unless otherwise prohibited through the approved Development Plan, any use permitted within the general commercial and office districts shall be allowed within the PCD district. Residential and mixed use may also be permitted as part of the Development Plan. Where

a property is zoned PCD and is shown to be within the area identified as Mixed Use Town Center (MUTC) on the Future Land Use Map, the use shall be permitted and comply as established in Chapter 3, Section XII.F.;

- b. Uses within a PCD that are automobile oriented, such as fuel centers, drive-throughs, automobile services, retail rental and leasing of automobiles, etc., shall be arranged so that they are situated internal to the development;
 - c. The total land area of the PCD shall be designed as a planned development and, for the purposes of building and parking lot setbacks and landscaping requirements, shall be treated as a single parcel/lot;
 - d. The development shall be designed in a manner that ensures compatibility with adjacent land uses; and
 - e. Traffic circulation shall not route traffic through adjacent residential areas.
2. *General conditions.* By acceptance of approval of the PCD zoning, the applicant agrees to the conditions set forth in this section as part of such approval. As part of the approval of the PCD district, the town may require the following:
- a. Rearrangement of structures, open space, driveways, and parking areas;
 - b. Modification of density, setbacks, and buffering; and
 - c. Limitation of specific commercial uses.
3. *Area regulations.*
- a. *Front yard.*
 - 1) Unless provided for elsewhere in this ordinance or the [Farragut] Municipal Code, all structures shall be set back from the nearest point of any right-of-way a minimum of 20 feet;
 - 2) If the street is classified as a local street on the Major Road Plan and is constructed as part of the approved Development Plan, all buildings shall be set back from the nearest point of any right-of-way a minimum of ten feet;
 - 3) Driveway aisles, access ways, parking lots, and other vehicular ways shall be set back a minimum of 20 feet from all public rights-of-way and a perimeter parkway shall be maintained;
 - 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.
 - b. *Peripheral side and rear property lines.* All buildings shall be set back a minimum of 35 feet from all peripheral side and rear property lines, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code. Any required buffer strip shall be included in the required peripheral structure setback.
 - c. *Transition areas.* Unless specified otherwise in this ordinance, where an abutting property is zoned residential and/or agriculture, a transition area of at least 50 feet in width shall be provided. The intent of a transition area is to provide for a visually appealing interface to an abutting residential area that will serve to establish protection for but also context appropriate integration with the surrounding plan of development. Transition areas shall accommodate the connectivity requirements of this district. This will result in some modest breaks in the transition element. As provided for in this district, transition areas shall include, at a minimum, any one of the following or a combination thereof:

- 1) An existing tree covered area that consumes largely the full depth of the transition area and where the existing tree count within such area clearly exceeds the plant unit count and minimum tree sizes for a 35-foot buffer strip per 100 linear feet;
- 2) A landscaped low impact development stormwater management area, such as a rain garden(s), bioswale(s), or naturalized areas with existing and/or new tree plantings that, in total, consume the full depth of the transition area. At a minimum, such an area shall include a plant unit count that equals the count required for a 35-foot buffer strip, as provided for in Chapter 4 of this ordinance. Under this option, the arrangement of plant material may include more flexibility than an traditional buffer strip planting, provided this arrangement best promotes the intended stormwater function of the low impact development measure(s);
- 3) A heavily landscaped pocket park area designed for passive use and that is approved as part of a site and landscape plan as an equivalent to other natural transition measures provided for in this subsection. Such area could serve as a shared amenity between a use in this district and an abutting residential neighborhood;
- 4) A traditional planted buffer strip area that complies with the 35-foot buffer strip plantings provided for in Chapter 4 of this ordinance;

Where a development combines different transition elements, these shall be considered as part of the concept plan and then reflected on the site and landscape plans. Such an approach must clearly fulfill the intent of the transition area provision. Existing tree covered areas within transitions shall be protected. Exceptions would apply for the removal of invasive exotic plant material and context appropriate (i.e. appropriate in relation to the proposed development and its physical surroundings) pedestrian and/or vehicular connections and utilities adjacent to such improvements that bisect the transition area in a generally perpendicular manner. Transition areas shall not be required for developments that abut properties that are not zoned residential and/or agriculture.

- d. *Maximum lot coverage.* Total lot coverage for the entire development: 70 percent.
- e. *Land area.* Minimum development size of five acres.
- f. *Minimum common open space.* A minimum of ten percent of the gross land area of the development shall be reserved as common open space.
4. *Common open space ownership regulations.* Provision for the permanent ownership, operation, and maintenance of the common open space shall be provided by covenant, deed restriction, and/or easement. Ownership shall be a property owners association, land trust, or other legal authority.
5. *Height regulations.*
 - a. In order to provide for an appropriate transition in terms of building scale and height within the PCD development, whenever the adjacent property is zoned residential or agricultural, buildings proposed within 100 feet of a periphery property line shall generally not exceed the maximum height permitted for principal dwelling units in the adjacent zoning district(s). The planning commission may consider alternatives to this due to site specific considerations such as, but not necessarily limited to, topography or the existing built environment abutting the property.

When abutting all other zoning districts or where buildings are greater than 100 feet from a periphery property line, such buildings shall not exceed three stories, or 45 feet in height, except as provided for elsewhere in this ordinance of the [Farragut] Municipal Code; and
 - b. No accessory structure, other than a clubhouse or comparable amenities building, shall exceed 15 feet in height, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code. A clubhouse or comparable amenities building shall not exceed 25 feet in height.

6. *Street frontage.* All lots created as part of the development shall have a minimum of 25 feet street frontage. Access to individual properties and establishments shall be restricted to shared access easements.
 7. *Parking.* Parking requirements as defined in Chapter 4 shall serve as a guide only. All parking areas shall be shared parking easements for the total PCD development.
 8. *Landscaping.* As regulated in Chapter 4, requirements shall apply to the total PCD development.
 9. *Outdoor site lighting.* As regulated in Chapter 4.
 10. *Signs.* As regulated in the Farragut Municipal Code, requirements shall apply to the total PCD development.
 11. *Development controls.* As regulated in this ordinance, the Farragut Municipal Code, and the Farragut Subdivision Regulations.
- D. *Application for rezoning to Planned Commercial Development District (PCD).* The application for rezoning to PCD shall include a Development Plan, which shall consist of [the following] three primary components:
1. A survey of the total land area for consideration of rezoning.
 2. A written narrative statement describing the planned development shall include the following information:
 - a. A general statement of objectives to be achieved by the Planned Commercial Development District. This statement shall indicate the responsible person/entity for the development, indicate a description of the character of the proposed development, the market for which the development is oriented, and how the PCD district would be consistent with the Farragut Comprehensive Land Use Plan Update, Pedestrian and Bicycle Plan, and all other adopted plans and ordinances of the Town of Farragut and any subsequent amendments;
 - b. A statement describing the project phasing, including:
 - 1) A development schedule indicating the phases in which the project will be built and the dates when construction of each phase can be expected to begin;
 - 2) A statement of the intended schedule for the selling or leasing of each phase of the project; and
 - 3) A description of how each phase shall be self-contained and self-sustaining with regard to access, traffic circulation, parking, utilities, common open spaces, and landscaping, as well as capable of substantial occupancy, operation, and maintenance upon completion of construction and development of each phase;
 - c. A schedule by which the developer will complete all open space and landscaping features;
 - d. Quantitative data for site development standards, including, but not limited to, density, setbacks, maximum heights, proposed lot coverage of buildings, parking lots and other structures, parcel sizes, gross densities per acre, and total amount of common open space;
 - e. An explanation and construction schedule for the utility and infrastructure requirements of the Planned Commercial Development, including all utilities serving the site, surface water runoff, and other pertinent information;
 - f. A statement pertaining to any architectural and community design guidelines to provide information on building designs, orientations, styles, lighting plans, landscape plans, signs, etc.; and

- g. Specific provisions, including appropriate legal forms, to assure the permanent ownership, operation, and maintenance of common open space, parking lots, access ways, etc. This can be achieved through covenant, deed restriction, easement, or ownership by a property owners association, land trust, or other legal authority.
3. *Concept master plan.* The concept master plan shall demonstrate compliance with the objectives of this district and shall be prepared by a professional team that includes a Tennessee licensed engineer, a Tennessee licensed landscape architect, and/or a physical planner with a comparable background and experience. At a minimum, the plan shall require the seal of at least one of the above listed professionals. The concept master plan shall be of sufficient clarity and scale to accurately identify the location, nature, and character of the proposed total development. At a minimum, the concept master plan shall include the following information:
- a. Site location map;
 - b. GIS topography of the site;
 - c. The approximate density, predominant species, general distribution of predominant species, and predominant level of maturity of trees within all tree covered area. Maturity levels shall be classified per the Tree Protection Ordinance [now chapter 113 of the Farragut Municipal Code];
 - d. All environmentally sensitive areas, including, but not limited to, floodplains, sinkholes, wetlands, springs, streams, wet weather conveyances, endangered species habitat, steep slopes, rock formations, other unique topographic features, and historic features;
 - e. Sufficient information on the existing development within 150 feet from the boundaries of the subject property to indicate their relationships with the proposed development related to land uses, lot lines, open space corridors, vehicular and pedestrian circulation systems, environmentally sensitive areas, and other unique natural features of the landscape;
 - f. General location of proposed buildings, including building uses;
 - g. Boundaries of the total development, including all proposed interior property lines and boundaries for the proposed development phases;
 - h. Location of existing and proposed public streets and access easements;
 - i. Existing and proposed general vehicular circulation system including all points of access to the proposed development and existing driveways and intersections within the vicinity of the proposed points of access;
 - j. Location of proposed off-street parking and loading facilities;
 - k. Location of proposed internal and external alignments of existing and proposed sidewalks, bicycle and pedestrian facilities, and greenways/walking trails;
 - l. Location of existing utilities;
 - m. Proposed treatment of surface water runoff flow from and through the site;
 - n. Specific locations and sizes of all areas to be reserved as common open space;
 - o. Proposed landscaping plan;
 - p. Proposed signage plan;
 - q. Calculations of lot coverage for the total development; and
 - r. Certification that all requirements of the Tree Protection, Sinkhole, Aquatic Buffer, and the Stormwater Ordinances can be met.
- E. *Future modifications.*
- 1. *Revisions of plans after final approval.*

- a. If it becomes necessary for an approved concept plan or site plan to be changed, then the changes shall be defined as "minor" or "major" by the Town staff. If a proposed change, in the opinion of the Town staff, will not substantially affect the terms of the original approval, then the change will be defined as "minor." Minor changes may be reviewed and approved by Town staff. If a proposed change, in the opinion of the Town staff, will substantially affect the terms of the original approval, then the change shall be defined as "major." Major changes require review and approval by the planning commission and the Board of Mayor and Aldermen. In both cases, full sets of revised site plans in accordance with the Town site plan submittal requirements along with a narrative describing the need for the changes shall be submitted.
 - (1) *Minor Changes Defined.* Minor modifications are changes that do not substantially affect the character or intensity of the development, vehicular or pedestrian circulation, drainage patterns, the demand for public services, or the vulnerability to hazards. Town staff shall report any request defined as minor to the planning commission and Board of Mayor and Alderman. Examples of minor modifications include, but are not limited to, the following:
 - (a) Adding or deleting parking spaces.
 - (b) Constructing additional stories that do not substantially affect other ordinance requirements of the development.
 - (c) An increase or decrease in floor space by no more than 25 percent in the overall development that does not dramatically affect the other ordinance requirements, intent, and nature of the overall development.
 - (d) Re-occupancy of a building by a similar use permitted by the ordinance.
 - (e) Changes to building height/facade that do not add an additional floor.
 - (f) Additions or alterations to the landscape plan or landscape materials.
 - (g) Relocation or resizing of utility supply lines or service connections.
 - (h) Relocation or screening of utilities, HVAC equipment, transformers, or trash receptacles.
 - (i) Alterations to the internal parking layout of an off-street lot in which the total available spaces are unchanged.
 - (2) *Major Modifications Defined.* Major modifications are changes that substantially affect the character or intensity of the use, vehicular or pedestrian circulation, drainage patterns, the demand for public services, or the vulnerability to hazards or natural terrain features. Examples of major modifications include, but are not limited to, the following:
 - (a) Request for a variance.
 - (b) Construction of a new building or structure which will substantially affect the ordinance requirements of the development.
 - (c) Increase in the overall density of the development.
 - (d) Introduction or deletion of curb cuts into a public roadway.
2. *[Additional area to PCD.]* Additional area may be added to an established Planned Commercial Development District if it adjoins and forms a logical addition to the approved development.
 - a. The procedure for the addition of land to the PCD district shall be the same as if an original application was filed.
 - b. All requirements of the PCD district shall apply except for minimum lot area requirement.

F. *Annual review.* To ensure continued progress toward completion, the approved Development Plan shall be submitted to the Farragut Municipal Planning Commission for annual review.

(Ord. No. 06-08, § 1, 5-11-2006; Ord. No. 07-21, § 1, 5-24-2007; [Ord. No. 14-25, § 2, 1-22-2015](#); Ord. No. 17-03, § 1, 4-27-2017)

Mark Shipley

From: Don Kendall <dkendall@dmgnashville.com>
Sent: Monday, August 10, 2020 2:47 PM
To: Mark Shipley; David Smoak
Cc: Budd Cullom; Jim Harrison; Mike McGuffin (mmcguffin@chmllc.com); Joe Fielden Jr.; Joe Fielden; John Anderson; Bob Koch
Subject: FTC @ Biddle Farms - Working List of PCD Requested Modifications

Mark/David,

We have reviewed the PCD Zoning requirements and request consideration on the items noted below:

- 1) Efficient and Innovative land use practices Requiring 25% LID requirement. We are requesting this requirement be waived due to the following items: A portion of the development requires redevelopment of an existing shopping center; Relocation of existing detention pond for Kroger Marketplace Shopping Center which requires addition green space be provided for this development; The proposed Town Square greenspace area; Amount of property that is undevelopable due to floodplain of Turkey Creek and Little Turkey Creek; And the proposed park area.
- 2) Area Regulations, Minimum Setbacks. There are various and multiple requirements and we propose to simplify theses with the following in-lieu of the existing requirements.
 - a- Front setbacks – Kingston Pike and Brooklawn-20’; All other public roads – 10’ (I believe this is generally current requirement).
 - b- Peripheral side and rear property lines – 10’ (Current requirement - 35’)
 - c- Transition areas between Residential/Agricultural – I don’t believe this applies since we’re surrounded by either commercial zoning or public roads.
- 3) Height Regulations – Requesting 4 story, 60’ max. Height. Currently 3 stories and 45’ max height with distance requirements.
- 4) Accessory structure Heights – 15’ max. is OK; Requesting Clubhouse or comparable amenity be 35’ max. height. Currently 25’.
- 5) Parking requirement: Proposing 1 space/200 SF commercial and 1.6 spaces/unit (including garage and tandem spaces) for multi-family.

Other items not listed in the PCD requirements that we are requesting:

- 1) Multi-Family density at 15 units/acre maximum.
- 2) FFE’s for Commercial buildings 1’ above BFE; Multi family buildings 2’ above BFE (with review and acceptance of new flood study that supports this. Currently 4’ above BFE for both commercial and multi-family.

We are available to discuss any of these in greater detail as needed.

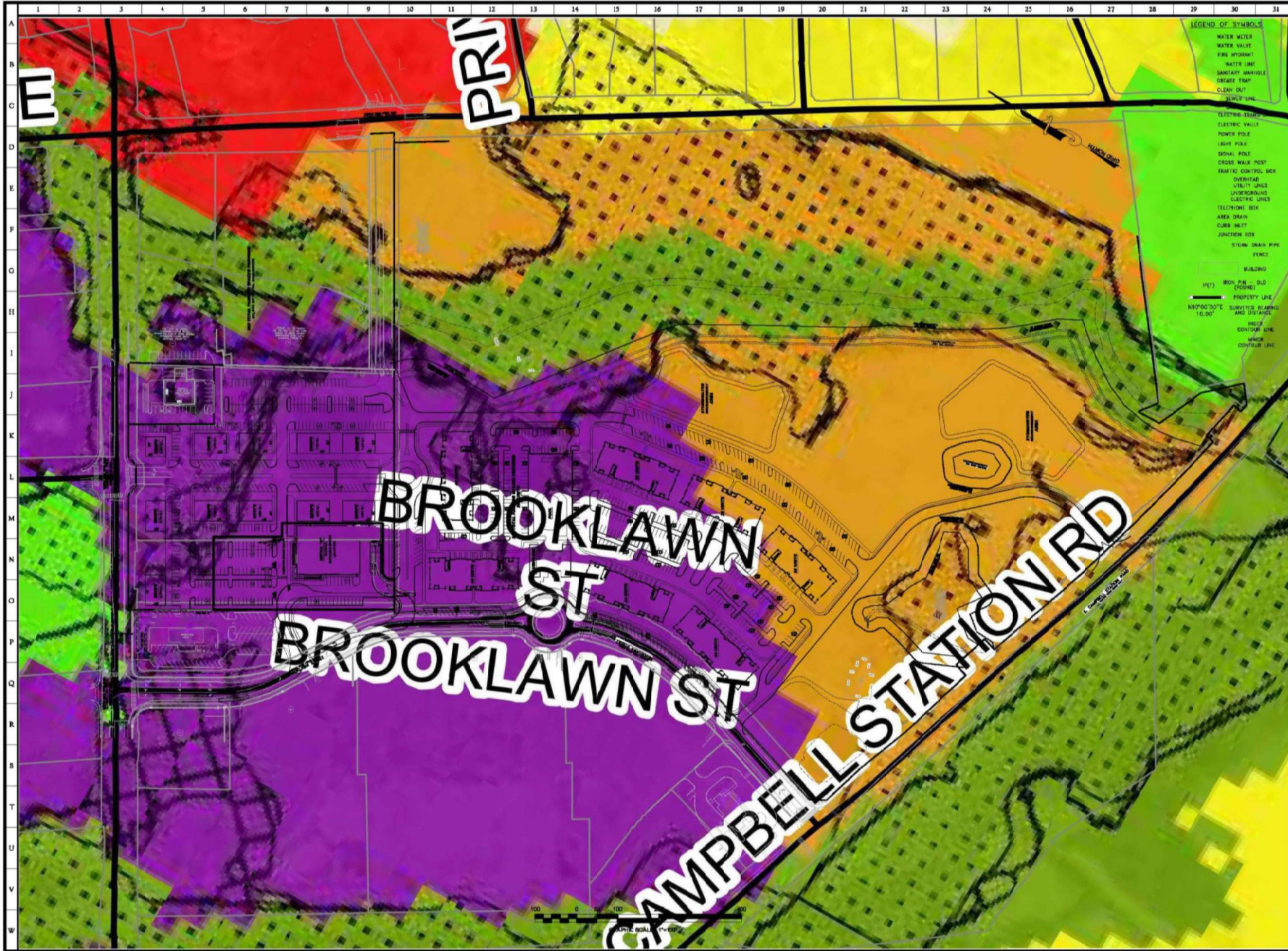
Thanks



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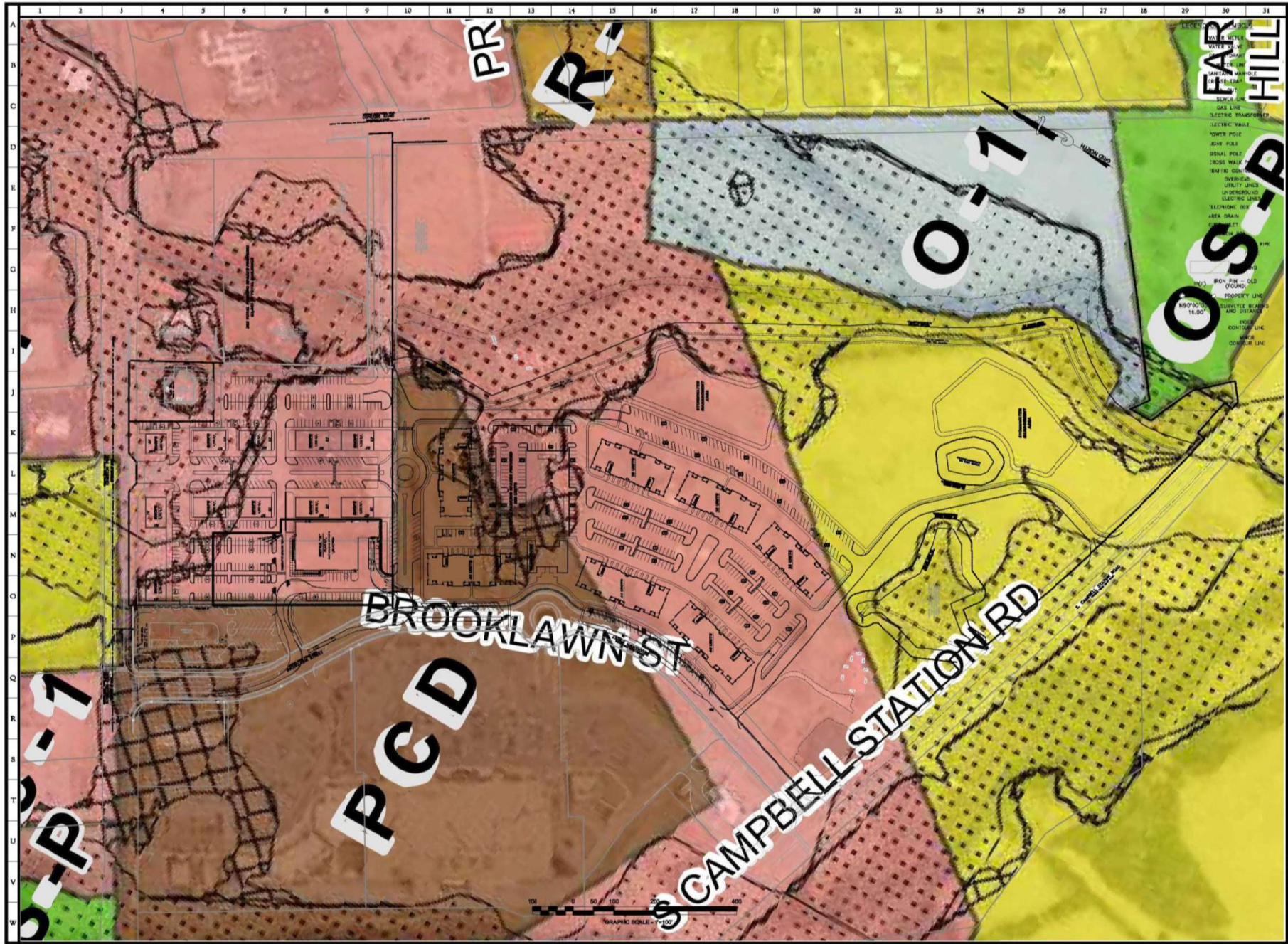
Conceptual Site Plan

Farragut Town Center
Kingston Pike, Brooklawn Street, & Concord Road
Civil District No. 6 of Knox County, Tennessee
Town of Farragut

REVISIONS
DATE DESCRIPTION

ORIGINAL ISSUE: 06/15/2000
SITH PROJECT #: 1994
FILE: CSP-16

CSP-16



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CONCEPTUAL

Conceptual Site Plan
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REVISIONS	
NO.	DATE

ORIGINAL ISSUE: 06/15/2020
 SITE PROJECT#: 1994
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REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on an amendment to the Farragut Municipal Code, Appendix A., Zoning, Chapter 4., Section XXIV. – Special Events Permit, to allow for food trucks for special events sponsored by a homeowner's association

INTRODUCTION AND BACKGROUND: This workshop discussion item involves a review of the Town's Special Events Permit section of the Zoning Ordinance.

DISCUSSION: The initial objective of including this item on the agenda was to present the idea of allowing sales from food trucks if part of an approved special event sponsored or hosted by a homeowner association (HOA).

The existing language only provides for sales from food trucks for commercial, office, and not for profit/non-profit entities if part of an approved special event. During the COVID pandemic, more people are staying at home and the thought was that food trucks should be permitted as an option for HOA's, provided a permit and filing fee was secured. This would help to establish a process and parameters for these activities in residential settings.

While addressing this item, staff felt that other language in this section of the Zoning Ordinance should be updated to reflect current practices and the recent changes related to signage permitted for temporary events. Consequently, staff has included in the packet the existing language and the proposed language. A question that was discussed during the staff/developer meeting on August 4 was how many events (and potential food truck approvals) should an HOA be permitted during a calendar year. It was noted that some HOA's have swim teams that may have one or two additional events per year. It was suggested that the total number of permitted events during a calendar year be capped at five.

Staff is requesting the Planning Commission's feedback on the proposed changes to the Special Events Permit section of the Zoning Ordinance so that amendments may be prepared for consideration in September.

EXISTING LANGUAGE:

Sec. XXIV. - Special events permit.

It is the intent of this section to establish the permitting process and the requirements for special events held by private entities within the Town of Farragut. For a commercial or office entity, a special event may constitute a grand opening, a sidewalk sale, or some other type of activity that is unique to their establishment. For not-for-profit or non-profit entities, a special event may constitute a fund raiser of some sort such as a car wash. For residential uses, a special event may be a neighborhood function on subdivision owned open space or a yard sale or garage sale for an individual residence. For schools and freestanding churches and other places of worship, a special event may be Vacation Bible School, a holiday pageant or program, a child consignment sale, of some other type of activity that is unique to the services offered.

A. *Commercial, Office and Not-For-Profit/Non-Profit Entities.*

1. *General Requirements.*

- a. Each individual permanent commercial and office entity is eligible for a special event. Within the Regional Commercial District, Retail/Warehousing (C-2-R/W) and in the case of a multi-tenant facility, only the multi-tenant facility is eligible for a special event, not each individual tenant/entity. Off-site not-for-profit and non-profit entities are eligible for a special event, but shall be sponsored by an on-site commercial or office entity.
- b. There shall be a maximum of four special event permits per entity per year.
- c. The duration of each special event shall not exceed ten calendar days.
- d. No special events are permitted on vacant or vacated properties.
- e. Sales from food trucks are permitted if part of an approved special event and shall be subject to a fee, as provided for in the adopted Town of Farragut Fee Schedule.
- f. Activities of the special event shall not materially affect the pedestrian or vehicular circulation within the immediate vicinity of the event. The traffic generation of the special event shall not be allowed to create a hazardous condition for traffic in public rights-of-way.

2. *Sign Requirements.*

- a. There shall be a maximum of one sign per event not to exceed 20 square feet. For a two-sided sign, only the area of a single face shall be considered.
- b. For ground-mounted signs, the maximum sign height shall be six feet.
- c. Ground-mounted signs shall be set back a minimum of 20 feet from the street edge of pavement as measured from the farthest most protrusion of the sign to the nearest point of the street edge of pavement. Signs shall be set back a minimum of ten feet from all entrance driveways.
- d. All signs shall be a minimum [of] ten millimeter corrugated plastic. Ground mounted signs shall be affixed to studded T-posts. All signs shall be affixed in such a manner that they do not move in the wind.
- e. All signs shall have a white background.
- f. A minimum of 15 percent of the gross sign area shall include the Shop Farragut logo and website address. The sign shall also include the business name.
- g. Sign letters shall meet the Visual Resources Review Board's adopted legibility requirements.

- h. No banners, streamers, balloons, flags-on-a-rope, other types of wind activated displays, or any sign prohibited in the Farragut Sign Ordinance is permitted.
 - i. All signs and any associated support posts shall be removed at the end of the special event.
- 3. *Permitting Process.* A special events permit application and filing fee shall be submitted to the Town Hall prior to the commencement of the event. The applicant must have an approved permit in hand prior to holding an event.

All special event permit applications shall include the following information:

- a. Applicant's name, street address, telephone number, fax number, and e-mail address.
- b. Name, street address, telephone number, fax number, e-mail address, and signature of individual identified who assumes the responsibility of meeting the conditions of the permit.
- c. Applicant status (commercial, office, not-for-profit, non-profit).
- d. Location of event.
- e. Nature/name of event.
- f. Date range of event.
- g. Previous special event permits approved during the calendar year.
- h. If applicable, a drawing of the sign which includes dimensions that show the length and width of the sign, the height and width of all letters and figures, and the overall height of the sign.
- i. If having tent(s), sidewalk sales, or any other outdoor activities, include a site plan showing locations for such activities. A separate tent permit may be required per fire safety requirements.

B. *Residential Uses.*

1. *General Requirements.*

- a. Each homeowner association and individual residence is eligible for a special event.
- b. There shall be a maximum of two special event permits per homeowner association and residence per year.
- c. The duration of each special event shall not exceed three calendar days.
- d. Special events permits can only be applied for and issued to the property owner of record.
- e. No special events are permitted on vacant or vacated properties. Open space owned by a homeowner association may be used for a special event provided the land, without modifications, can accommodate the proposed activity.

2. *Sign Requirements.*

- a. There shall be a maximum of one sign per event not to exceed six square feet and four feet in height. For a two-sided sign, only the area of a single face shall be considered.
- b. Ground-mounted signs shall be set back a minimum of 20 feet from the street edge of pavement as measured from the farthest most protrusion of the sign to the nearest point of the street edge of pavement.
- c. No banners, streamers, balloons, flags-on-a-rope, other types of wind activated displays, or any sign prohibited in the Farragut Sign Ordinance is permitted.

- d. All signs and any associated support posts shall be removed at the end of the special event.
- 3. *Permitting Process.* A special events permit application and filing fee shall be submitted to the Town Hall prior to the commencement of the event. The applicant must have an approved permit in hand prior to holding an event.

All special event permit applications shall include the following information:

- a. Applicant's name, street address, telephone number, fax number, and e-mail address. If a homeowner association, name, street address, telephone number, fax number, e-mail address, and signature of individual identified who has legal authority and who assumes the responsibility of meeting the conditions of the permit.
- b. Location of event.
- c. Nature/name of event.
- d. Date range of event.
- e. Previous special event permits approved during the calendar year.
- f. If a homeowner association and having tent(s) or any other outdoor activities, include a site plan showing locations for such activities.

C. *Freestanding Schools, Churches, and Other Places of Worship.*

1. *General Requirements.*

- a. Each freestanding school, church, and other place of worship is eligible for a special event.
- b. There shall be a maximum of four special event permits per entity per year.
- c. The duration of each special event shall not exceed ten calendar days.
- d. No special events are permitted on vacant or vacated properties.
- e. Activities of the special event shall not materially affect the pedestrian or vehicular circulation within the immediate vicinity of the event. The traffic generation of the special event shall not be allowed to create a hazardous condition for traffic in public rights-of-way.

2. *Sign Requirements.*

- a. There shall be a maximum of one sign per event not to exceed 16 square feet. For a two-sided sign, only the area of a single face shall be considered.
- b. For ground-mounted signs, the maximum sign height shall be six feet.
- c. Ground-mounted signs shall be set back a minimum of 20 feet from the street edge of pavement as measured from the farthest most protrusion of the sign to the nearest point of the street edge of pavement. Signs shall be set back a minimum of ten feet from all entrance driveways.
- d. All signs shall be a minimum [of] ten millimeter corrugated plastic. Ground-mounted signs shall be affixed to studded T-posts. All signs shall be affixed in such a manner that they do not move in the wind.
- e. Sign letters shall meet the Visual Resources Review Board's adopted legibility requirements.
- f. No banners, streamers, balloons, flags-on-a-rope, other types of wind activated displays, or any sign prohibited in the Farragut Sign Ordinance is permitted.

- g. All signs and any associated support posts shall be removed at the end of the special event.
- 3. *Permitting Process.* A special events permit application and filing fee shall be submitted to the Town Hall prior to the commencement of the event. The applicant must have an approved permit in hand prior to holding an event.

All special event permit applications shall include the following information:

- a. Applicant's name, street address, telephone number, fax number, and e-mail address.
- b. Name, street address, telephone number, fax number, e-mail address, and signature of individual identified who assumes the responsibility of meeting the conditions of the permit.
- c. Location of event.
- d. Nature/name of event.
- e. Date range of event.
- f. Previous special event permits approved during the calendar year.
- g. If applicable, a drawing of the sign which includes dimensions that show the length and width of the sign, the height and width of all letters and figures, and the overall height of the sign.
- h. If having tent(s) or any other outdoor activities, include a site plan showing locations for such activities. A separate tent permit may be required per fire safety requirements.

(Ord. No. 86-16, 4-1986; Ord. of 2-2006; Ord. No. 11-22, § 1, 12-8-2011; Ord. No. 17-06, § 1, 4-27-2017)

PROPOSED LANGUAGE:

Sec. XXIV. - Special events permit.

It is the intent of this section to establish the permitting process and the requirements for special events held by private entities within the Town of Farragut. **A special event may include a wide range of activities such as but not limited to a grand opening, sidewalk sale, fund raiser, yard sale, vacation bible school, holiday pageant or program, etc.** ~~For a commercial or office entity, a special event may constitute a grand opening, a sidewalk sale, or some other type of activity that is unique to their establishment. For not-for-profit or non-profit entities, a special event may constitute a fund raiser of some sort such as a car wash. For residential uses, a special event may be a neighborhood function on subdivision owned open space or a yard sale or garage sale for an individual residence. For schools and freestanding churches and other places of worship, a special event may be Vacation Bible School, a holiday pageant or program, a child consignment sale, of some other type of activity that is unique to the services offered.~~

A. ~~Commercial, Office~~ **Non-Residential Uses, including Schools and Churches, and Not-For-Profit/Non-Profit Entities.**

1. *General Requirements.*

- a. Each individual permanent **non-residential use with a valid Certificate of Occupancy** ~~commercial and office entity is eligible for a special event. Within the Regional Commercial District, Retail/Warehousing (C-2-R/W) and in the case of a multi-tenant facility, only., not each individual tenant/entity.~~ **is eligible for a special event. In addition,** off-site not-for-profit and non-profit entities are eligible for a special event but shall be sponsored by an on-site commercial, office, **or service** entity.
- b. There shall be a maximum of four special event permits per entity per year.
- c. The duration of each special event shall not exceed ten calendar days.
- d. No special events are permitted on vacant or vacated properties.
- e. Sales from food trucks are permitted if part of an approved special event and shall be subject to a fee, as provided for in the adopted Town of Farragut Fee Schedule.
- f. Activities of the special event shall not materially affect the pedestrian or vehicular circulation within the immediate vicinity of the event. The traffic generation of the special event shall not be allowed to create a hazardous condition for traffic in public rights-of-way.

2. *Sign Requirements.*

- a. **Sign provisions shall be in accordance with the applicable sections of the Farragut Sign Ordinance. Special events permit signs shall be considered temporary parcel signs. All signs shall have a white background and signs for commercial uses shall include, on at least 15% of the sign face, the Shop Farragut logo.**
- b. **All signs and any supporting posts shall be removed at the end of each approved special event time frame.**

~~There shall be a maximum of one sign per event not to exceed 20 square feet. For a two-sided sign, only the area of a single face shall be considered.~~

~~b. For ground-mounted signs, the maximum sign height shall be six feet.~~

~~c. Ground-mounted signs shall be set back a minimum of 20 feet from the street edge of pavement as measured from the farthest most protrusion of the sign to the nearest point of the street edge of pavement. Signs shall be set back a minimum of ten feet from all entrance driveways.~~

- ~~d. All signs shall be a minimum [of] ten millimeter corrugated plastic. Ground mounted signs shall be affixed to studded T-posts. All signs shall be affixed in such a manner that they do not move in the wind.~~
 - ~~e. All signs shall have a white background.~~
 - ~~f. A minimum of 15 percent of the gross sign area shall include the Shop Farragut logo and website address. The sign shall also include the business name.~~
 - ~~g. Sign letters shall meet the Visual Resources Review Board's adopted legibility requirements.~~
 - ~~h. No banners, streamers, balloons, flags on a rope, other types of wind activated displays, or any sign prohibited in the Farragut Sign Ordinance is permitted.~~
 - ~~i. All signs and any associated support posts shall be removed at the end of the special event.~~
3. *Permitting Process.* A special events permit application and filing fee shall be submitted **to and approved by the Town** ~~to the Town Hall~~ prior to the commencement of the event. The applicant must have an approved permit in hand prior to holding an event.

All special event permit applications shall include the following information:

- a. Applicant's name, street address, telephone number, fax number, and e-mail address.
- b. Name, street address, telephone number, fax number, e-mail address, and signature of individual identified who assumes the responsibility of meeting the conditions of the permit.
- c. Applicant status (commercial, office, service, not-for-profit, non-profit, **etc.**).
- d. Location of event.
- e. Nature/name of event.
- f. Date range of event.
- g. Previous special event permits approved during the calendar year.
- h. **Where a sign is proposed, the application submittal shall be in accordance with the Farragut Sign Ordinance and the applicable provisions of this chapter. Special events permit signs shall be considered temporary parcel signs. —If applicable, a drawing of the sign which includes dimensions that show the length and width of the sign, the height and width of all letters and figures, and the overall height of the sign.**
- i. If having tent(s), sidewalk sales, **food trucks**, or any other outdoor activities, include a site plan showing locations for such activities. A separate tent permit may be required per fire safety requirements.
- j. **If having a food truck(s), a list and full contact information for each of the vendors along with a filing fee for each non-Town based food truck vendor.**
- k. **Events on or involving/affecting public property, such as road races, bicycle ride events, concerts, etc., will require additional reviews and information and shall be coordinated with the Town staff. Some events may be subject to approval from the Board of Mayor and Aldermen.**

B. *Residential Uses.*

1. *General Requirements.*

- a. Each homeowner association and individual residence is eligible for a special event.

- b. There shall be a maximum of ~~two~~ **five** special event permits per homeowner association **and a maximum of two per** residence per year.
- c. The duration of each special event shall not exceed three calendar days.
- d. Special event permits can only be applied for and issued to the property owner of record.
- e. No special events are permitted on vacant or vacated properties. Open space owned by a homeowner association may be used for a special event provided the land, without modifications, can accommodate the proposed activity.
- f. **Sales from food trucks are permitted if part of an approved special event sponsored or hosted by a homeowner association and shall be subject to a fee, as provided for in the adopted Town of Farragut Fee Schedule.**

2. *Sign Requirements.*

- a. **Sign provisions shall be in accordance with the applicable sections of the Farragut Sign Ordinance. Special events permit signs shall be considered temporary parcel signs.**

~~There shall be a maximum of one sign per event not to exceed six square feet and four feet in height. For a two-sided sign, only the area of a single face shall be considered.~~

- ~~b. Ground-mounted signs shall be set back a minimum of 20 feet from the street edge of pavement as measured from the farthest most protrusion of the sign to the nearest point of the street edge of pavement.~~
- ~~c. No banners, streamers, balloons, flags on a rope, other types of wind activated displays, or any sign prohibited in the Farragut Sign Ordinance is permitted.~~
- ~~d. All signs and any associated support posts shall be removed at the end of the special event.~~

3. *Permitting Process.* A special events permit application and filing fee shall be submitted **to and approved by the Town** ~~to the Town Hall~~ prior to the commencement of the event. The applicant must have an approved permit in hand prior to holding an event.

All special event permit applications shall include the following information:

- a. Applicant's name, street address, telephone number, fax number, and e-mail address. **Where an event is sponsored or hosted by a homeowner association, include the name, street address, telephone number, fax number, e-mail address, and signature of the individual identified who has legal authority and who assumes the responsibility of meeting the conditions of the permit.**
- b. Location of event.
- c. Nature/name of event.
- d. Date range of event.
- e. Previous special event permits approved during the calendar year.
- f. If a homeowner association and having tent(s), **food truck**, or any other outdoor activities, include a site plan showing locations for such activities.
- g. **If having a food truck(s), a list and full contact information for each of the vendors along with a filing fee for each non-Town based food truck vendor.**
- h. **Events on or involving/affecting public property, such as road races, street parties, etc., will require additional reviews and information and shall be coordinated with the Town staff. Some events may be subject to approval from the Board of Mayor and Aldermen.**

~~C. Freestanding Schools, Churches, and Other Places of Worship.~~

~~1. General Requirements.~~

- ~~a. Each freestanding school, church, and other place of worship is eligible for a special event.~~
- ~~b. There shall be a maximum of four special event permits per entity per year.~~
- ~~c. The duration of each special event shall not exceed ten calendar days.~~
- ~~d. No special events are permitted on vacant or vacated properties.~~
- ~~e. Activities of the special event shall not materially affect the pedestrian or vehicular circulation within the immediate vicinity of the event. The traffic generation of the special event shall not be allowed to create a hazardous condition for traffic in public rights-of-way.~~

~~2. Sign Requirements.~~

- ~~a. Sign provisions shall be in accordance with the applicable sections of the Farragut Sign Ordinance. Special events permit signs shall be considered temporary parcel signs.~~
- ~~a. There shall be a maximum of one sign per event not to exceed 16 square feet. For a two-sided sign, only the area of a single face shall be considered.~~
- ~~b. For ground-mounted signs, the maximum sign height shall be six feet.~~
- ~~c. Ground-mounted signs shall be set back a minimum of 20 feet from the street edge of pavement as measured from the farthest most protrusion of the sign to the nearest point of the street edge of pavement. Signs shall be set back a minimum of ten feet from all entrance driveways.~~
- ~~d. All signs shall be a minimum [of] ten millimeter corrugated plastic. Ground-mounted signs shall be affixed to studded T-posts. All signs shall be affixed in such a manner that they do not move in the wind.~~
- ~~e. Sign letters shall meet the Visual Resources Review Board's adopted legibility requirements.~~
- ~~f. No banners, streamers, balloons, flags on a rope, other types of wind-activated displays, or any sign prohibited in the Farragut Sign Ordinance is permitted.~~
- ~~g. All signs and any associated support posts shall be removed at the end of the special event.~~

~~3. Permitting Process. A special events permit application and filing fee shall be submitted to the Town Hall prior to the commencement of the event. The applicant must have an approved permit in hand prior to holding an event.~~

~~All special event permit applications shall include the following information:~~

- ~~a. Applicant's name, street address, telephone number, fax number, and e-mail address.~~
- ~~b. Name, street address, telephone number, fax number, e-mail address, and signature of individual identified who assumes the responsibility of meeting the conditions of the permit.~~
- ~~c. Location of event.~~
- ~~d. Nature/name of event.~~
- ~~e. Date range of event.~~
- ~~f. Previous special event permits approved during the calendar year.~~

- ~~g. Where a sign is proposed, the application submittal shall be in accordance with the Farragut Sign Ordinance. Special events permit signs shall be considered temporary parcel signs. If applicable, a drawing of the sign which includes dimensions that show the length and width of the sign, the height and width of all letters and figures, and the overall height of the sign.~~
- ~~h. If having tent(s) or any other outdoor activities, include a site plan showing locations for such activities. A separate tent permit may be required per fire safety requirements.~~

(Ord. No. 86-16, 4-1986; Ord. of 2-2006; Ord. No. 11-22, § 1, 12-8-2011; Ord. No. 17-06, § 1, 4-27-2017)

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on an amendment to the Farragut Municipal Code, Appendix A., Zoning, Chapter 4., Section XXIX, - Grand Opening Special Events Permit, to provide for different sign related provisions (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: Related to the previous item, this workshop discussion item involves a review of the Town's Grand Opening Special Events Permit section of the Zoning Ordinance.

DISCUSSION: The Grand Opening Special Events Permit language was adopted in January of 2013 with the intent of giving new businesses additional publicity so that they would have a greater opportunity to showcase their business and customer services. As part of this process, the Town created a template for and purchased some large Grand Opening signs to be owned by the Town and available for new businesses to borrow for up to 20 days through a \$300 deposit that would be returned if the sign was brought back to the Town Hall in good condition.

Some of the issues that this has created relate to the deposit process, the large and cumbersome size of the sign (4 foot x 8 foot), how the business may use available blank space on the sign, and the general appearance of the sign. Included in the packet are proposed updates to this section of the Zoning Ordinance with the goal of addressing the following objectives:

- 1) Clarifying the intent of the grand opening permit.
- 2) Improving the appearance of grand opening signs.
- 3) Applying updated provisions in the Farragut Sign Ordinance to grand opening special events signs.
- 4) Allowing grand opening special events signs to be an "extra" temporary parcel sign (not charged to their other permitted signs during a calendar year).
- 5) Continuing to allow these signs to be in place for up to 20 days.
- 6) Omitting a filing fee for these grand opening signs.

In addition to discussing staffs' proposed updates, a question has been raised with regards to the Farragut Business Alliance administering the grand opening special events permits in some fashion as an avenue to assist new businesses and entities that have chosen to locate in the Town.



Sec. XXIX. - Grand opening special events permit.

It is the intent of this section to establish the permitting process and the requirements for grand opening special events held by commercial, **office, and service** entities within the Town of Farragut. The purpose of this grand opening special events permit is to help give new businesses, **offices, and service providers** additional publicity **as they initiate their activities within the Town.** ~~so that they have greater opportunity to showcase their business and customer service, which in turn will bring back repeat customers to their business.~~

A. *General Requirements.*

- ~~1. Each individual permanent commercial entity located within the General Commercial District (C-1), the Regional Commercial District (C-2), or the Planned Commercial Development District (PCD) is eligible for a grand opening special events permit.~~
1. A commercial entity **Commercial, office, and service entities are** is eligible for one grand opening special events permit when such entity is opening for business for the first time at a particular location.
2. The duration of each grand opening special event shall not exceed 20 calendar days.

B. *Sign Requirements.*

1. Sign provisions shall be in accordance with the applicable sections of the Farragut Sign Ordinance. Grand opening special events permit signs shall be considered temporary parcel signs but shall not be counted toward the 40 calendar days per year within which a temporary parcel sign may be permitted. A temporary parcel sign where a commercial, office, or service entity is opening for the first time at a particular location shall be an extra sign allowed for such entity and may be in place for up to 20 calendar days. Such sign shall be exempt from the application filing fee.
~~In order to brand the grand opening events and to increase the recognizability of grand opening signs, all grand opening signs shall be town owned.~~
- ~~2. Upon payment of a security/damage deposit, the Town of Farragut shall provide grand opening sign(s) to the applicant. The town's grand opening signs shall be dark blue with white letters, shall be 32 square feet, and shall be a minimum ten millimeter corrugated plastic. The corner of the sign will remain blank so that users can personalize the sign with additional information.~~
- ~~3. There shall be a maximum of one grand opening sign per each street on which the lot, parcel, or tract fronts. When more than one grand opening sign is permitted, such signs shall be a minimum of 150 feet apart.~~
- ~~4. In addition to the grand opening sign, the commercial entity may also have a 20 square foot special event sign. Such special event sign shall comply with the sign requirements established in Chapter 4, Section XXIV, Special Events Permit, of this ordinance.~~
- ~~5. For ground-mounted signs, the maximum sign height shall be six feet.~~
- ~~6. Signs shall be set back a minimum of 20 feet from the street edge of pavement as measured from the farthest most protrusion of the sign to the nearest point of the street edge of pavement. Signs shall be set back a minimum of ten feet from all entrance driveways.~~
- ~~7. Ground-mounted signs shall be affixed to studded T-posts and affixed in such a manner that they do not move in the wind.~~
2. Signs shall not be posted until the commercial, **office, or service entity** is open for business **has obtained a Farragut Business License and Certificate of Occupancy.**

3. All signs and any associated support posts shall be removed at the end of the grand opening special event. ~~If the permitted time frame is exceeded, the commercial entity shall lose their deposit and lose a special event permit for the calendar year.~~
- C. *Permitting Process.* A grand opening special events permit application ~~and filing fee and security/damage deposit~~ shall be submitted **to and approved by the Town** ~~to the Town Hall~~ prior to the commencement of the event. The applicant must have an approved permit in hand prior to holding the event.

All grand opening special event permit applications shall include the following information:

1. Applicant's name, street address, telephone number, fax number, and e-mail address.
2. Name, street address, telephone number, fax number, e-mail address, and signature of **the** individual identified who assumes the responsibility of meeting the conditions of the permit.
3. **Copy of Farragut Business License and Certificate of Occupancy.**
4. Location of event.
5. Date range of event.
6. **Where a sign is proposed, the application submittal shall be in accordance with the Farragut Sign Ordinance. Grand opening special events permit signs shall be considered temporary parcel signs but, as provided for in this section, shall not be limited to the ten-day period or an application filing fee. If applicable, a drawing of the separate special event sign which includes dimensions that show the length and width of the sign, the height and width of all letters and figures, and the overall height of the sign.**

(Ord. No. 12-19, § 1, 1-24-2013)