



FARRAGUT MUNICIPAL PLANNING COMMISSION AGENDA

January 21, 2021

7:00 p.m.

This meeting can be viewed live on the Farragut YouTube Channel, www.townoffarragut.org/livestream, 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 January 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 or Bart Hose at bhose@townoffarragut.org.

1. **Approval of agenda**
2. **Approval of minutes – December 17, 2020**
3. **Discussion and public hearing on a re-subdivision plat for the property at 11824 Kingston Pike, 1.79 Acres, Zoned R-2, 3 Lots (Troy Stavros, Applicant)**
4. **Discussion and public hearing on a final plat for the Ivey Farms Subdivision, Phase 1, Unit 2, Zoned R-1/OSR, 22 Lots, 10.87 Acres (SITE, Incorporated, Applicant)**
5. **Discussion and public hearing on a site plan for enclosing the existing covered outdoor seating area at the First Watch Restaurant, 111 Lovell Road, Zoned C-1 (Design Innovation Architects – DIA, Applicant)**
6. **Discussion and public hearing on a site plan for the Kingston Pike Village – Phase 2 (Grocery Store and Retails Shops), 115 S. Watt Road, Zoned PCD, 8 Acres (GBS Engineering, Applicant)**
7. **Discussion and public hearing on a rezoning of property situated around the eastern intersection of McFee Road and Boyd Station Road, Parcels 50, 50.01, 54.01, and 9.01, Tax Map 162, 12611 Boyd Station Road, from General Single-Family Residential (R-2) to Open Space Mixed Residential Overlay (R-1/OSMR), 131.25 Acres (OBO Homestead Land Holdings, Applicant)**
8. **Discussion on a zoning map amendment request for the property referenced as Parcel 069, Tax Map 142 (north of old Ingles building), 20 Acres, to change the zoning from R-**

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.

1 (Rural Single-Family Residential) to R-6 (Multi-Family Residential) (Horne Properties, Inc., Applicant)

9. Discussion on a zoning map amendment request for the property referenced as 11500 Kingston Pike (west of Farragut Town Hall), Parcel 148, Tax Map 142, 68.31 Acres, to rezone a portion of the area currently zoned O-1 (Office) to C-1 (General Commercial), to rezone a portion of the area currently zoned O-1, B-1 (Buffer), R-1 (Rural Single-Family Residential), and R-2 (General Single-Family Residential) to R-6 (Multi-Family Residential), and to rezone a portion of the property currently zoned R-2 to R-4 (Attached Single-Family Residential)(Horne Properties, Inc., Applicant)

10. Discussion and public hearing on an Aesthetic Plan for Vertical Utility Infrastructure in Public Rights of Ways (Town of Farragut, Applicant)

11. Approval of utilities

12. Citizen Forum

Planning Commission Meeting Public Comment Protocol

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

At the end of each business meeting, there will be time reserved for public comment under the Citizen Forum agenda item. If you are interested in speaking, please fill out a blue comment card and turn it in to the Planning Director or other designated staff member. **For virtual meetings, comments may be emailed to comments@townoffarragut.org and must be received by 12:00 p.m. on the day before the meeting to be included in the record of the meeting. Anyone that wishes to provide comments must include their name and address.** This time is set aside specifically for comments on items that are not on the Planning Commission regular agenda for the meeting. Each speaker will be given five (5) minutes to speak on his/her topic.

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

1. The Chairman shall maintain and control the meeting to provide a professional and objective environment;
2. Any Farragut resident, property owner, or business owner interested in speaking should fill out a blue comment card stating which agenda item they would like to comment on and turn in to the Planning Director or other designated staff member;
3. Speakers shall come to the podium and identify themselves by name and street address;
4. Public comment shall be limited to five (5) minutes per individual. Time for public comment may be amended at the discretion of the Chairman. Time is not transferable to other speakers;

5. Speakers should strive to avoid redundancy; each speaker should have their own original viewpoint;
6. Comments shall address issues, not individuals or personalities;
7. Comments may support or oppose issues or measures, but the motives of those with differing views shall not be questioned or attacked;
8. Personal attacks and malicious comments shall not be tolerated;
9. An applicant, and/or their representative(s), for an item on the regular agenda shall be afforded the time necessary to present their request and respond to questions. The five (5) minute limitation shall not apply. However, the Chairman may ask an applicant to stay on point in order to facilitate the efficiency of the meeting.

Each speaker will be asked if they can agree to abide by the Comment Protocol. If so, please be prepared to speak when your name is called.



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

December 17, 2020

MEMBERS PRESENT

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

MEMBERS ABSENT

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

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.

Chairman Holladay 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.

1. Approval of agenda

Staff recommended approval of the agenda as submitted.

A motion was made by Commissioner Povlin to approve the agenda as presented. Motion was seconded by Mayor Williams and motion passed 9-0 through a roll call vote.

2. Approval of minutes – November 19, 2020

Staff recommended approval of the minutes as submitted.

A motion was made by Commissioner St. Clair to approve the minutes as submitted. Motion was seconded by Commissioner Dick and motion passed 8-0-1 through a roll call vote with Commissioner Myers abstaining due to being absent for the meeting.

3. Discussion and public hearing on a Comcast fiber conduit installation along the south side of Kingston Pike from 10826 Kingston Pike to 11130 Kingston Pike (Fulghum, MacIndoe, & Associates, Applicant)

Staff reviewed this item and recommended approval subject to the following conditions:

- 1) Please obtain a right of way permit from the Town and satisfy any field related requirements from the engineering staff;
- 2) Please restore any affected areas to their pre-construction condition and ensure that all affected areas are completely stabilized;
- 3) Please notify any affected property owners;
- 4) Please ensure that proper traffic control measures are in place;
- 5) Please provide a letter of credit to ensure affected areas are restored to their pre-construction condition. The dollar amount will be determined by the town engineer; and
- 6) Please provide an as-built of the fiber installation, including any additional easements, to the Town once the project is complete.

A motion was made by Mayor Williams to follow staffs' recommendation. Motion was seconded by Commissioner Myers and motion passed 9-0 through a roll call vote.

4. Discussion and public hearing on a site plan for the Villages of Farragut Phase 2, 230 Village Commons Boulevard, Zoned S-1, 25.81 Acres (Urban Engineering, Applicant)

Staff reviewed this item and recommended approval subject to the following conditions:

- 1) Please provide a letter of credit for erosion control for \$49,000;
- 2) Please ensure that the light source is not visible on all exterior lighting;
- 3) Please provide elevation drawings for the ten garages proposed on the east end of the project and ensure they comply with the masonry requirements of the Architectural Design Standards; and
- 4) Please compile all site plan related sheets into one final set for the stamped approved site plan set needed for a grading permit.

A motion was made by Mayor Williams to follow staffs' recommendation. Motion was seconded by Commissioner Povlin and motion passed 9-0 through a roll call vote.

5. Discussion and public hearing on zoning ordinance text amendments associated with the Farragut Town Center at Biddle Farms project, 11230 and 11240 Kingston Pike and 133 Concord Road, Parcels 3.02, 3.03, 3.10, and a portion of 3.19, Tax Map 143, 43.63 Acres (Budd Cullom, Applicant)

Staff reviewed this item and recommended approval of Resolution PC-20-20 which recommends approval of Ordinance 20-29.

A motion was made by Commissioner Myers to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and motion passed 9-0 through a roll call vote.

6. Discussion on a draft of the Aesthetic Plan for Vertical Utility Infrastructure in Public Rights of Ways (Town of Farragut, Applicant)

For discussion purposes only.

7. Approval of utilities

No requests were submitted for this agenda item.

8. Citizen Forum

FMPC Minutes
December 17, 2020
Page 3

Staff read citizen comments that were provided.

The meeting was adjourned at 9:42 p.m.

Scott Russ, Secretary

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Bart Hose, Assistant Community Development Director

SUBJECT: Discussion and public hearing on a re-subdivision plat for the property at 11824 Kingston Pike, 1.79 Acres, Zoned R-2, 3 Lots (Troy Stavros, Applicant)

INTRODUCTION AND BACKGROUND: This item involves the re-subdivision of an existing parcel into three lots. The property in question is located behind the First Bank and an adjoining office building and, despite its Kingston Pike address, actually fronts on Federal Boulevard. In addition, the Planning Commission approved a rezoning application from O-1 (Office) to R-2 (General Single-Family Residential) for the same property in August of 2020. The three proposed lots all have frontage on Federal Boulevard.

RECOMMENDATION: Included in your packet is the applicant's revised plat. Staff will make a recommendation at the meeting based on whether and how the applicant has addressed all initial staff comments.

Certification of Ownership and Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 20200302, page 0057660, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

Owner(s) Name: Troy Stavros

Signature(s): _____

Evangella Stavros

Date: _____

Certification of Approval of Water System

I hereby certify that it has been certified to us that the water system(s) outlined or indicated on the final subdivision plat entitled _____ have been installed in accordance with current local and state government requirements.

Date _____

Name, Title, and Agency
of Authorized Approving Agent

signature _____

Certification of Approval of Sewer System

I hereby certify that it has been certified to us that the sewer systems outlined or indicated on the final subdivision plat entitled _____ have been installed in accordance with current local and state government requirements.

Date _____

Name, Title, and Agency
of Authorized Approving Agent

signature _____

Certification of Electric, Gas, and Telephone Availability

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

Date _____

Gas Name, Title, and Agency
of Authorized Approving Agent

signature _____

Date _____

Electric Name, Title, and Agency
of Authorized Approving Agent

signature _____

Date _____

Telephone Name, Title, and Agency
of Authorized Approving Agent

signature _____

Certification of Addressing Department

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

Knox County Addressing Division

Date _____

Certification of Approval for Recording

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

Date _____

Secretary, Planning Commission

Certificate of Accuracy

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specification of the Subdivision Regulations.

I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice and that this is a category "T" survey and the ratio of precision of the unadjusted survey is 1:10,000 or better as shown hereon.

Flood

This is to certify that I have consulted the federal insurance administration flood hazard boundary map and the property shown is not located in a special flood hazard area, unless otherwise noted.

All or part of this survey was performed using a dual frequency Topcon HiPer SR GPS receiver.

Positional accuracy 10mm+1ppm horizontal, 15mm+1ppm vertical.

Type of GPS field procedure: Real Time Kinematic Network

Datum/EPOCH: Horizontal - NAD 83, Vertical - NAVD 1988

Published/Fixed control used: TDOT GNSS Reference Network

Grid Model: 2011

Combined grid factors: None used.

11/30/2020

Date Timothy J. Howell RLS #2263

Notes

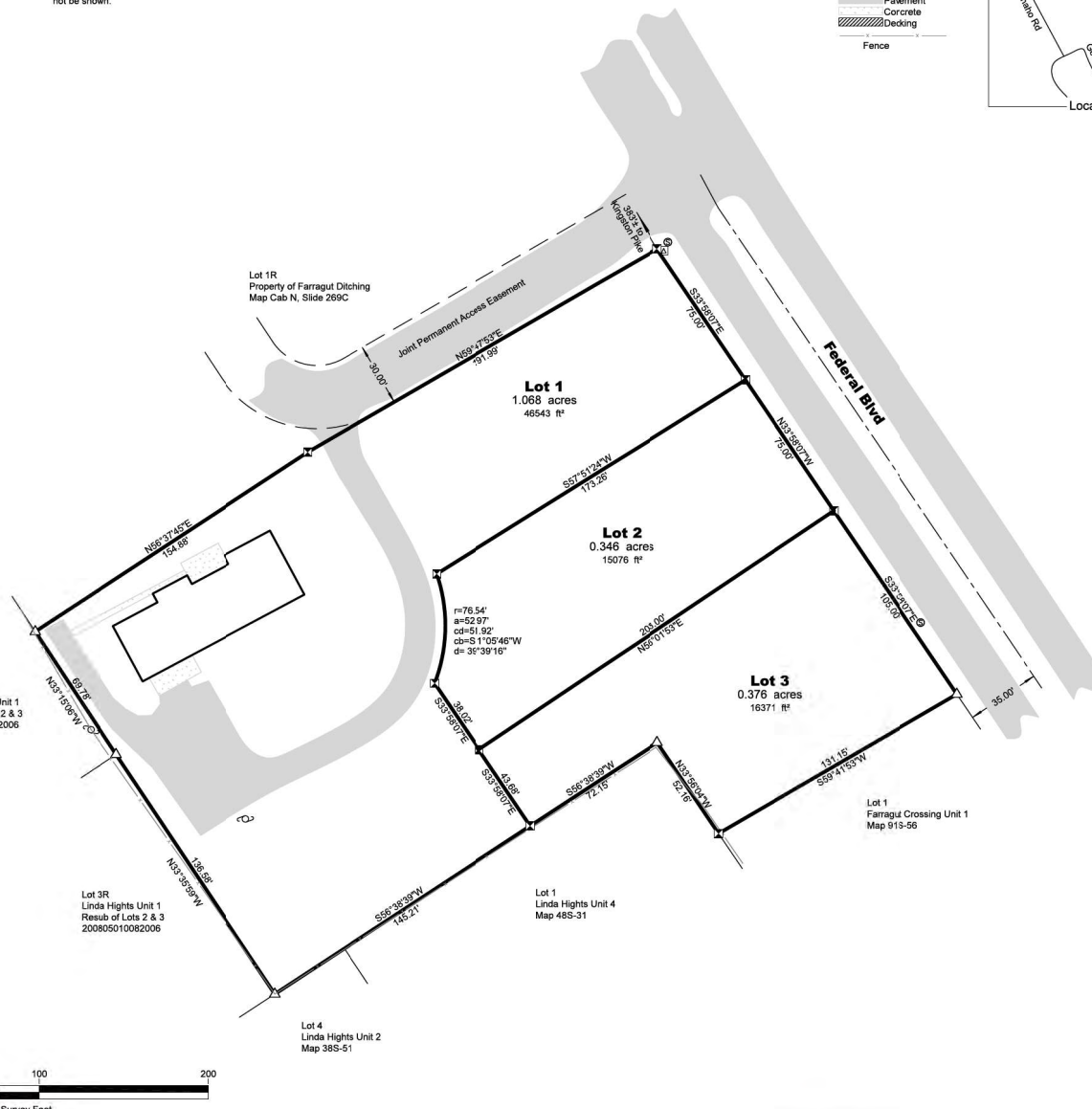
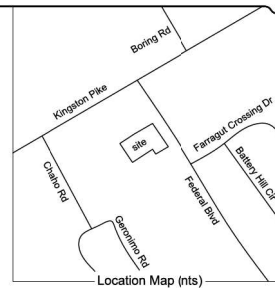
Zoned: R-2

1.79 acres divided into 3 lots

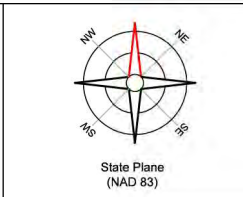
- Utility and Drainage Easements. Easements of five (5) feet in width, situated along both sides of all interior lot lines in a subdivision, shall be dedicated to the public and to appropriate utilities agencies. These required easements shall be ten (10) feet in width inside all exterior lot lines, including road right-of-way lines, where the adjoining lot or property is not subject to a similar easement at least five (5) feet in width except as modified by the subdivision variance. Other special drainage and utility easements may be required.
- Title opinion not provided. Other easements, encroachments, etc. may exist and not be shown.

Legend:

- Existing Iron Pin
- Set 1/2" Iron Pin
- Tree
- Calculated Point
- Well
- Water Manhole
- Utility Pole
- Water Meter
- Power Transformer
- Gravel
- Pavement
- Concrete
- Decking
- Fence



Final Plat of the resubdivision of Lot 3 of
The Property of
**Farragut Ditching
Company**



Owner
Troy Stavros & Evangella Stavros
120 Chahoe Rd
Knoxville, TN 37934
865-599-9444

Showing property of same
Located in the FW Civil District of Knox County, Tennessee.
Tax Map 152C Group J, Parcel 25.00
For source of title see 20200302-0057660
November 30, 2020
Scale: 1" = 40'

Project: OHW
Drawing: Kingston Pike 11824

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Bart Hose, Assistant Community Development Director

SUBJECT: Discussion and public hearing on a final plat for the Ivey Farms Subdivision, Phase 1, Unit 2, Zoned R-1/OSR, 22 Lots, 10.87 Acres (SITE, Incorporated, Applicant)

INTRODUCTION AND BACKGROUND: This item involves the final plat for Phase I, Unit II of the Ivey Farms Subdivision located off Union Road. The plat includes 21 building lots, Duckfoot Lane, and open-space area. The phase is located between Union Road and Town Creek, at the entrance to the larger development.

DISCUSSION: The developers of this subdivision will be required to complete construction of the traffic circle and entrance along Union Road before any building permits are issued.

RECOMMENDATION: Included in your packet is the applicant's revised final plat. Staff will make a recommendation at the meeting based on whether and how the applicant has addressed all initial staff comments.

NOTES
1. NOTIFY TENNESSEE ONE-CALL SYSTEM AT 1-800-351-1111 AND AN INDIVIDUAL UTILITY AUTHORITY BEFORE ANY EXCAVATION FOR EXACT LOCATION OF ALL UNDERGROUND UTILITIES.
2. A FIVE (5) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, A TEN (10) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR LOT LINES.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. 5/8" IRON PINS SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
5. PROPERTY IS ZONED "OSR". MINIMUM BUILDING SETBACKS ARE TO CONFORM TO CURRENT REQUIREMENTS OF THE TOWN OF FARRAGUT ZONING ORDINANCE. SETBACK REQUIREMENTS:
-FRONT: 20' (FRONT FACING GARAGE 30')
-SIDE: 10'
-REAR: 25'
6. PROPERTY IS KNOWN AND DESIGNATED AS:
-TAX MAP 151, PART OF PARCELS 054; 054.01; AND 055
-DEED REFERENCES: 201810290027474, 201810290027477, 201810290027479, AND 202009250025353
7. GRID NORTH IS BASED ON THE T.D.O.T. C.O.R.S. NETWORK. THE PURPOSE OF THIS PLAT IS TO CREATE THE 22 LOTS SHOWN HEREON AND TO DEDICATE EASEMENTS AND RIGHT-OF-WAYS AS SHOWN.
8. PER FLOOD INSURANCE RATE MAP (FIRM) 1708300332F LAST REVISED MAY 2, 2007, THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE.
9. THE WATER AND SEWER LINES INSTALLED IN CONNECTION WITH THIS PROJECT HAVE A 15'-FT CENTER UTILITY EASEMENT PER INSTRUMENT NO. 200908100011396 FILED AT THE KNOX COUNTY REGISTER DEEDS OFFICE.
10. HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF STORMWATER IMPROVEMENTS ON THIS PROPERTY. — HOMEOWNERS ASSOCIATION WILL ALSO BE RESPONSIBLE FOR MAINTENANCE OF THE RETAINING WALL ALONG THE REAR OF LOTS 15 THRU 21.
11. THIS PLAT CONSISTS OF 21 RESIDENTIAL LOTS AND ONE OPEN SPACE LOT TOTALING 10.67 ACRES. —REFER TO PRELIMINARY PLAT OF IVEY FARMS FOR OPEN SPACE CALCULATIONS.
12. ROUNDABOUT AND ACCESS TO IVEY FARM ROAD MUST BE COMPLETED PRIOR TO ISSUING OF BUILDING PERMITS.
13. LOT AND BUILDING COVERAGE DETAILS ARE AS FOLLOWS:
TOTAL DEVELOPMENT AREA: 4,834.414 S.F.
TOTAL DEVELOPMENT BUILDING COVERAGE AREA ALLOWED: (70% X 4,834.414 S.F.) X 20% = 906.453 S.F.
TOTAL DEVELOPMENT LOT COVERAGE AREA ALLOWED: (75% X 4,834.414 S.F.) X 35% = 1,269.034 S.F.
INDIVIDUAL LOT TOTAL BUILDING COVERAGE: 906.453 S.F. / 211 LOTS = 4.296 S.F.
INDIVIDUAL LOT TOTAL LOT COVERAGE: 1,269.034 S.F. / 211 LOTS = 6.014 S.F.

14. BLOCK A
SADDLE RIDGE S/D, UNIT 2
CAB. M, SLIDE 342-D

This is to certify that all property taxes and assessments due on this property have been paid.

Signed: _____ Date: _____
Knox County Trustee

CERTIFICATE OF STREETS APPROVAL

I hereby certify that streets, sidewalks, and other required improvements have been installed in an acceptable manner and according to town specifications, or that a security bond in the amount of \$_____ has been posted with the Planning Commission to assure completion of all required improvements in case of default. Streets (are) (are not) public streets maintained at public expense.

Town Engineer _____ Date _____
License No. _____

CERTIFICATE OF APPROVAL FOR RECORDING

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

Secretary, Planning Commission _____ Date _____

CERTIFICATE OF APPROVAL OF STREET NAMES

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

Knox County Addressing Division _____ Date _____

CERTIFICATION OF COMMON AREAS DEDICATION
As owner, in recording this plat I have designated certain areas of land shown hereon as common areas intended for use by the homeowners within Ivey Farm, Phase 1, Unit 2 for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

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

Owner _____ Date _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Book Number _____ page _____ County Registers Office, and that I (we) hereby adopt this plan of subdivision with the property shown and described herein as evidenced in Book Number _____ page _____ County Registers Office, and that I (we) hereby consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

Owner _____ Date _____

OWNER:
CLAYTON PROPERTIES GROUP, INC.
5000 CLAYTON ROAD
MARTVILLE, TN 37054

CERTIFICATE OF ELECTRIC, GAS & TELEPHONE AVAILABILITY

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

Gas- Name, Title, and Agency of Authorized Approving Agent _____
Date _____
Electric- Name, Title, and Agency of Authorized Approving Agent _____
Date _____
Telephone- Name, Title, and Agency of Authorized Approving Agent _____
Date _____

CERTIFICATE OF APPROVAL OF WATER SYSTEM
I hereby certify that it has been certified to us that the water system(s) outlined or indicated on the final subdivision plat entitled Ivey Farm, Phase 1, Unit 2 have been installed in accordance with current local and state government requirements.

Name, Title, and Agency of Authorized Approving Agent _____
Date _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEM
I hereby certify that it has been certified to us that the sewer system(s) outlined or indicated on the final subdivision plat entitled Ivey Farm, Phase 1, Unit 2 have been installed in accordance with current local and state government requirements.

Name, Title, and Agency of Authorized Approving Agent _____
Date _____

LOT	AREA	TABLE
LOT 1	0.23 AC.	(9841 SQ.FT.)
LOT 2	0.21 AC.	(9057 SQ.FT.)
LOT 3	0.23 AC.	(9905 SQ.FT.)
LOT 4	0.20 AC.	(8512 SQ.FT.)
LOT 5	0.18 AC.	(7745 SQ.FT.)
LOT 6	0.17 AC.	(7243 SQ.FT.)
LOT 7	0.16 AC.	(6996 SQ.FT.)
LOT 8	0.16 AC.	(6959 SQ.FT.)
LOT 9	0.16 AC.	(6866 SQ.FT.)
LOT 10	0.16 AC.	(6973 SQ.FT.)
LOT 11	0.16 AC.	(6980 SQ.FT.)
LOT 12	0.34 AC.	(14800 SQ.FT.)
LOT 13	0.26 AC.	(11205 SQ.FT.)
LOT 14	0.28 AC.	(12039 SQ.FT.)
LOT 15	0.16 AC.	(6809 SQ.FT.)
LOT 16	0.14 AC.	(6000 SQ.FT.)
LOT 17	0.14 AC.	(6000 SQ.FT.)
LOT 18	0.14 AC.	(6000 SQ.FT.)
LOT 19	0.14 AC.	(6000 SQ.FT.)
LOT 20	0.14 AC.	(6000 SQ.FT.)
LOT 21	0.17 AC.	(7204 SQ.FT.)

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that the plan shown and described herein is a true and correct survey that the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown herein, to the specification of the Subdivision Regulations. This is a Category I Land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000.

Surveyor / No. 1301 _____ Date _____
THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE.

SURVEYOR:
HOWARD T. DAWSON, RLS 1301
SITE, INCORPORATED
10215 TECHNOLOGY DR.
KNOXVILLE, TN 37932
PH: (865) 777-4160

LINE	BEARING	DISTANCE
L1	S20°25'50"E	50.33'
L2	S20°00'32"E	68.45'
L3	S71°07'57"W	40.86'
L4	S20°25'50"E	16.75'
L5	N45°07'52"E	44.55'

CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT
C1	20.43'	13.00'	18.39'	S63°27'21"E	13.01'
C2	41.15'	78.50'	40.68'	S04°59'51"E	21.06'
C3	17.84'	28.50'	17.55'	S23°57'12"W	9.22'
C4	39.26'	278.50'	39.23'	S48°55'11"W	19.66'
C5	50.90'	278.50'	50.83'	S58°11'59"W	25.52'
C6	24.66'	278.50'	24.65'	S68°58'02"W	12.34'
C7	10.10'	278.50'	10.10'	S70°32'35"W	5.05'
C8	30.17'	509.96'	30.17'	S68°53'16"W	15.09'
C9	51.60'	509.96'	51.58'	S68°17'58"W	25.82'
C10	50.57'	509.96'	50.55'	S58°33'15"W	25.31'
C11	50.08'	509.96'	50.06'	S57°54'00"W	25.06'
C12	1.90'	50.00'	1.90'	S51°00'08"W	0.75'
C13	36.11'	52.00'	35.39'	S27°01'17"E	8.82'
C14	35.71'	52.00'	35.01'	S68°55'14"E	18.59'
C15	35.67'	52.00'	34.98'	N74°05'22"E	18.57'
C16	3.04'	52.00'	3.04'	N57°45'56"E	1.52'
C17	40.87'	127.00'	40.69'	N66°18'03"E	20.61'
C18	15.34'	167.00'	15.34'	S53°42'54"W	7.68'
C19	18.88'	44.00'	18.73'	S63°22'28"W	9.59'
C20	35.28'	44.00'	34.35'	N8°21'40"W	18.65'
C21	116.64'	52.00'	81.77'	S51°43'52"W	108.48'
C22	25.08'	225.00'	25.07'	N44°00'37"E	12.55'
C23	91.11'	58.00'	82.02'	N49°57'58"E	58.00'
C24	67.00'	170.00'	66.57'	S31°43'18"E	33.84'
C25	29.83'	19.00'	26.86'	S2°32'59"W	18.58'
C26	38.39'	167.00'	38.31'	S62°55'59"W	19.28'

LEGEND OF SYMBOLS

FH ⊕ FIRE HYDRANT
— WATER LINE
⊙ SANITARY MANHOLE
— FORCE MAIN
— SEWER LINE
ET ⊠ ELECTRIC TRANSFORMER
EV ⊠ ELECTRIC VAULT
— UNDERGROUND FIBER OPTIC LINES
ST — STORM DRAIN PIPE
— FENCE
IP(F) — IRON PIN — OLD (FOUND)
— SUBJECT PROPERTY LINE
— ADJOINING PROPERTY LINE

Final Plat of

Ivey Farms, Phase 1, Unit 2
Union Road and Ivey Farms Road
Civil District No. 6 of Knox County, Tennessee
--Town of Farragut--

REVISIONS

ORIGINAL ISSUE: 11/30/2020

SITE PROJECT#: 1951

FILE: 180041R3

PLAT

DATA COLLECTION AND
DRAWING SERVICES
PROVIDED BY SMOKEY
MOUNTAIN LAND
SURVEYING CO., INC.
SMLS DWG NO. 180041R3

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Bart Hose, Assistant Community Development Director

SUBJECT: Discussion and public hearing on a site plan for enclosing the existing covered outdoor seating area at the First Watch Restaurant, 111 Lovell Road, Zoned C-1 (Design Innovation Architects – DIA, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a site plan for enclosing an existing covered outdoor seating area at the First Watch Restaurant located off Lovell Road. The plan affects the exterior of the building and is being reviewed under the Town's Architectural Design Standards.

DISCUSSION: The applicants are proposing to enclose the existing dining space with rollup, glass panel, commercial garage doors. Similar style doors have recently been incorporated into other building designs within the town. One example would be the Station West redevelopment site. The applicants have provided two alternative designs for consideration. In the first, the proposed doorway and windows shown along the building's north elevation mirror the style and dimensions of those used for the other storefront spaces along that side of the building. The second option utilizes a regular storefront door in combination with a multi-panel rollup garage door on the north elevation. Multi-panel garage doors are proposed along the building's west elevation in both designs.

RECOMMENDATION: Included in your packet is the applicant's design plan. Staff will make a recommendation at the meeting based on whether and how the applicant has addressed all initial staff comments.



001 NORTH ELEVATION DESIGN OPTION 01
1/8" = 1'-0" PRIMARY BUILDING ELEVATION



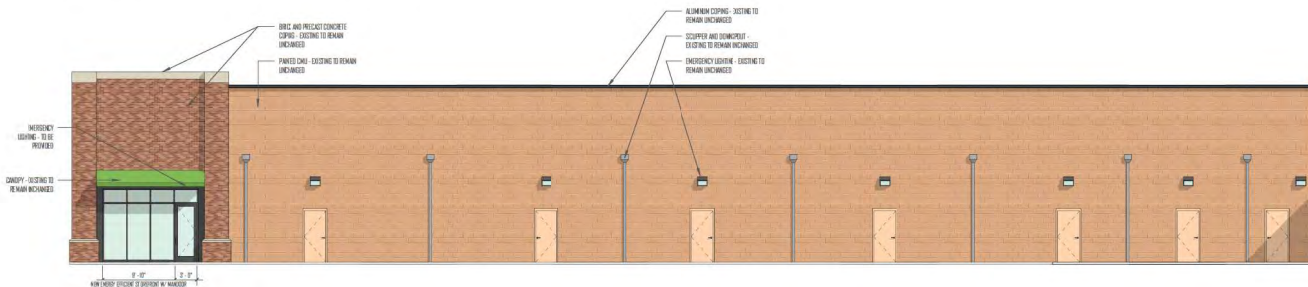
004 WEST ELEVATION
1/8" = 1'-0" NEW FROM LEVEL 001



002 NORTH ELEVATION DESIGN OPTION 02
1/8" = 1'-0" PRIMARY BUILDING ELEVATION



005 EAST ELEVATION
1/8" = 1'-0" NEW FROM LEVEL 001



003 SOUTH ELEVATION
1/8" = 1'-0" NEW FROM WALKWAY





DESIGN OPTION 02
COMBINATION - STOREFRONT HANGOVER WITH FULL LOW DRINK TOWER



DESIGN OPTION 01
COMBINATION - STOREFRONT WITH HANGOVER



OVERHEAD DOOR COMPANY OF KNOXVILLE
GLASS DOOR EXAMPLES



LOCATION PLAN



EXISTING CONDITION



EXISTING CONDITION



EXISTING CONDITION



EXISTING CONDITION

20102

12/21/2020

DESIGN REVIEW BOARD SUBMITTAL

FIRST WATCH LOVELL RD PATIO
111 LOVELL RD | FARRAGUT, TN 37934

DIA
Design Innovation
ARCHITECTS + INTERIORS + PLANNING

COURTESY DESIGN INNOVATION ARCHITECTS, INC.

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Bart Hose, Assistant Community Development Director

SUBJECT: Discussion and public hearing on a site plan for the Kingston Pike Village – Phase 2 (Grocery Store and Retails Shops), 115 S. Watt Road, Zoned PCD, 8 Acres (GBS Engineering, Applicant)

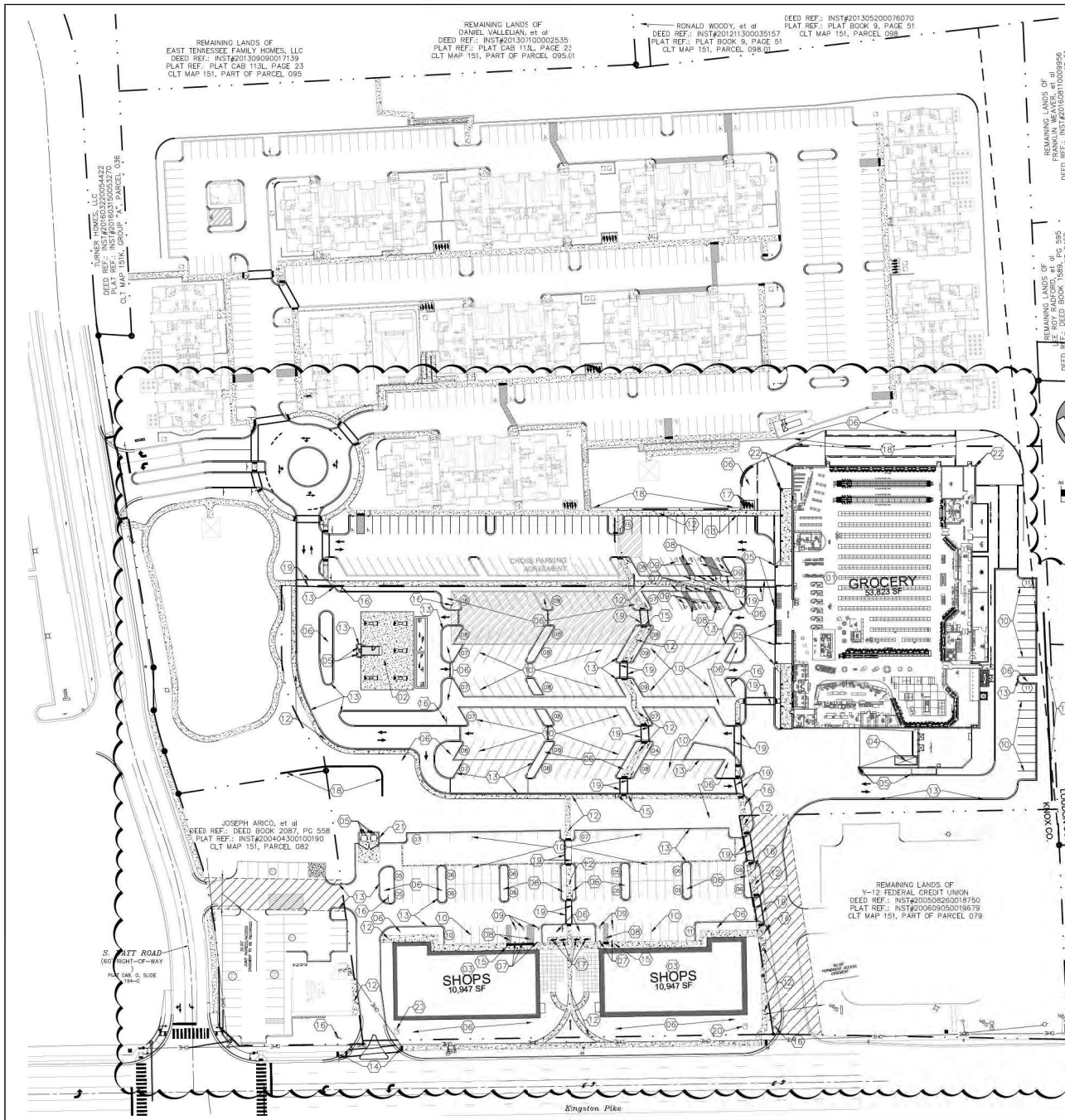
INTRODUCTION AND BACKGROUND: This item involves a site plan for the second and final phase of the Kingston Pike Village development in the S. Watt Road and Kingston Pike area. It includes a planned grocery store and associated fuel station, along with two retail/office buildings located at the front of the site along Kingston Pike. The phase 2 site plan is part of a larger Planned Commercial Development (PCD) that includes a previously approved multi-family housing component. The plan includes shared parking, internal circulation provisions, and stormwater drainage for the overall PCD development site.

RECOMMENDATION: Included in your packet is the applicant's revised site plan. Staff will make a recommendation at the meeting based on whether and how the applicant has addressed all initial staff comments.

NTS

01	C0.0	Cover Sheet
02	ALTA	ALTA/NSPS Land Title Survey of Lot 1R-2
03	C1.0	ES & PC - Initial Phase
04	C1.1	ES & PC - Construction Phase
05	C1.2	ES & PC - Final Phase
06	C1.3	SWPPP
07	C1.4	SWPPP
08	C1.5	SWPPP
09	C3.0	Overall Site Plan
10	C3.1	Site Layout Plan
11	C3.2	Site Layout Plan
12	C3.3	Signage Plan
13	C4.0	Site Grading Plan
14	C4.1	Site Grading Plan
15	C4.2	Site Grading Plan
16	C4.3	Site Grading Plan
17	C5.0	Site Paving Plan
18	C6.0	Site Utility Plan
19	C6.1	Site Utility Plan
20	C6.2	Site Utility Plan
21	C8.0	Site Details
22	C9.0	Site Details
23	C9.1	Site Details
24	C9.2	Site Details
25	C10.0	Site Details
26	C11.0	Landscape Area Calculations
27	C12.0	Lot Coverage Diagram
28	E-0.1	Site Lighting Plan
29	E-0.1	Site Photometric Plan
30	E-0.2	Site Lighting Cutsheets
31	E-0.3	Site Lighting Cutsheets
32	A-0.1	Shops Exterior Elevations
33	A-3	Gas Store Exterior Elevations
34		Gas & Go Elevations
35	A-1.0	Floor Plan
36	T-1.1	Tank Details
37	T-2.1	Fuel Piping Layout
38	E-6	5 Pump Island Illumination
39		Gas and Go Colored Elevations
40		Gas and Go Colored Elevations
41		Gas and Go Colored Elevations
42		Gas and Go Colored Elevations

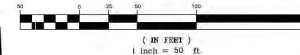
-



OVERALL SITE PLAN

Scale: 1" = 50'-0"

GRAPHIC SCALE



SEE COVER SHEET FOR LEGEND.

SITE INFORMATION		
EASING	REQUIRED	PROVIDED
AUTO PARKING	303	308
LANDSCAPE PARKING	9	13
SITE AND BUILDING ACCESSIBILITY PER ANSI A117.1		
ZONING		
EXISTING ZONING IS PGD		
FACILITY SIZE		
GROCERY STORE		
BUILDING SQUARE FOOTAGE	53,823 SF	
NUMBER OF STORES	1 STORY	
MAXIMUM BUILDING HEIGHT	24'-0"	
SHOPS		
BUILDING SQUARE FOOTAGE	21,894 SF	
NUMBER OF STORES	1 STORY	
MAXIMUM BUILDING HEIGHT	19'-0"	

- NOTES:
- SEE DRAWINGS C3.1 & C3.2 FOR BLOWUPS OF DIMENSIONS.
 - SEE DRAWING C3.3 FOR SIGNAGE PLAN

- ### CONSTRUCTION NOTES
- NEW GROCERY STORE (SEE ARCHITECTURAL DRAWINGS), INSTALLED BY CONTRACTOR.
 - NEW FUEL CENTER (SEE ARCHITECTURAL DRAWINGS), INSTALLED BY CONTRACTOR.
 - NEW SHOPS (SEE ARCHITECTURAL DRAWINGS), INSTALLED BY CONTRACTOR.
 - COMPACTOR, FURNISHED AND INSTALLED BY TRASH COLLECTOR.
 - 4" STEEL PIPE BOLLARD FURNISHED, INSTALLED AND PAINTED BY CONTRACTOR (SEE CIVIL DWGS FOR SPECS).
 - LANDSCAPE AREA INSTALLED BY CONTRACTOR.
 - "HANDICAP PARKING" SIGNS, MOUNTED ON A POLE, FURNISHED AND INSTALLED BY CONTRACTOR.
 - TRAFFIC STRIPING 4" WIDE PAINTED (WHITE) PARALLEL STRIPES AT 16" O.C. FURNISHED AND INSTALLED BY CONTRACTOR.
 - PAVEMENT SYMBOL AND LETTERING PER D.O.T. SPECIFICATIONS (TYP), FURNISHED AND INSTALLED BY CONTRACTOR.
 - TRAFFIC STRIPING 4" WIDE PAINTED (WHITE) PER PARKING SPACE. FURNISHED AND INSTALLED BY CONTRACTOR.
 - 24" WIDE PAINTED (WHITE) STOP BAR, FURNISHED AND INSTALLED BY CONTRACTOR.
 - 4" REINFORCED CONCRETE SIDEWALK (5' MINIMUM WIDTH), SEE SECTIONS AND DETAILS FOR SPECIFICATIONS. INSTALLED BY CONTRACTOR.
 - CONCRETE CURB AND GUTTER, SEE SECTIONS AND DETAILS FOR SPECIFICATIONS. INSTALLED BY CONTRACTOR.
 - TOT CONCRETE 6-30 CURB & GUTTER, SEE SECTIONS AND DETAILS FOR SPECIFICATIONS. INSTALLED BY CONTRACTOR.
 - HANDICAP RAMP, PER DETAILS, FURNISHED AND INSTALLED BY CONTRACTOR.
 - NEW STOP SIGN (30" x 30"), PER TOWN OF FARRAGUT STANDARDS, FURNISHED AND INSTALLED BY CONTRACTOR.
 - NEW BICYCLE RACK(S), SEE DETAILS FOR MORE DETAIL. CONTRACTOR TO PROVIDE AND INSTALL.
 - NEW HAND RAIL SYSTEM, SEE DETAILS 3 & 4 ON DRAWING C3.1. CONTRACTOR SHALL PROVIDE AND INSTALL.
 - 12" WIDE PAINTED (WHITE) CROSSWALK STRIPING, FURNISHED AND INSTALLED BY CONTRACTOR.
 - 7'-0" X 7'-0" X 6" REINFORCED CONCRETE PAD FOR ELECTRICAL TRANSFORMER, INSTALLED BY CONTRACTOR.
 - TRASH ENCLOSURE, SEE ARCHITECTURAL DETAILS FOR MORE SPECIFICATIONS. INSTALLED BY CONTRACTOR.
 - 1" STEEL PIPE BOLLARD FURNISHED, INSTALLED AND PAINTED BY CONTRACTOR (SEE DRAWING C3.0 DETAILS FOR FOR SPECS).

RETAIL PARKING CALCULATIONS:
TOWN OF FARRAGUT REQUIRES 1 SPACE PER 250 SF OF GROSS FLOOR AREA FOR RETAIL STORES
75,716 / 250 = 302.86 (303) SPACES REQUIRED FOR RETAIL SHOPS
308 SPACES PROVIDED
HANDICAP SPACES REQUIRED FOR 308 SPACES = 8 REQUIRED
HANDICAP SPACES PROVIDED = 13 SPACES

TOWN OF FARRAGUT REQUIRES 1 BIKE SPACE PER 5000 GROSS SF
75,716 SF/5000 SF = 15 BIKE SPACES REQUIRED
16 BIKE SPACES PROVIDED

APARTMENT PARKING CALCULATIONS:
TOWN OF FARRAGUT REQUIRES 1.75 SPACES PER UNIT
228 UNITS x 1.75 SPACES PER UNIT = 399 SPACES REQUIRED
399 SPACES PROVIDED
HANDICAP SPACES REQUIRED FOR 399 SPACES = 8 REQUIRED
HANDICAP SPACES PROVIDED = 16 SPACES
TOWN OF FARRAGUT REQUIRES 1 BIKE SPACE PER 5000 GROSS SF
305,700 SF/5000 SF = 61 BIKE SPACES REQUIRED
62 BIKE SPACES PROVIDED

PHASE II LOT COVERAGE CALCULATIONS:
NON LANDSCAPE AREA/TOTAL LOT AREA =
252,082.63 SF/ 331,387.57 SF = 0.761 OR 76.1%

OVERALL LOT COVERAGE CALCULATIONS:
NON LANDSCAPE AREA/TOTAL LOT AREA =
540,537 SF/811,692 SF = 0.665 OR 66.5%

GBS
engineering

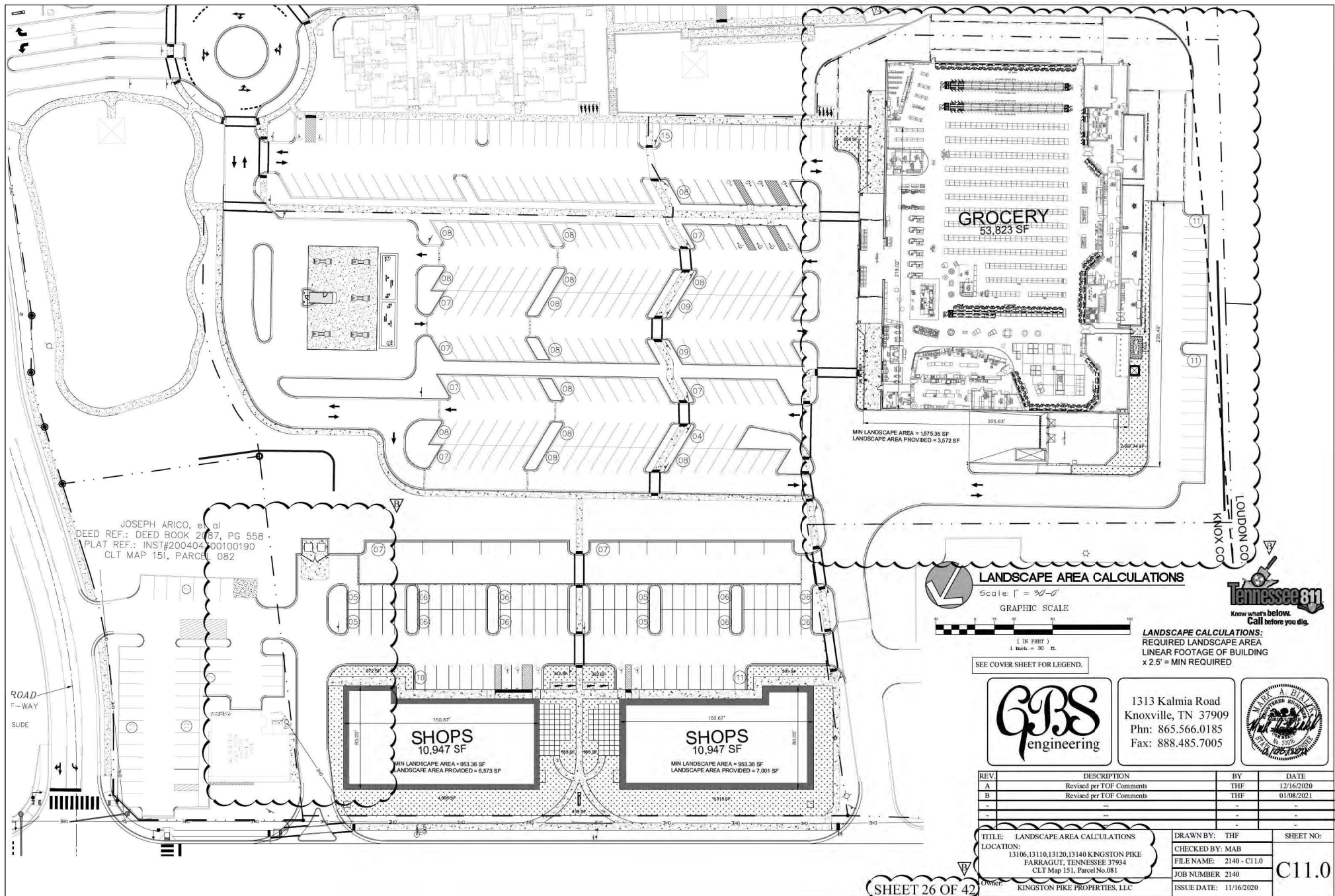
1313 Kalmia Road
Knoxville, TN 37909
Phn: 865.566.0185
Fax: 888.485.7005



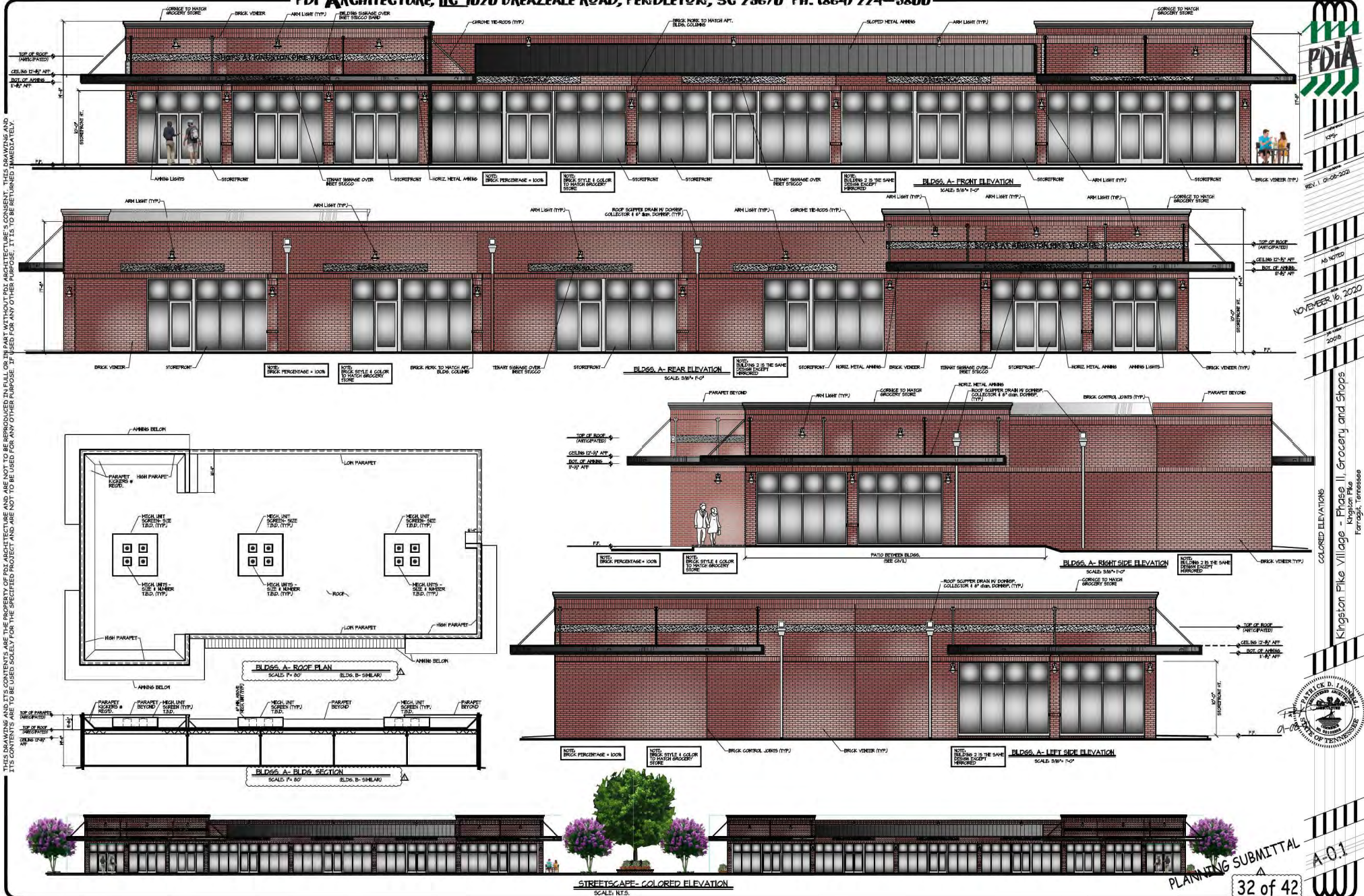
REV.	DESCRIPTION	BY	DATE
A	Revised per TOF Comments	THF	12/16/2020
B	Revised per TOF Comments	THF	01/08/2021
-	-	-	-
-	-	-	-
-	-	-	-
TITLE: OVERALL SITE PLAN		DRAWN BY: THF	SHEET NO:
LOCATION: 13106, 13110, 13120, 13140 KINGSTON PIKE FARRAGUT, TENNESSEE 37934 CLT Map 151, Parcel No.081		CHECKED BY: MAB	C3.0
		FILE NAME: 2140 - C3.0	
		JOB NUMBER: 2140	
KINGSTON PIKE PROPERTIES, LLC		ISSUE DATE: 11/16/2020	

SHEET 9 OF 42

KINGSTON PIKE PROPERTIES, LLC



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Appalachia Design Services

Proposed Gas 'N' Go Farragut, Tennessee

PRELIMINARY

January 11, 2021

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Bart Hose, Assistant Community Development Director

SUBJECT: Discussion and public hearing on a rezoning of property situated around the eastern intersection of McFee Road and Boyd Station Road, Parcels 50, 50.01, 54.01, and 9.01, Tax Map 162, 12611 Boyd Station Road, from General Single-Family Residential (R-2) to Open Space Mixed Residential Overlay (R-1/OSMR), 131.25 Acres (OBO Homestead Land Holdings, Applicant)

INTRODUCTION AND BACKGROUND: As you know, this request was initially discussed as a workshop item at the Commission's November 2020 meeting. It involves four separate tracts totaling 131.25 acres. The property stretches from McFee Road to Virtue Road and includes approximately 3000 linear feet of frontage along Boyd Station Road. The property also has access to McFee Road located at the southernmost traffic circle and via a small strip of land south of the circle, and to Virtue Road via the easternmost lot in question and a narrow strip of land (see Exhibit 1).

DISCUSSION: As previously discussed, the property in question is currently agricultural and open in nature. The easternmost lot is a narrow, tree covered vacant/open-space area, that is impacted by a transmission line easement and has limited frontage on Virtue Rd. The overall site also appears to contain several potential sinkhole areas that could impact development.

Existing land use in the area immediately around the property is largely low density residential in nature with a mix of open areas, larger residential lots and tracts, and a few public/semi-public uses. The existing Pryse Farm development is an exception to this pattern and is located immediately to the northwest of the subject property. This development can be characterized as a lower density attached single-family residential development (roughly 2.17 units per acre). The surrounding area is also experiencing development pressure. Two single-family subdivisions are under development or under review within the Town. This includes the Brass Lantern development and the Meadows on McFee development. Additional development also continues to occur south of the Town in the Choto area of Knox County (see Exhibit 2).

As noted above, the property has considerable frontage along Boyd Station Road and additional usable access to McFee Road. Access to Virtue Road is limited and likely only suitable for a pedestrian/bicycle trail connection point. McFee Road is classified as a Minor Arterial on the Town's Major Road Plan. Boyd Station Road is classified as a Major Collector and does not currently meet the Town's minimum improvement standards for a roadway of this classification. As such, it would need to be improved to the adopted complete streets cross-section in conjunction with any significant development of the property. Adequate utility services would also need to be provided to support any proposed development and existing utility mains are present in the surrounding area.

The property in question is currently zoned General Single-Family Residential (R-2) and the applicant is requesting Open Space Mixed Residential Overlay (R-1/OSMR). The Town's Future Land Use Map

identifies the area for Open Space Cluster Residential type development. The proposed zoning (R-1/OSMR) would be consistent with this land use designation. The mixed residential aspect of the requested zoning would also be consistent with the Pryse Farm development which is similarly zoned and may allow the owner/developer more flexibility in dealing with potential sinkholes and other design considerations. The mixed residential designation is, however, somewhat less consistent with the existing large lot single-family development that adjoins the property in several locations, and a recent rezoning application for OSMR on the west side of McFee Road was not approved. Given the size of the property in question, careful design could create separation and buffers between these existing homesites and any new mixed residential development (see Exhibits 3 & 4).

Finally, it should be noted that the property in question is currently divided into four lots/tracts. Two of these lots do not meet the 5-acre minimum area threshold for OSMR zoning and will need to be combined with the other tracts. This includes a smaller lot that adjoins the traffic circle on McFee Road and the narrow tract at the eastern end of the property that adjoins Virtue Road. These lots also provide important transportation access points for the future development of the general area. Any rezoning action should be made contingent upon these lots being formally combined with the larger tracts.

RECOMMENDATION: Included in your packet is Resolution PC-21-01 which recommends approval of Ordinance 21-04 to rezone Parcels 50, 50.01, 54.01, and 9.01, Tax Map 162, from General Single-Family Residential (R-2) to Open Space Mixed Residential Overlay (R-1/OSMR). Staff recommends that any approval of said resolution and ordinance be made contingent upon the existing lots being formally combined so that they comply with the 5-acre minimum area threshold for OSMR zoning.

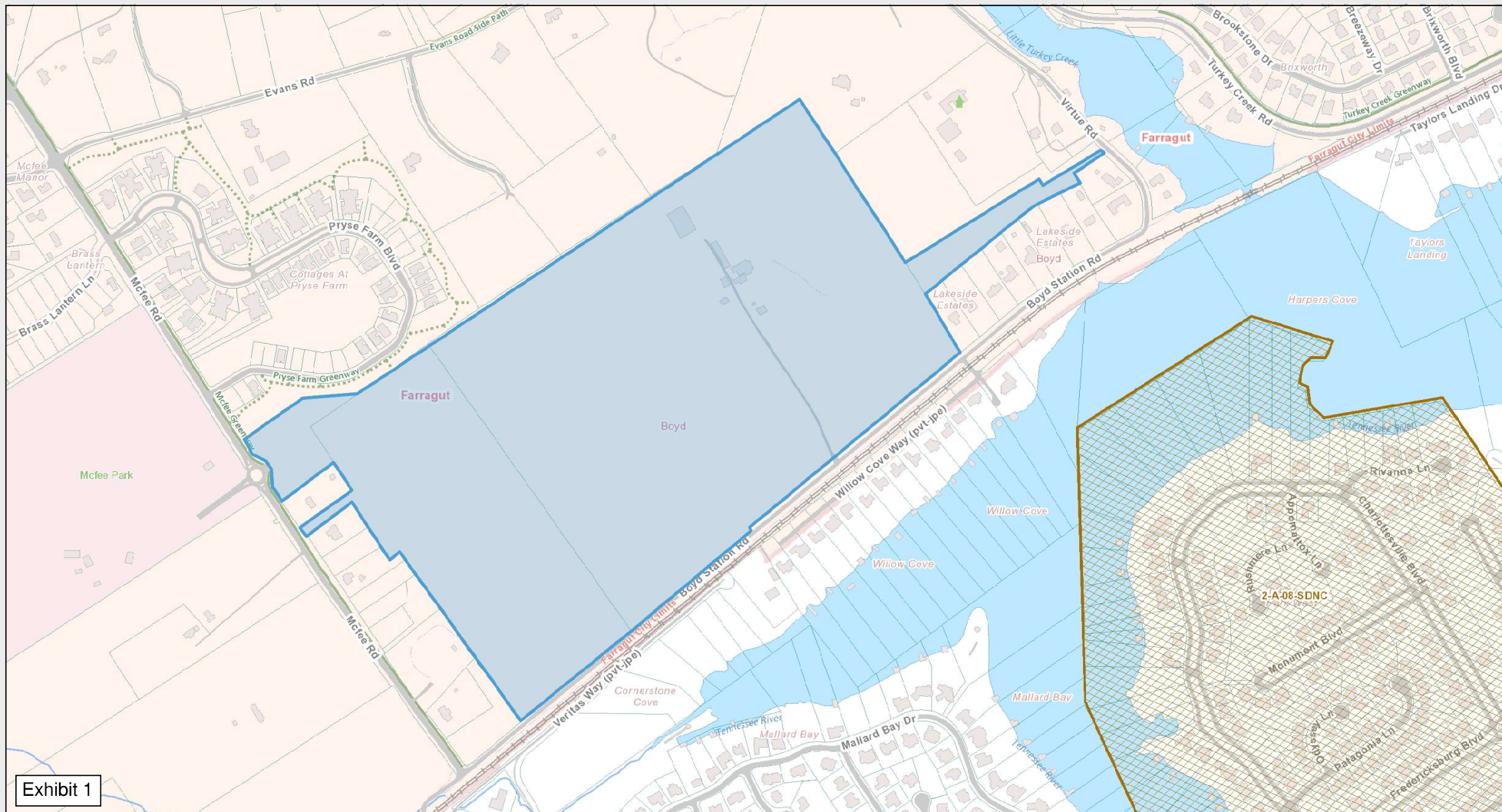


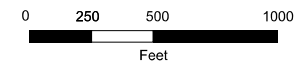
Exhibit 1



Proposed Rezoning Area

R-2 to R-1/OSMR

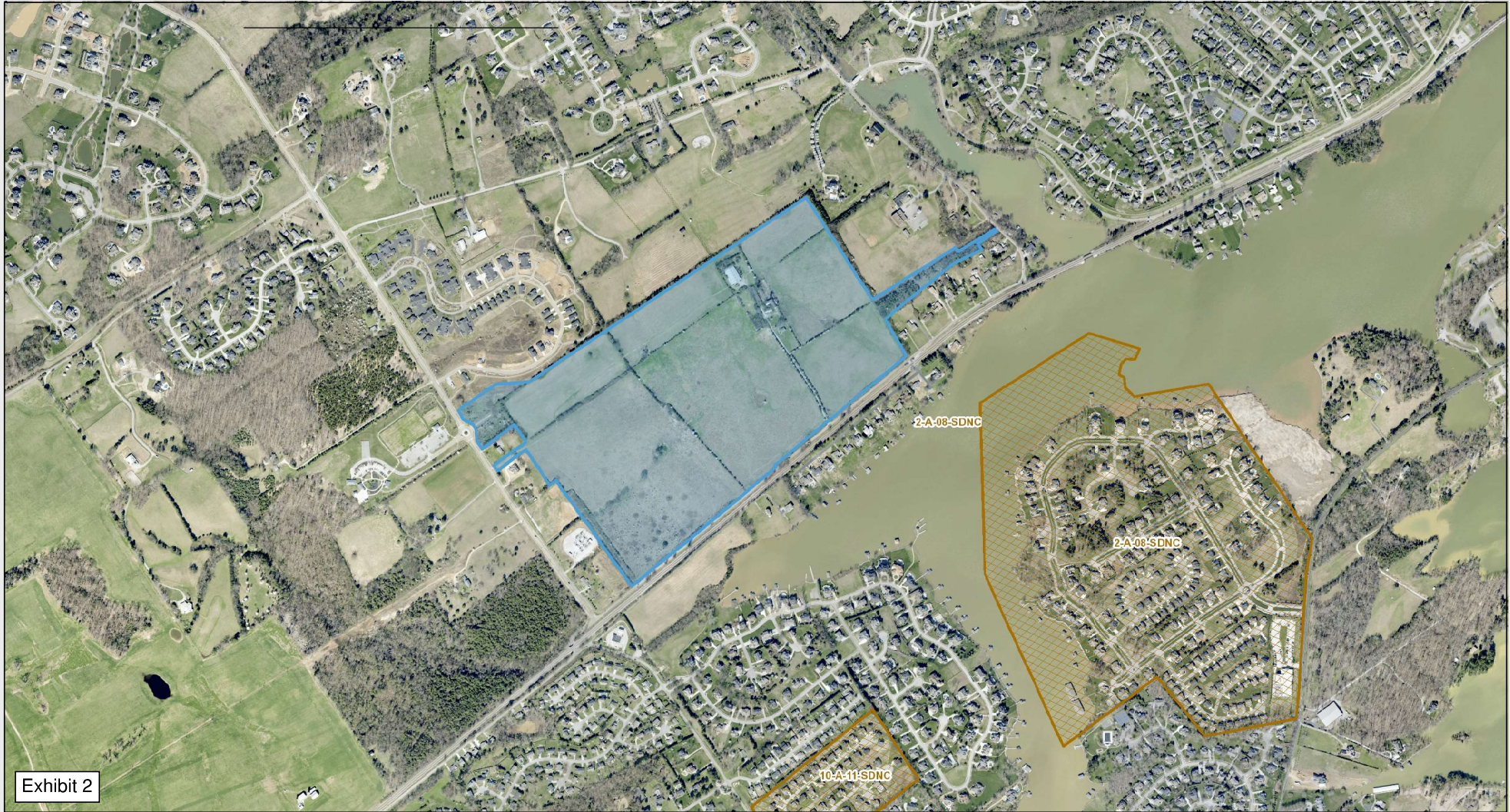
Parcels 50, 50.01, 54.01, 9.01; Tax Map 162



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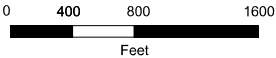
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Proposed Rezoning Area & Surrounding Development

R-2 to R-1/OSMR

Parcels 50, 50.01, 54.01, 9.01; Tax Map 162



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Exhibit 3
Proposed Rezoning Area

R-2 to R-1/OSMR
Parcels 50, 50.01, 54.01, 9.01
Tax Map 162

Legend

- Proposed Rezoning Area
- Parcels
- A, Agricultural
- OS-P, Open Space/Park
- S-1, Community Service
- R-1, Rural Single-Family Residential
- R-2, General Single-Family Residential
- R-1/OSR, Open Space Residential Overlay
- R-1/OSMR, Open Space Mixed Residential Overlay
- Telecommunication Tower Overlay Zone
- Town of Farragut Boundary



0 300 600 1,200
SCALE IN FEET

CONTACTS:

GIS:
Carrie Smith
carrie.smith@aecom.com

1 inch = 600 feet
Map Prepared: 11/12/2020

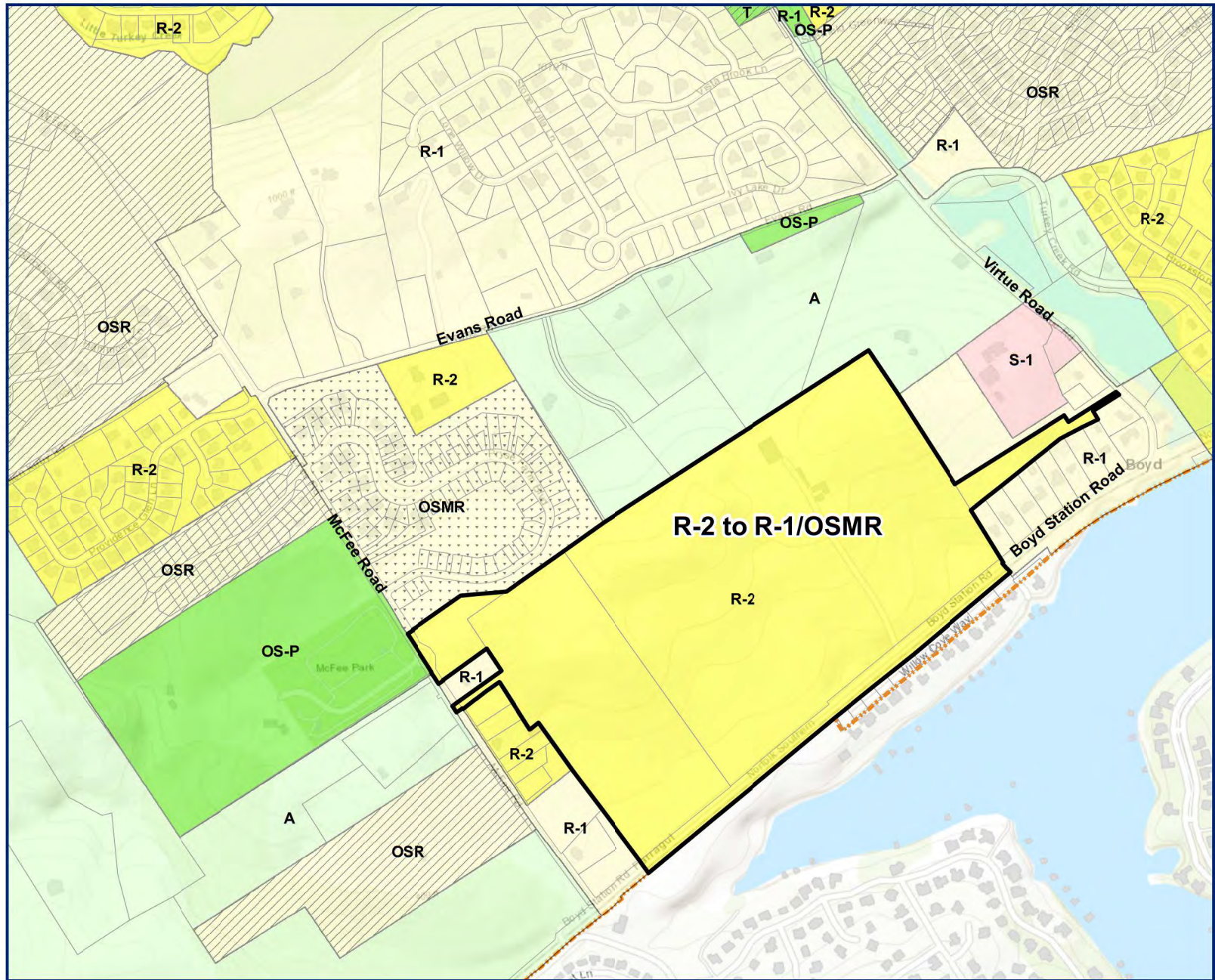




Exhibit 4
Future Land Use
Proposed Rezoning Area

R-2 to R-1/OSMR
Parcels 50, 50.01, 54.01, 9.01
Tax Map 162

Legend

-  Proposed Rezoning Area
-  Parcels
-  Civic/Institutional
-  Open Space
-  Parks and Rec
-  Open Space Cluster Residential
-  Very Low Density Residential (2-4 DUs / Acre)
-  Low Density Residential (3-6 DUs / Acre)
-  Town of Farragut Boundary

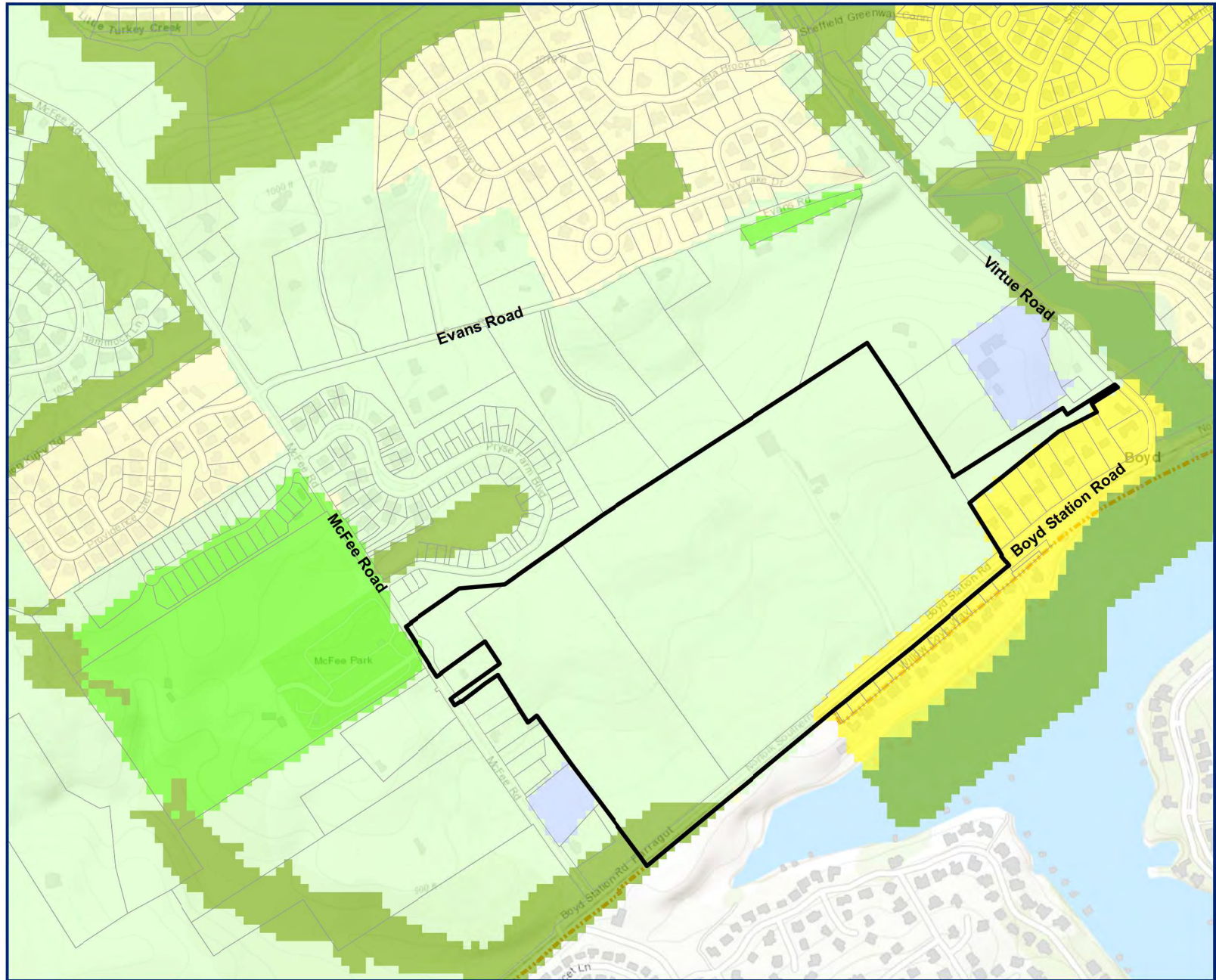


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SCALE IN FEET

CONTACTS:

GIS:
Carrie Smith
carrie.smith@aecon.com

1 inch = 600 feet
Map Prepared: 11/12/2020



RESOLUTION PC-21-01

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF PARCELS 50, 50.01, 54.01, 9.01, TAX MAP 162, SAID PROPERTIES BEING LOCATED ALONG BOYD STATION ROAD, MCFEE ROAD, AND VIRTUE ROAD, FROM GENERAL SINGLE-FAMILY RESIDENTIAL (R-2) TO OPEN SPACE MIXED RESIDENTIAL OVERLAY (R-1/OSMR)

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

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

WHEREAS, a public hearing was held on this request on January 21, 2021;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval of Ordinance 21-04 to the Farragut Board of Mayor and Aldermen, an ordinance amending the Farragut Zoning Ordinance and Map, Ordinance 86-16, by rezoning the above noted property.

ADOPTED this 21th day of January 2021.

Rita Holladay, Chairman

Scott Russ, Secretary

ORDINANCE:	21-04
PREPARED BY:	Hose/Shipley
REQUESTED BY:	Town of Farragut
CERTIFIED BY FMPC:	January 21, 2021
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

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

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

SECTION 1.

The Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended by rezoning Parcels 50, 50.01, 54.01, and 9.01, Tax Map 162, said property being located along Boyd Station Road, McFee Road, and Virtue Road and including approximately 131.25 acres, from General Single-Family Residential (R-2) to Open Space Mixed Residential Overlay (R-1/OSMR) (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 _____, 2021,
with approval recommended by the Farragut Municipal Planning Commission (FMPC).

Rita Holladay, Chairman

Scott Russ, Secretary



Exhibit A

Ordinance 21-04

Rezone

Parcel 50, 50.01, 54.01, 9.01

Tax Map 162

933 McFee Road

Legend

- Proposed Rezoning Area
- Parcels
- A, Agricultural
- OS-P, Open Space/Park
- S-1, Community Service
- R-1, Rural Single-Family Residential
- R-2, General Single-Family Residential
- R-1/OSR, Open Space Residential Overlay
- R-1/OSMR, Open Space Mixed Residential Overlay
- Telecommunication Tower Overlay Zone
- Town of Farragut Boundary

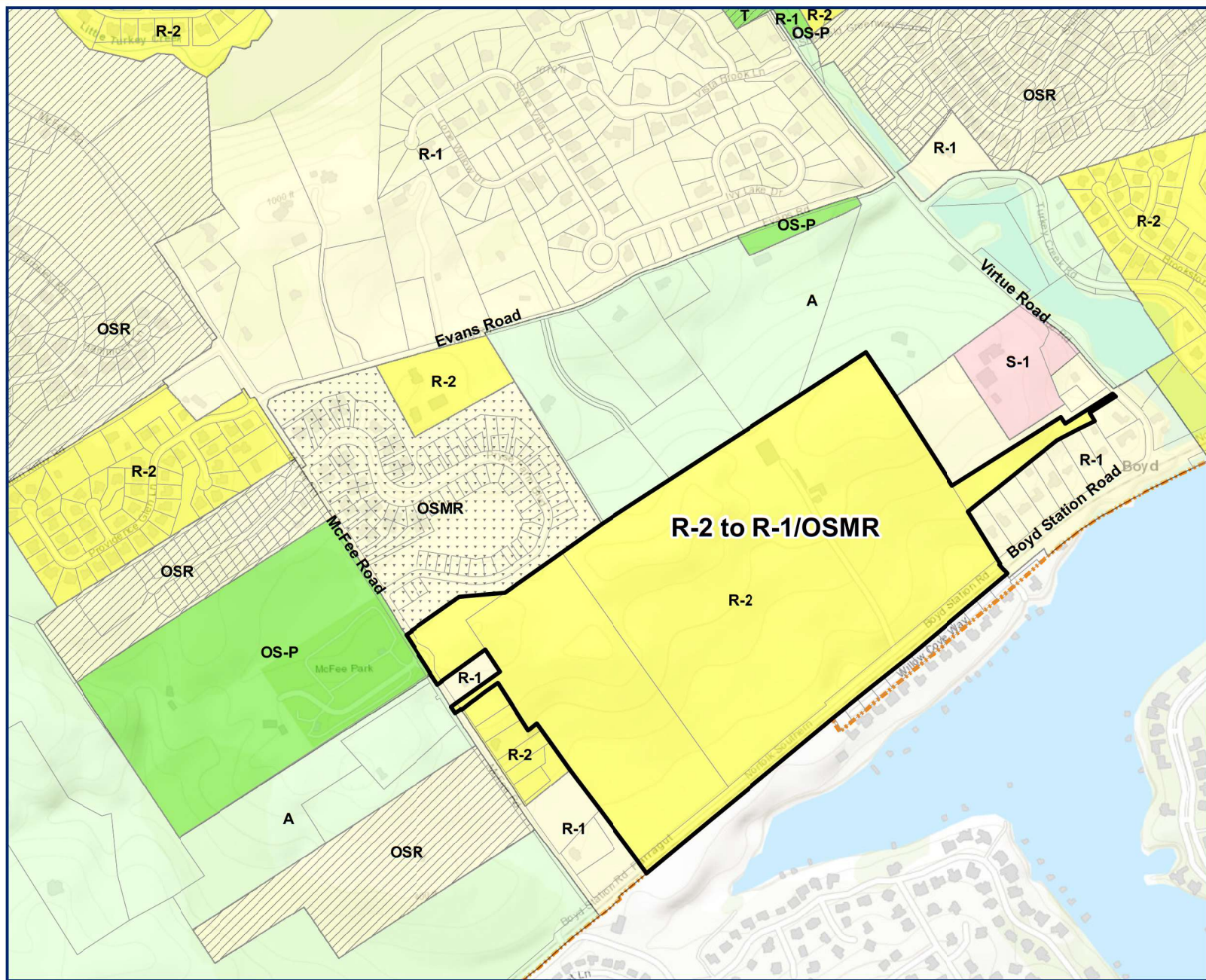


0 300 600 1,200
SCALE IN FEET

CONTACTS:

GIS:
Carrie Smith
carrie.smith@aecom.com

1 inch = 600 feet
Map Prepared: 1/14/2021



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a zoning map amendment request for the property referenced as Parcel 069, Tax Map 142 (north of old Ingles building), 20 Acres, to change the zoning from R-1 (Rural Single-Family Residential) to R-6 (Multi-Family Residential) (Horne Properties, Inc., Applicant)

INTRODUCTION AND BACKGROUND: This item involves a workshop discussion on a request to amend the zoning map for the parcel north of the old Ingles building. The parcel is currently zoned R-1 (Rural Single-Family Residential) and the applicant is requesting to rezone this to R-6 (Multi-Family Residential). The property is bounded to the east by Boring Road, to the west by the Village Commons senior living development, to the south by the old Ingles building, and is vacant to the north.

The current R-1 Zoning District requires a minimum lot size of 20,000 square feet, which would equate to a density of roughly two units per acre. The requested R-6 Zoning District would permit a density of up to 12 units per acre.

DISCUSSION: When evaluating a rezoning request, staff initially references the Comprehensive Land Use Plan (CLUP) for guidance. As shown on the map section included in the packet, the property has a land use designation of Medium Density Residential on the future land use map. Initially, when the CLUP was updated in 2012, Medium Density Residential was given a density range of 6-12 dwelling units per acre and a very broad list of described residential types. After working with the CLUP on different projects, it was apparent that some aspects of the Plan may need to be further assessed. In an effort to assist staff in this regard and to help more effectively administer the strategies identified in the CLUP, a steering committee, the Comprehensive Land Use Plan Steering Committee (CLUPSC), was created. Since that time, the CLUPSC has primarily been focusing on priority areas of the Town and ensuring that map and text are up to date and reflect current conditions and market realities.

An initial priority area identified by the CLUPSC was the Watt Road corridor. A public workshop was conducted to solicit input from residents and staff conducted a follow up workshop prior to the September 20, 2018 Planning Commission meeting to review the comments received and recommendations from the CLUPSC. As presented at the workshop, one aspect of the original text of the CLUP that was in question was the wide range of density and residential types associated with the Medium Density Residential land use. The CLUPSC recommended, among other changes, that the density permitted in the Medium Density Residential land use be changed from 6-12 dwelling units per acre to 6-8 dwelling units per acre. The initial range was simply too broad and needed to be broken down into ranges similar to other residential uses referenced in the CLUP. For those residential properties with existing constructed densities in excess of eight units per acre, a new land use category for High Density Residential would apply. These properties included Lanesborough and the Overlook multi-family projects. This High Density Residential land use would permit densities of 9-12 dwelling units per acre.

The recommendations from the CLUPSC regarding the Medium Density Residential land use were unanimously approved the Planning Commission at their meeting on October 18, 2018. The properties with a Medium Density Residential land use designation would now be bound by the amended density range. Should a higher density be desired, an applicant would need to request a future land use map amendment for High Density Residential. This would then be assessed based on its merits and the appropriateness of the land use for the location and the surrounding plan of development.

In the case of the request submitted for this property, the R-6 (Multi-Family Residential) Zoning District would need a future land use map designation of High Density Residential. The R-6 Zoning District would not be consistent with the property's current future land use designation of Medium Density Residential. A rezoning of the property would permit whatever is allowed in the R-6 Zoning District, which would include a development density in excess of the density prescribed on the future land use map.

When the applicant's request was reviewed at the staff/developer meeting on January 7, the applicant stated that the development under R-6 would be deed restricted to individuals over the age of 50. While this may be the intent of the applicant, such a deed restriction is not enforceable by the Town. Moreover, such an age-based restriction could lead to buildings that were largely vacant should the demand for such housing be limited. From a staff perspective, the key is whether the requested district and the density and form of development that it would provide for are consistent with the CLUP and appropriate to the context. Based on this, staff could not support the zoning map amendment being requested at this time.

Farragut
Zoning Map Amendment (Rezoning)
2020-126-RZ

Submitted by John Wright
jwright@hpiknox.com
(865) 560-1100

Address of Proposed Work: **0 Boring Rd.**

City: **Knoxville** State: **TN** Zip: **37934**

Contact Information

Applicant's Contact Information

Title: First Name: **Michael** Last Name: **Patterson** Suffix:

Business Name: **Horne Properties, Inc.**

Mailing Address: **412 N. Cedar Bluff Rd., Ste. 205**

City: **Knoxville** State: **TN** Zip: **37923**

Email Address: **mpatterson@hpiknox.com**

Cell Phone: **(865) 607-9254** Work Phone: **(865) 560-1100** Home Phone:

Owner's Contact Information

Title: First Name: **Doug and** Last Name: **Horne** Suffix:
Brenda

Business Name: **Horne Properties, Inc.**

Mailing Address: **412 N. Cedar Bluff Rd., Ste. 205**

City: **Knoxville** State: **TN** Zip: **37923**

Email Address: **dhorne@hpiknox.com**

Cell Phone: **(865) 621-1784** Work Phone: **(865) 560-1100** Home Phone:

Application Questionnaire (* denotes required question)

Rezoning

Project Name * Village Commons Senior Living Community

Location Information: Parcel(s) Number 142 069

Location Information: Tax Map Number 142

Location Information: Size of Tract 20 acres

Location Information: Lot(s) Number PT-3R1

Application Acknowledgement

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be compiled with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating the activity proposed. Enter your full name to acknowledge.

Owner List *

ALL owners of property involved must be listed below or attached to this application. List the Name, Address (Street, City, Zip) and Property owned.

Doug and Brenda Horne, 0 Boring Rd.,
Knoxville, TN 37934

Rezoning Application Certification *

I HEREBY CERTIFY THAT THE INVOLVED OWNERS OF ALL PROPERTY INVOLVED IN THIS REQUEST HAVE SIGNED OR ARE LISTED (ATTACHED OR LISTED) AND HAVE CONSENTED TO THIS APPLICATION OR I HEREBY CERTIFY THAT I AM THE LEGAL REPRESENTATIVE OF ALL OWNERS INVOLVED IN THIS REQUEST. Enter your full name to acknowledge.

Michael Patterson

Previous Rezoning Applications *

List all Previous Rezoning Applications. (If none, enter N/A)

Project # 2019-20-RZ

Change Requested From/To *

R1 to R6

Proposed Use of Property (Be specific) *

Multi-Family units for seniors ages 50 and up

Existing Land Use *

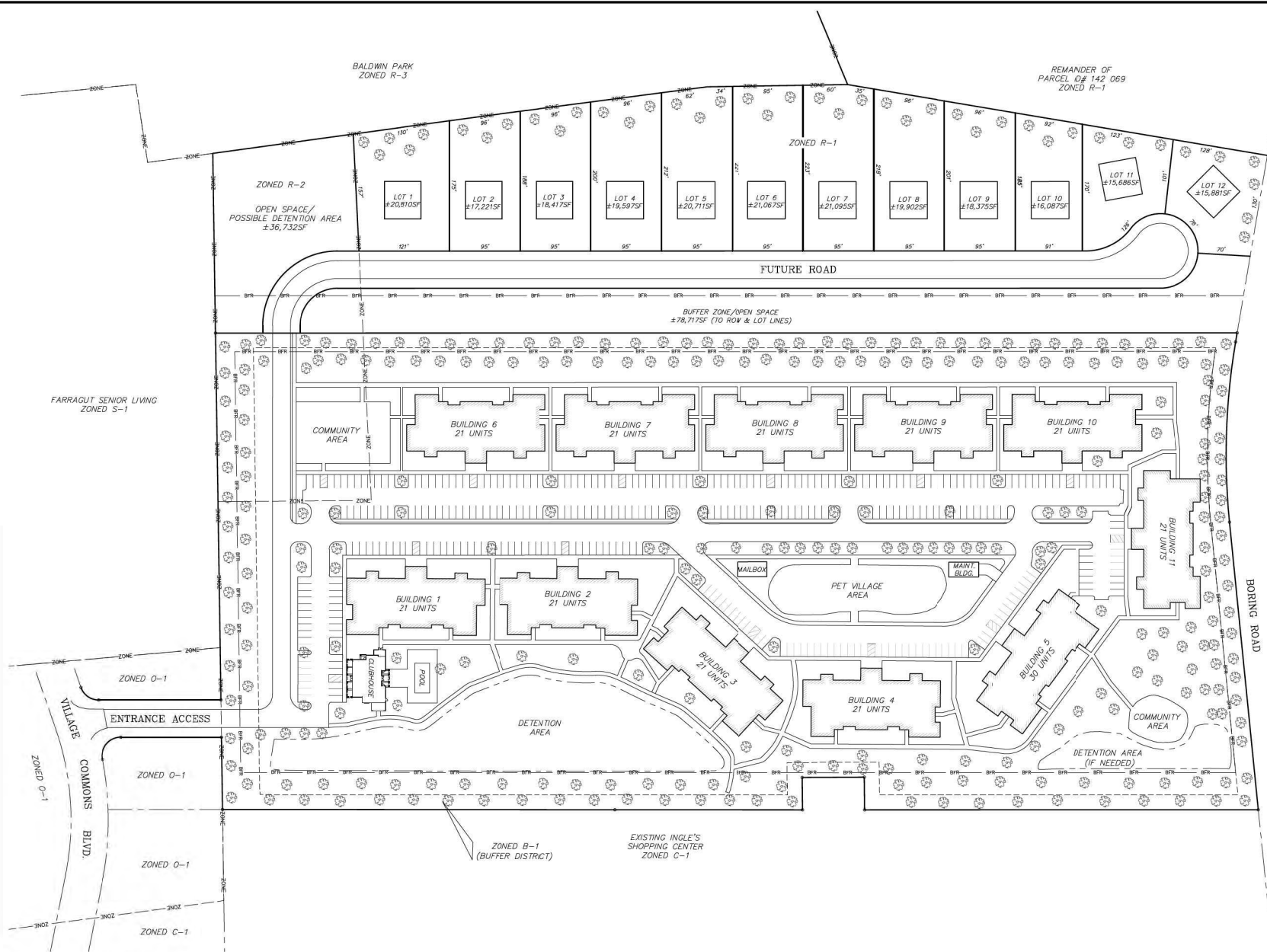
AgForVac

Documents Uploaded

The following documents are attached to the Application.

Rezoning Required Files

Conceptual Plan-Village Commons Blvd-R1.pdf



- NOTES:**
1. PROPERTY SHOWN AS P/O PARCEL ID 142 069.
 2. TOTAL ACRES:
TRACT 1 (SENIOR LIVING AREA) ~ ±2.0 ACRES
TRACT 2 (RESIDENTIAL AREA) ~ ±3.4 ACRES
 3. THE CURRENT ZONING CATEGORIES, AT THE DATE OF THIS PLAN, ARE:
R-1 (RURAL-SINGLE FAMILY RESIDENTIAL) AND THE MINIMUM SETBACKS ARE AS FOLLOWS:
FRONT: 35 FEET
SIDE: 5 SIDES AT LEAST 40 FEET BUT NOT LESS THAN 25 FEET ON ANY ONE SIDE
REAR: 25 FEET
BUFFER STRIP: MINIMUM 25 FEET ON ALL SIDES
R-2 (GENERAL SINGLE-FAMILY RESIDENTIAL) AND THE MINIMUM SETBACKS ARE AS FOLLOWS:
FRONT: 30 FEET
SIDE: 10 FEET MINIMUM BUT BOTH SIDES NOT LESS THAN 35 FEET CORNERED
REAR: 25 FEET
 4. NO BOUNDARY SURVEY PERFORMED FOR THIS CONCEPTUAL PLAN. PERIMETER PROPERTY LINES AND DISTANCES TAKEN FROM CURRENT RECORDED PLATS.
 5. ZONING SEPARATION LINES SHOWN ARE APPROXIMATE.

SITE DENSITY CALCULATIONS SENIOR LIVING AREA

TOTAL PROPOSED SITE AREA: ±20 ACRES.
ZONING DENSITY MAXIMUM REQUIRED: 12 DU/ACRE.
MAXIMUM TOTAL # OF UNITS = 20 ACRES X 12 DU/ACRE = 240 UNITS.
PROVIDED # OF UNITS = 240 (3 STORIES PER BUILDING)

PROPOSED RESIDENTIAL INFORMATION

TOTAL PROPOSED SITE AREA: ±9.4 ACRES.
TOTAL NUMBER OF LOTS: 12.
FUTURE ROAD R.O.W. AREA: ±67,867SF



CONCEPTUAL PLAN OF AN:
11 BUILDING SENIOR LIVING COMMUNITY
BEING LOCATED AT:
**VILLAGE COMMONS BLVD.
FARRAGUT, TN 37934**

District -	County KNOX
Parcel(s) P/O 142 069	City FARRAGUT
Drawn By mhd	Block -
Project # 20-0026	Date 12/14/2020

**ENGINEERS &
SURVEYORS,LLC**
CIVIL ENGINEERING

12400 Cypress Grove Lane - Knoxville, TN 37922
Phone: (605) 779-5074 E-mail: mhd@landmarkllc.com
www.landmarkllc.com

CALL THREE WORKING DAYS
BEFORE YOU DIG
B11
ONE CALL TOLL FREE 800-4-A-DAIRY
CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES
UTILITIES PRIOR TO BEGINNING CONSTRUCTION



Future Land Use Village Commons

Legend

- Parcels
- Civic/Institutional
- Office/Light industrial
- Commercial
- Open Space
- Parks and Rec
- Rural Residential (> 1 Acre lots)
- Very Low Density Residential (2-4 DUs / Acre)
- Low Density Residential (3-6 DUs / Acre)
- Med Density Residential (6-8 DUs / Acre)
- Mixed Use Neighborhood (6-8 DUs / Acre)

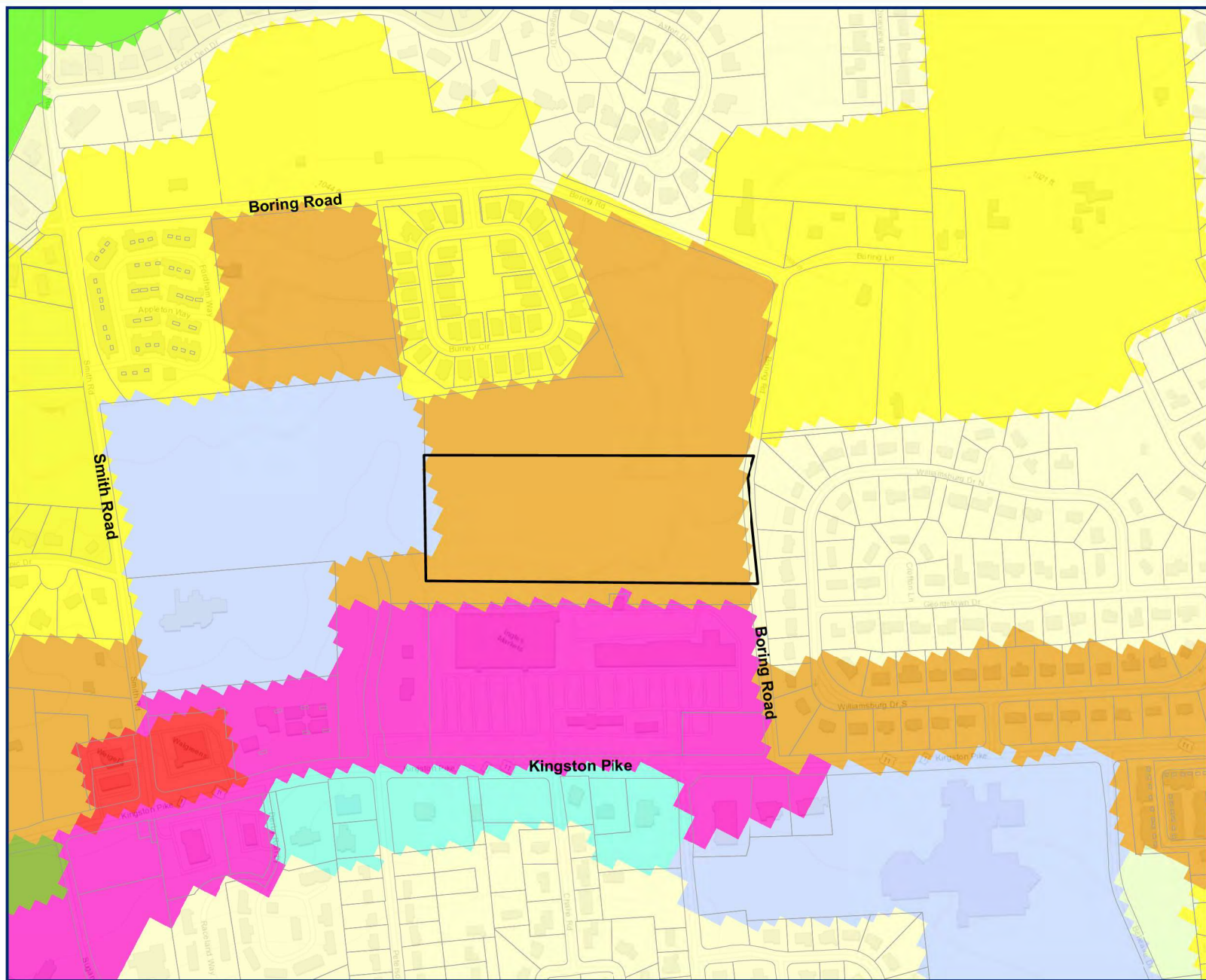


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CONTACTS:

GIS:
Carrie Smith
carrie.smith@aecon.com

1 inch = 400 feet
Map Prepared: 1/14/2021





Zoning Village Commons

Legend

- Proposed Rezoning Area
- B-1, Buffer
- S-1, Community Service
- R-1, Rural Single-Family Residential
- R-1-S-A, Rural Single-Family Acre Residential
- R-2, General Single-Family Residential
- R-3, Small Lot Single-Family Residential
- R-4, Attached Single-Family Residential
- R-5, Two-Family Residential
- O-1, Office
- C-1, General Commercial
- Parcels

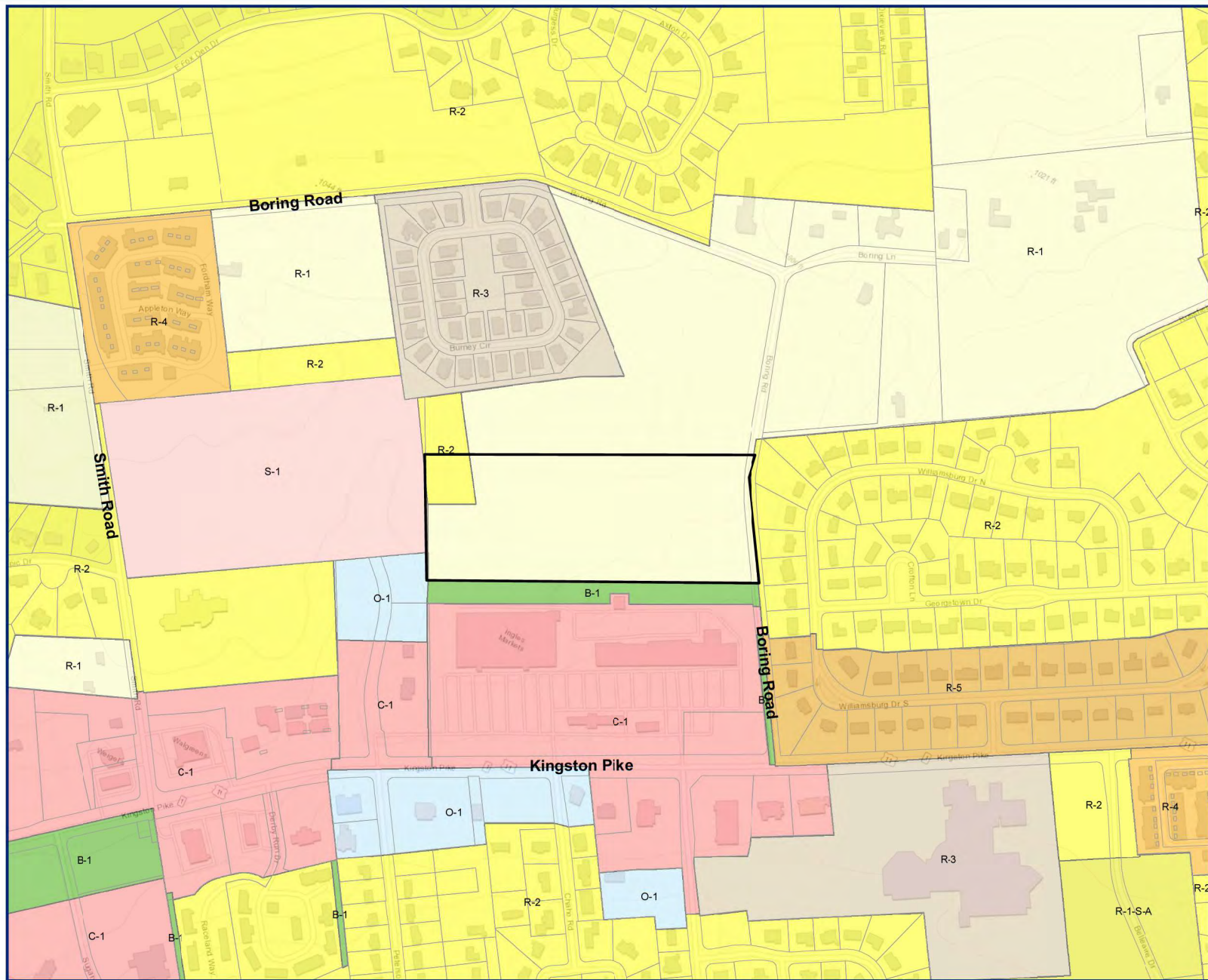


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CONTACTS:

GIS:
Carrie Smith
carrie.smith@aecon.com

1 inch = 400 feet
Map Prepared: 1/14/2021



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a zoning map amendment request for the property referenced as 11500 Kingston Pike (west of Farragut Town Hall), Parcel 148, Tax Map 142, 68.31 Acres, to rezone a portion of the area currently zoned O-1 (Office) to C-1 (General Commercial), to rezone a portion of the area currently zoned O-1, B-1 (Buffer), R-1 (Rural Single-Family Residential), and R-2 (General Single-Family Residential) to R-6 (Multi-Family Residential), and to rezone a portion of the property currently zoned R-2 to R-4 (Attached Single-Family Residential)(Horne Properties, Inc., Applicant)

INTRODUCTION AND BACKGROUND: This item involves a workshop discussion on a request to amend the zoning map for the property referenced as 11500 Kingston Pike. The property is mostly an open field with a single-family residence and is situated between Kohl's and the Glen Abbey Subdivision to the west and the Farragut Center, Post Office, Town Hall, and Park Place Subdivision to the east. The property is rectangular shaped and is roughly 760 feet wide and 3,800 feet deep. The property contains 68.31 acres.

As shown on the zoning map included in your packet, the property is currently zoned a number of different districts. From Kingston Pike to the rear property line associated with the Kohl's property, the property is zoned C-1, General Commercial. From this point to the rear property line of the Town Hall, the property is zoned O-1, Office. A small B-1, Buffer, Zoning District abuts parts of the O-1 District to the south. Abutting the B-1 to the south is an area zoned R-1, Rural Single-Family Residential, that extends along and beyond the entire frontage of the Park Place Subdivision. To the west and south of the R-1 portion of the property, the property is zoned R-2, General Single-Family Residential.

The applicant has filed a request to rezone the property as shown on the exhibit included in the packet. On the north portion of the property and encompassing 24.92 acres, most of the area currently zoned O-1 is requested for a rezoning to C-1 consistent with the area to the north that terminates at Kingston Pike. To the south of the area zoned O-1, approximately 20.34 acres is requested to be rezoned from O-1, B-1, R-1, and R-2 to R-6 (Multi-Family Residential). To the south of this area, approximately 23.11 acres are requested for a rezoning from R-2 to R-4 (Attached Single-Family Residential).

DISCUSSION: As noted by staff during the staff/developer meeting on January 7, an initial consideration when reviewing rezoning requests is whether what is being requested is consistent with the guidance provided for in the Comprehensive Land Use Plan (CLUP). Also factored into consideration is the appropriateness of the requested zoning district(s) in relation to the surrounding plan of development. The property in question is shown on the future land use map with a designation of Mixed Use Town Center in the northern, roughly two thirds of the property. The remainder of the property has a future land use designation as Medium Density Residential and Low Density Residential.

When the CLUP was updated in 2012, envisioned land uses were mapped. The area near the Kingston Pike and Campbell Station Road intersection was viewed as a priority area for the development of properties that would have the look and feel of a downtown. Areas were designated on the future land use map where a downtown style of development would be encouraged, potentially on multiple properties. Given its proximity to the Kingston Pike and Campbell Station Road area, as noted above, a sizable portion of the property in question was and is mapped as Mixed Use Town Center. In 2007, a rezoning request to the TCD (Town Center District) Zoning District, which was created in 2007, and associated concept plan for a mixed use town center made it through first reading at the Board of Mayor and Aldermen for a portion of this property. A downturn in the national economy prevented the rezoning from moving forward at that time.

In terms of what zoning is appropriate for the property in question, along with the mapped areas, the CLUP includes written guidance on how to apply the vision of the plan in a manner that would protect existing neighborhoods from incompatible development. The CLUP provides the concept of transitions and includes a policy on Page 12 which states that "Densities of new development should be compatible with existing adjacent densities." A visualization of this policy is applied to the property in question on Page 52 of the CLUP. This visualization demonstrates how the existing neighborhoods, Glen Abbey and Park Place, that abut the subject property would be protected with a transitional building form that may be associated with a town center project to be developed to the north.

During the staff/developer meeting, the applicant discussed their concept for the development of the entire property. It was noted that, consistent with the rezoning that was pursued in 2007, the area envisioned for a mixed use town center may be more appropriately rezoned to TCD. The applicant was asked to review this and the original concept plan that was associated with the subject property.

In terms of the remainder of the property, staff noted that the area envisioned for R-6 abutted existing neighborhoods and would not be a district that could provide for the opportunity to adhere to the transition policy noted above. In particular, the R-6 Zoning District would permit a density of up to 12 dwelling units per acre. The abutting Park Place development to the east has a density of less than three dwelling units per acre and the abutting Glen Abbey development to the west has a density of less than two dwelling units per acre. Once a property is rezoned, the provisions applicable to that district would apply. Staff is not in support of the rezoning request submitted for consideration due to incompatibility with the CLUP and surrounding plan of development. This is also a consideration for the remainder of the property to the south which is requested for a R-4 Zoning District and currently abuts either vacant land or low density residential.

Staff would recommend that the applicant revisit their rezoning request to address the discussion items noted in this report and that were reviewed during the staff/developer meeting on January 7.

Farragut
Zoning Map Amendment (Rezoning)
2020-124-RZ

Submitted by John Wright
jwright@hpiknox.com
(865) 560-1100

Address of Proposed Work: **11500 KINGSTON PIKE**

City: **FARRAGUT** State: **TN** Zip: **37934**

Contact Information

Applicant's Contact Information

Title: First Name: **Michael** Last Name: **Patterson** Suffix:

Business Name: **Horne Properties, Inc.**

Mailing Address: **412 N. Cedar Bluff Rd. #205**

City: **Knoxville** State: **TN** Zip: **37923**

Email Address: **mpatterson@hpiknox.com**

Cell Phone: **(865) 607-9254** Work Phone: **(865) 560-1100** Home Phone:

Owner's Contact Information

Title: First Name: **Eddy** Last Name: **Ford** Suffix:

Business Name: **_**

Mailing Address: **11500 Kingston Pike**

City: **Knoxville** State: **TN** Zip: **37932**

Email Address: **eddyford@charter.net**

Cell Phone: **(865) 250-0926** Work Phone: Home Phone: **(865) 966-1267**

Application Questionnaire (* denotes required question)

Rezoning

Project Name *

Agora

Location Information: Parcel(s) Number 142 148

Location Information: Tax Map Number 142

Location Information: Size of Tract 68.31 acres

Location Information: Lot(s) Number N/A

Application Acknowledgement

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be compiled with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating the activity proposed. Enter your full name to acknowledge.

Owner List *

ALL owners of property involved must be listed below or attached to this application. List the Name, Address (Street, City, Zip) and Property owned.

W. Edward Ford and Linda Ford, 11500
Kingston Pike, Knoxville, TN 37932

Rezoning Application Certification *

I HEREBY CERTIFY THAT THE INVOLVED OWNERS OF ALL PROPERTY INVOLVED IN THIS REQUEST HAVE SIGNED OR ARE LISTED (ATTACHED OR LISTED) AND HAVE CONSENTED TO THIS APPLICATION OR I HEREBY CERTIFY THAT I AM THE LEGAL REPRESENTATIVE OF ALL OWNERS INVOLVED IN THIS REQUEST. Enter your full name to acknowledge.

Michael Patterson

Previous Rezoning Applications *

List all Previous Rezoning Applications. (If none, enter N/A)

N/A

Change Requested From/To *

Requesting extension of current C1 area and
an addition of R6 for the multi-family shown
on the plan. O1 and B1 to R6. Condo parcel
from R1 to R4.

Proposed Use of Property (Be specific) *

A mixed-use development combining retail, office, medical, residential, multi-family and attached condos.

Existing Land Use *

AgForVac

Documents Uploaded

The following documents are attached to the Application.

Rezoning Required Files

Agora site plan.pdf

Town Center Parking Space Requirements

Minimum Parking Spaces Required:

One Parking Space Per 250 Square Feet Of Gross Floor Area For The First Floor.

One Parking Space Per 500 Square Feet Of Gross Floor Area For The Second Floor For Space Not Designed, Constructed, and Used For Residential Occupancy.

One Parking Space Per 750 Square Feet Of Gross Floor Area For The Third and Fourth Floors For Space Not Designed, Constructed, and Used For Residential Occupancy.

One and a Half Parking Spaces Per Unit Designed, Constructed, and Used For Residential Occupancy.

Building A	Area / Units	Parking
First	9817 SF	39
Second	9817 SF	20
Thrd (Residential)	9	12
Total Parking		71

Building B	Area / Units	Parking
First	8866 SF	35
Second	8866 SF	18
Thrd (Residential)	7	11
Total Parking		64

Building C	Area / Units	Parking
First	8866 SF	35
Second	8866 SF	18
Thrd (Residential)	7	11
Total Parking		64

Building D	Area / Units	Parking
First	15017 SF	60
Second	15017 SF	30
Thrd (Residential)	12	18
Total Parking		108

Building E	Area / Units	Parking
First	7021 SF	28
Second	7021 SF	14
Thrd (Residential)	6	8
Total Parking		51

Building F	Area / Units	Parking
First	24241 SF	97
Second	24241 SF	48
Thrd (Residential)	19	29
Total Parking		175

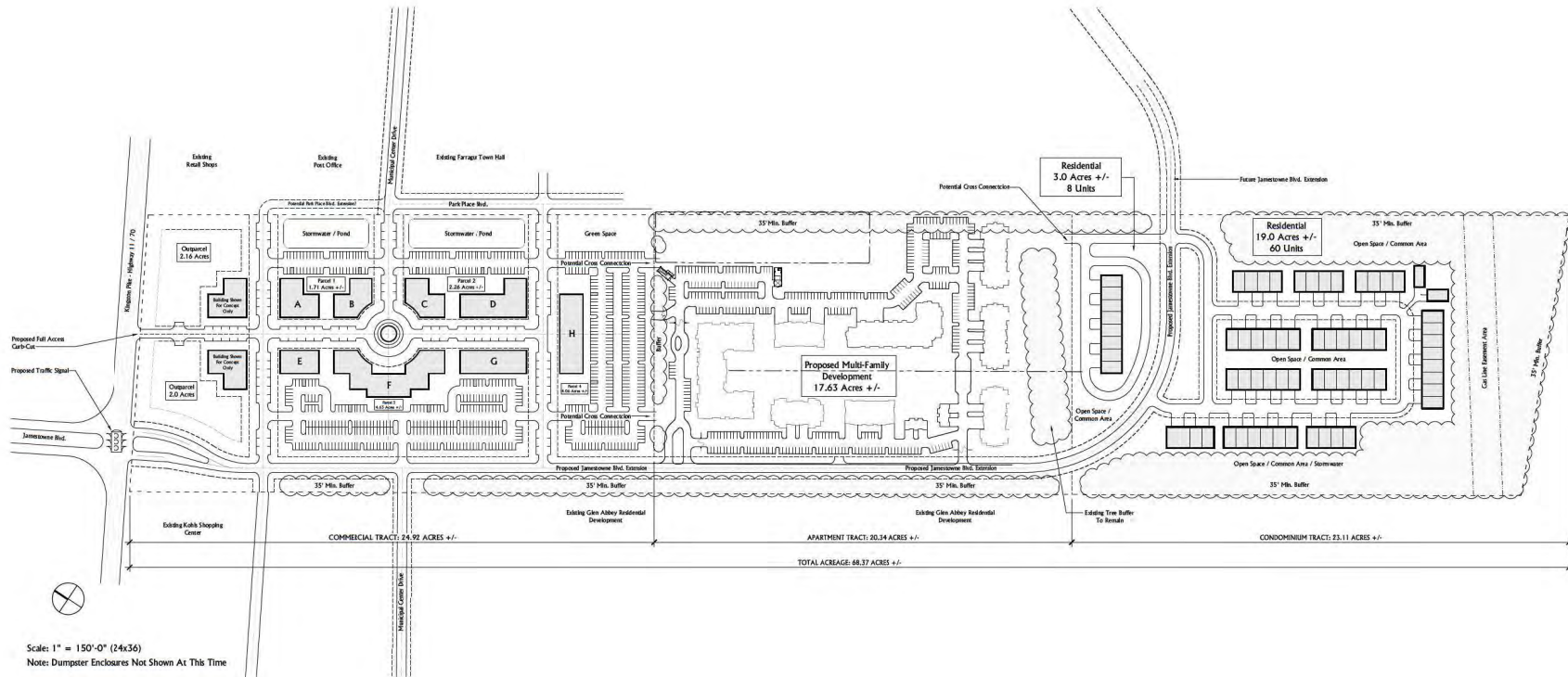
Building G	Area / Units	Parking
First	12221 SF	49
Second	12221 SF	24
Thrd (Residential)	10	15
Total Parking		88

Building H	Area / Units	Parking
First	14300 SF	57
Second	14300 SF	29
Thrd (Residential)	11	17
Total Parking		103

Building	Parking
A	71
B	64
C	64
D	108
E	51
F	175
G	88
H	103
Total Parking Req'd	724
Total Parking Prov.	724

Building	Area
A	29451
B	26598
C	26598
D	45051
E	21063
F	72723
G	36663
H	42900
Total Area Provided	301047

Note: 1250 SF Used To Determine Number of Residential Units At This Time



Issue Date: December 8, 2020

Town Center Development - Conceptual Site Plan (CSP-5)

AGORA - Ford Property - Horne Properties, Inc.

Kingston Pike - Hwy 11 / 70 - Farragut, TN

2575 Willow Point Way Suite 105 • Knoxville, TN 37931 • v. 865.769.8075 • f. 865.769.8076 • www.R2Rstudio.com

R2R
studio, llc



Future Land Use 11500 Kingston Pike

Legend

- Subject Property
- Civic/Institutional
- Open Space
- Parks and Rec
- Open Space Cluster Residential
- Rural Residential (> 1 Acre lots)
- Very Low Density Residential (2-4 DUs / Acre)
- Low Density Residential (3-6 DUs / Acre)
- Med Density Residential (6-8 DUs / Acre)
- Mixed Use Town Center (8-15 DUs / Acre)
- Parcels

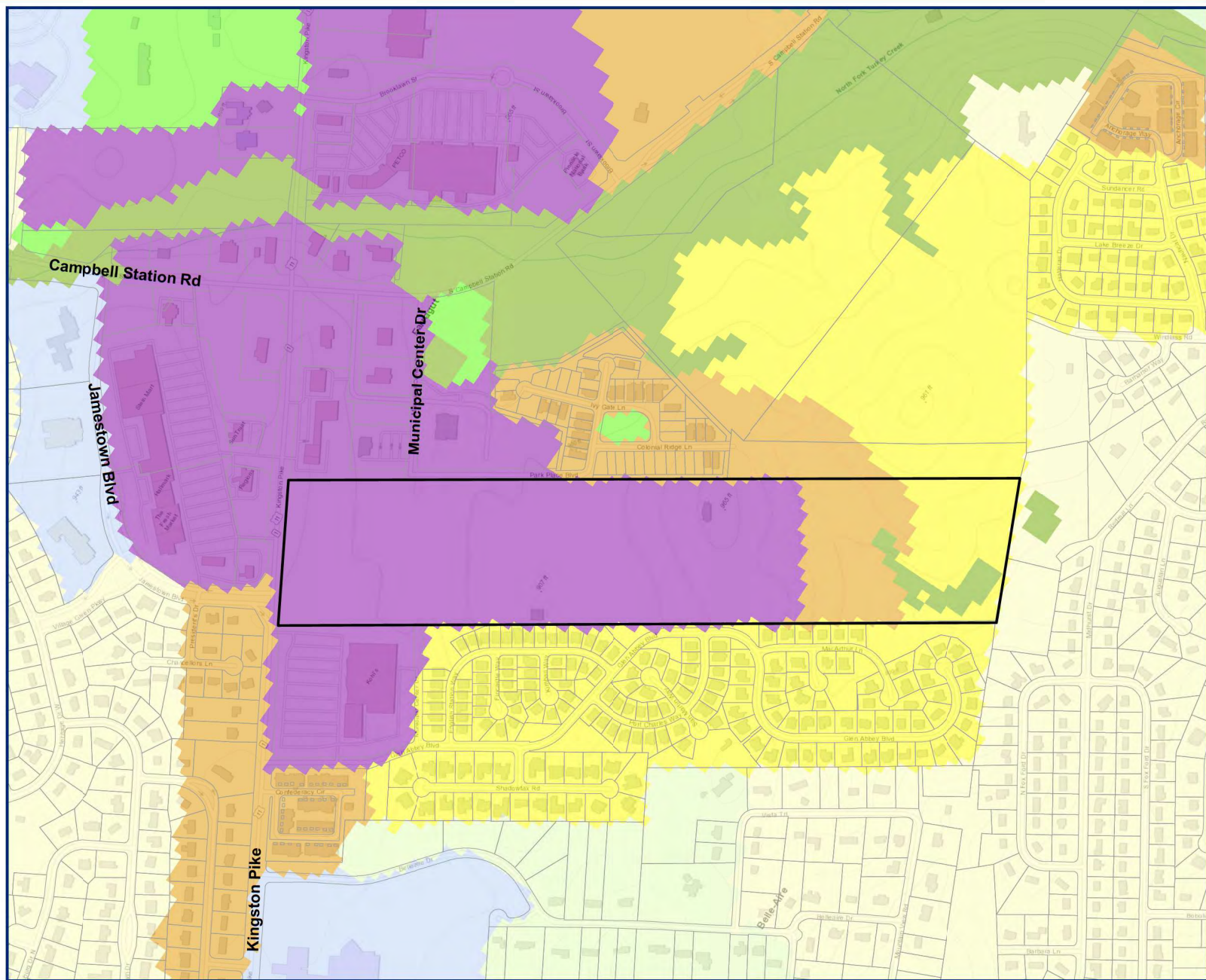


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CONTACTS:

GIS:
Carrie Smith
carrie.smith@aeom.com

1 inch = 500 feet
Map Prepared: 1/14/2021

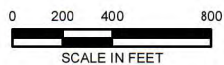




Existing Zoning
11500 Kingston Pike

Legend

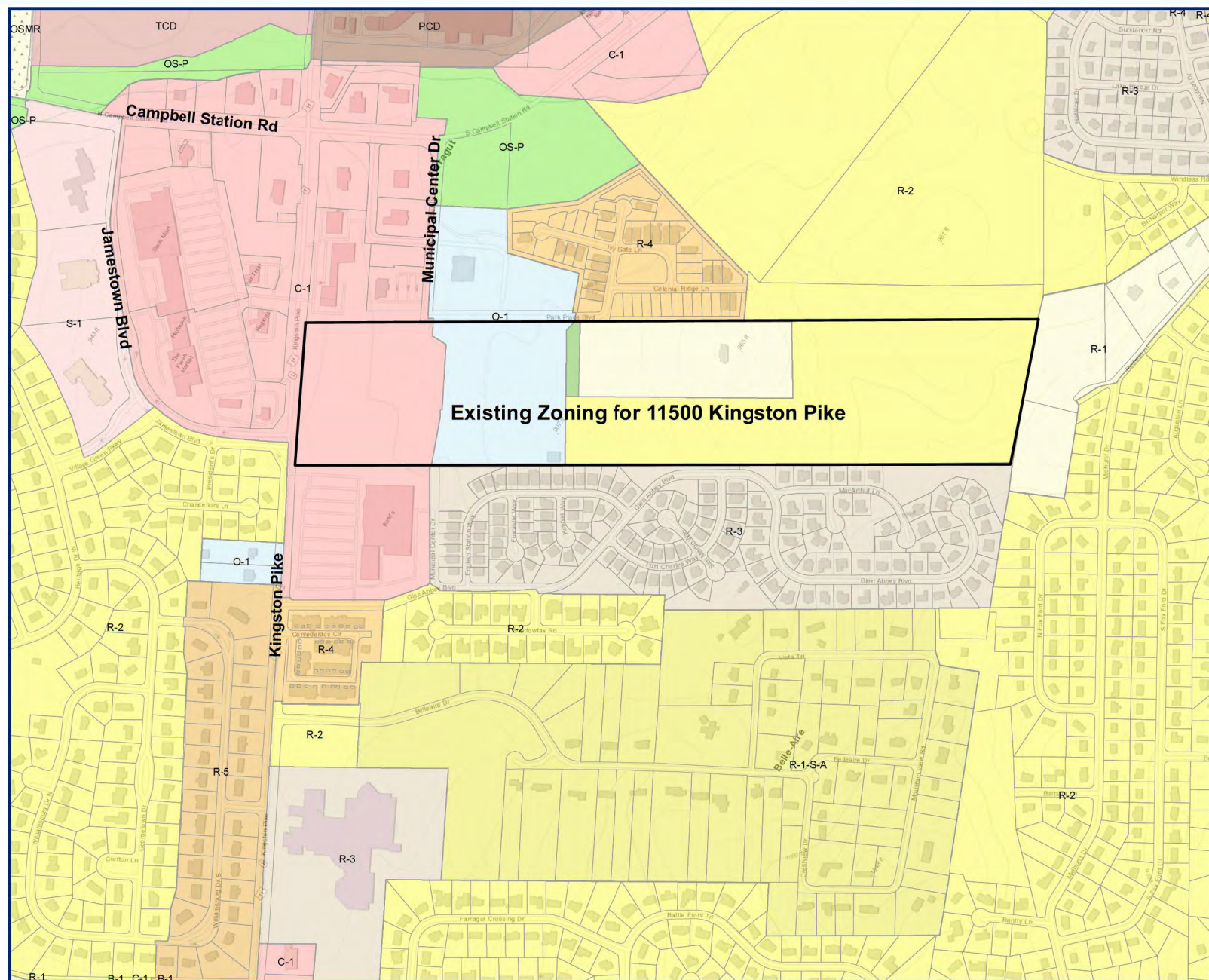
- | | |
|---|--|
|  | B-1, Buffer |
|  | OS-P, Open Space/Park |
|  | S-1, Community Service |
|  | R-1, Rural Single-Family Residential |
|  | R-1-S-A, Rural Single-Family Acre Residential |
|  | R-2, General Single-Family Residential |
|  | R-3, Small Lot Single-Family Residential |
|  | R-4, Attached Single-Family Residential |
|  | R-5, Two-Family Residential |
|  | R-1/OSMR, Open Space Mixed Residential Overlay |
|  | O-1, Office |
|  | Town Center District |
|  | C-1, General Commercial |
|  | PCD, Planned Commercial Development |
|  | Parcels |



CONTACTS:

GIS:
Carrie Smith
carrie.smith@aecom.com

1 inch = 500 feet
Map Prepared: 1/14/2021





Proposed Rezoning 11500 Kingston Pike

Legend

- B-1, Buffer
- OS-P, Open Space/Park
- S-1, Community Service
- R-1, Rural Single-Family Residential
- R-1-S-A, Rural Single-Family Acre Residential
- R-2, General Single-Family Residential
- R-3, Small Lot Single-Family Residential
- R-4, Attached Single-Family Residential
- R-5, Two-Family Residential
- R-6/OSMFR, Open Space Multi-Family Residential Overlay
- R-1/OSMR, Open Space Mixed Residential Overlay
- O-1, Office
- Town Center District
- C-1, General Commercial
- PCD, Planned Commercial Development
- Parcels

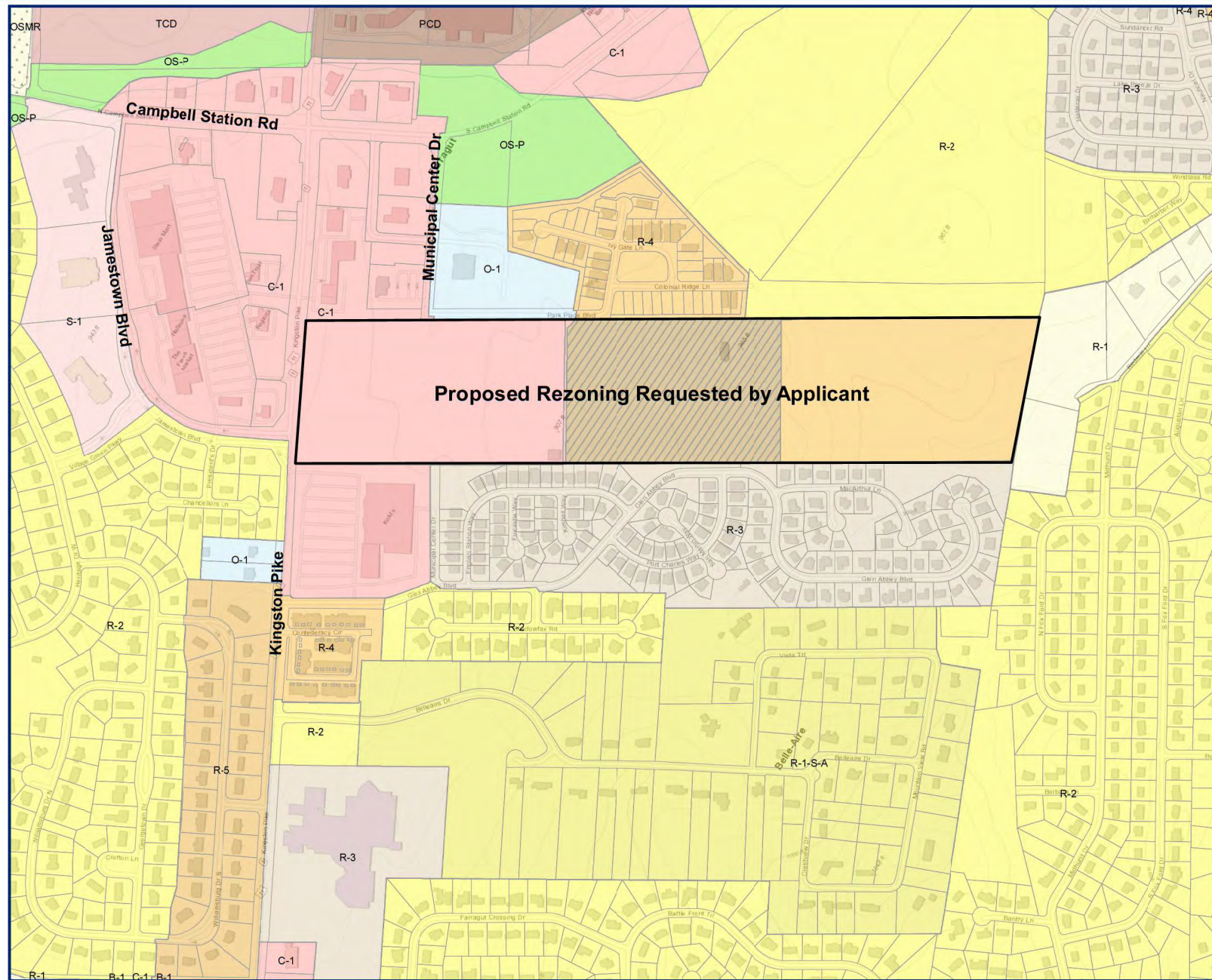


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CONTACTS:

GIS:
Carrie Smith
carrie.smith@aecom.com

1 inch = 500 feet
Map Prepared: 1/14/2021



Transitions

To protect existing neighborhoods from incompatible new development, and to encourage gradual transitions even within a new development (such as between blocks with different densities), the following guidelines should be applied:

- If a density different from an adjacent property is proposed, the transition should occur within the proposed development (gradually increase or decrease away from the common boundary).

For example, if a new development with a medium density designation were placed next to an existing low density neighborhood, single-family homes should be placed along the common boundary, with duplexes and townhomes placed further away from the existing neighborhood. This will create a gradual transition of density away from the common property line and make adjacent developments compatible. However, if the medium density was placed alongside a non-residential use (commercial, office), density could increase to match the intensity of that use. For example a medium density residential development would ‘fit’ next to office or commercial.

- Gradual density increases are encouraged near mixed use, office and commercial developments, along arterials, and at major intersections, as long as they maintain quality standards to ensure compatibility with adjacent development.



Figure 10: Higher density transitioning gradually to lower density existing development.

- Policy: Densities of new development should be compatible with existing adjacent densities.

*Primary implementation tools***1. Mixed use development**

Add housing variety and create mixed use zoning when implementing strategy 1 and 2.

2. Flexible density & transitions

The Town can take advantage of the relatively few remaining large vacant parcels in Farragut, by using the concept of “flexible density” to encourage, within new developments, a greater range of housing types. (See [Chapter 3: Future Land Use Plan](#) for more information).

■ Actions

1. Update zoning to:

- Create mixed use zoning districts that allow residential uses in commercial, office and some civic uses—with appropriate amenities (see [Chapter 3: Future Land Use Plan](#) for more information).
- Allow greater range of housing types within a development, including the concept of flexible, or averaging, density

STRATEGY 4. INCREASE CONNECTIVITY

Many of Farragut’s subdivisions have only a single entrance. Single-entry subdivisions have impacts on the rest of the community in the form of congestion and longer distances to travel. Increased roadway connectivity provides more options for travel and thereby reduces congestion. It also improves the efficiency of school buses and emergency services and provides access when one entry may be blocked. Increasing pathway

connectivity encourages walking and biking, which is attractive to both elderly and starter families.

*Primary implementation tools***1. Connect new development**

Require new development to connect to surrounding development when possible. The plan identifies a number of potential “desire lines” for connecting roads and trails. These should be implemented through the subdivision review process, and condition approval on their construction.

2. Fix missing links

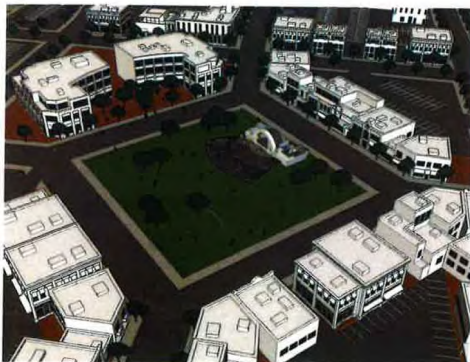
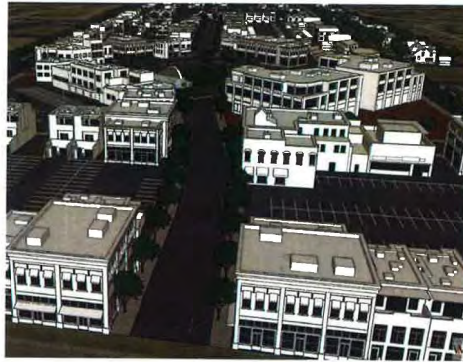
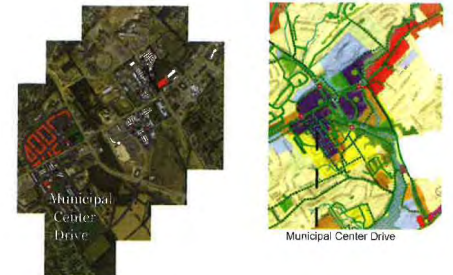
Construct “missing links” (pedestrian ways and roadways) in existing developments, where routes are feasible.

3. Continue to implement the Road Master Plan and the Pedestrian and Bicycle Plan (PBP)

Figure 11: Potential roadways identify missing links and in some cases desired roadway connections. (See [Chapter 3: Future Land Use Plan](#) for more information.)

MUNICIPAL CENTER DRIVE

Currently a vacant property, transitions to existing development would be necessary. Adjacency to existing town hall, ownership, and lack of existing structures make this site a good contender for the town center.



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on an Aesthetic Plan for Vertical Utility Infrastructure in Public Rights of Ways (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: This item was discussed for workshop purposes last month. Staff provided an overview of why the aesthetic plan was prepared, the process used to develop the plan, and the general layout of the plan.

DISCUSSION: After reviewing the elements of the plan and asking for feedback, a general consensus from commissioners was that the staff should try to finalize the plan so it could be presented this month for a formal vote from the Planning Commission. Since that time, staff has gone through the plan, made some necessary adjustments, and will be presenting the plan for adoption. Some considerations that have been addressed or modifications that have been made since the draft was presented in December include the following:

1. Deciding where to include the plan in Municode and how it should be approved. As presented, the plan will be Appendix E in Municode and will be presented as a resolution, Resolution 21-02, for the Planning Commission and Board of Mayor and Aldermen (the question of whether this should be an ordinance or a resolution was discussed with the Town Attorney).
2. Deciding how to format the plan. A format similar to other comparable plans has been used.
3. Headings have been added to subsections to assist in more easily finding information.
4. Some language has been added to give the Planning Commission flexibility to approved modifications under certain parameters – these sections are shown in red in the plan included in the packet.
5. Language has been clarified throughout the plan, and
6. Lighting has been simplified and flexibility added regarding the type of fixtures to be used in different contexts.

For comparison purposes, staff will review how the aesthetic plan, reflected in Resolution 21-02, would have affected the 11 small cell support structure applications that were conditionally approved by the Planning Commission last January.

RECOMMENDATION: Staff recommends approval of Resolution 21-02.

RESOLUTION 21-02

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO RECOMMEND ADOPTION OF THE AESTHETIC PLAN FOR VERTICAL UTILITY INFRASTRUCTURE IN PUBLIC RIGHTS OF WAYS PURSUANT TO AUTHORITY GRANTED BY SECTION 6-2-201, TENNESSEE CODE ANNOTATED

WHEREAS, the Tennessee Code Annotated, Section 6-2-201, provides that municipalities may create and adopt general guidelines to promote the public health, safety, and general welfare within the municipality; and

WHEREAS, the Farragut Municipal Planning Commission shall be responsible for the review and approval of new utilities in accordance with Section 13-4-104, Tennessee Code Annotated; and

WHEREAS, the Town of Farragut has wishes to promote reasonable and consistent parameters for new vertical utilities proposed within the municipality; and

WHEREAS, a public hearing was held on this request on January 21, 2021;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of Resolution 21-02 which would create as Appendix E., in the Farragut Municipal Code, the Aesthetic Plan for Vertical Utility Infrastructure in Public Rights of Ways.

ADOPTED this 21st day of January 2021.

Rita Holladay, Chairman

Scott Russ, Secretary

This Resolution is duly adopted by the Board of Mayor and Aldermen of the Town of Farragut on this 11th day of February 2021.

Ron Williams, Mayor

Allison Myers, Town Recorder

APPENDIX E

AESTHETIC PLAN FOR VERTICAL UTILITY INFRASTRUCTURE IN PUBLIC RIGHTS OF WAYS

A. Authority. This chapter shall be known as the “Aesthetic Plan for Vertical Utility Infrastructure in Public Rights of Ways.” This chapter is adopted under the authority granted by T.C.A. § 6-2-201.

B. Need. An objective of creating the Town of Farragut was to provide for an area with high aesthetic standards that would be recognized as a desirable place to live, work, shop, and recreate. In that regard, a key aesthetic related provision that has been in place since the Town’s founding is the requirement to place new utilities underground as part of new development and/or redevelopment.

This chapter is intended to ensure that the objectives of this long-standing requirement are not compromised as new technologies evolve that, due to their function, may necessitate certain new utility infrastructure that would have a vertical component. The Town’s long-standing requirement for underground utilities is based specifically on the following that relate to the health, safety, and economic welfare of the community:

1. Eliminating or minimizing visual clutter to enhance the aesthetic environment of the Town which contributes to its marketability and helps sustain its economy.
2. Lessening service-related issues due to tree related conflicts, storm damage, ice, wind, vehicle accidents, and other issues that may arise when utilities are exposed above the ground surface.
3. Lessening the likelihood of tree topping often seen where overhead utilities exist.
4. Lessening utility costs due to fewer maintenance related issues that would otherwise apply where overhead utilities were present.
5. Ensuring that all utilities are treated consistently based on their inherent purposes with a known and predictable regulatory environment.

C. Assumptions. The administration of this chapter acknowledges the following assumptions:

1. The Town will continue to require all new utilities to be placed underground.
2. Those using the Town’s property, i.e., its public rights of ways, shall be guided by the reasonable standards required by the Town for the privilege of using its property.
3. All new utilities, in accordance with TCA Section 13-4-104, shall be reviewed and approved by the Farragut Municipal Planning Commission (herein referred to as “Planning Commission”).
4. Due to how certain utilities function and provide service, some new vertical utility infrastructure is unavoidable.
5. New vertical utility infrastructure, in the form of poles within the public rights of ways, will only occur for those utilities, such as lighting and antenna-based technologies, that are dependent on being above ground in order to provide the service they are intended for. The pole and associated accessory structure standards

required in this chapter account for this reality. Other utilities that are not dependent on being above ground shall be placed underground.

6. Given its primary application to lighting and antennas, the requirements of this chapter shall supplement, where applicable, the provisions of Appendix A, Chapter 4, Section III. Antennas and Towers, as those provisions apply to structures permitted within the public rights of ways.
7. All new vertical utility infrastructure will be treated consistently regarding the utility's function, the pole type, as defined in Section H of this chapter, and the zoning or mapped future land use, street characteristics, and surrounding context.
8. Existing utility poles and lines that are part of an Overhead Utility System, as defined herein, are acknowledged to be grandfathered from this chapter with alterations being permitted provided the aesthetic impact is either unchanged or improved either in massing or through the ability to provide co-location opportunities that would otherwise require a new pole in a new location.
9. Residential street lighting shall be governed by the requirements in Appendix E of the Town of Farragut Subdivision Regulations. These lights are not required by the Town and frequently are not within the public rights of way. Consequently, these lights are not governed by this chapter.
10. The provisions of this chapter shall not apply to vertical utility infrastructure that is not within the public right of way, as defined herein.

D. Objectives. Given the need expressed in Section B, the primary objectives of this chapter with regards to new or modified vertical utility infrastructure in the public rights of ways are as follows:

1. To supplement Appendix A, Chapter 4, Section III. Antennas and Towers, by providing specific standards related to color, material, dimensions, consistency, compatibility, and degree of stealth application for new or modified vertical utilities within the public rights of ways.
2. To minimize the proliferation of new vertical utility infrastructure and, where such infrastructure is unavoidable, control the number, placement, and bulk of such infrastructure without prohibiting service. This would primarily include co-location or at least dual function on existing or proposed vertical utilities and new poles that can accommodate utility structures within the pole.
3. To lessen the aesthetic impact of vertical utility infrastructure to residents and make such infrastructure complementary to the character of the surroundings.
4. To lessen the aesthetic impact of vertical utility infrastructure in highly visible locations, gateway areas, areas surrounding historic properties, and other similar areas with special community interest.
5. To provide for fewer conflicts and anticipate the utility regimen likely in the future and ensure that the Town is requiring appropriate infrastructure during new construction.

E. Definitions. In addition to or as a supplement to relevant definitions provided in Appendix A, Chapter 4, Section III. Antennas and Towers, the following terms are included to clarify specific provisions in this chapter:

1. *Aesthetic*: The same as defined by commonly available dictionaries as an adjective: being concerned with beauty or designed to give pleasure through beauty; of pleasing appearance.
2. *Aesthetic Plan*: A plan that addresses the requirements of this chapter that govern the bulk, placement, and appearance of new vertical utility infrastructure and, where applicable, the aerial or underground conduit used to support such infrastructure.
3. *Authority*: The Town of Farragut or the State of Tennessee.
4. *Cantenna*: A telecommunications antenna with a concealment shroud.
5. *Co-location*: Multiple occurrences of a *common use*, such as two or more telecommunication carriers occupying the same location; two or more technologies deployed by a common user, where two or more technologies occupy the same structure such as a facility where a single provider deploys multiple technologies, such as both 4G and 5G; or two or more different but complementary technologies or uses at a single location. An example is a streetlight that also functions as a small cell facility.
6. *Fiber sharing*: Using existing utility infrastructure for new fiber installation purposes. This may include existing telecommunications duct, an OUS, or available sewer systems.
7. *Overhead Utility System (OUS)*: A system of poles supporting lines and other above ground structures that pre-date the adoption of this chapter and that service more than one utility. Typically, this would include electric distribution and transmission line systems. A pole with only street lighting shall not be considered part of an Overhead Utility System.
8. *Pole*: A vertical structure placed within the public right of way to support utilities.
9. *Public Right of Way*: The space, in upon, along, across, and over all public streets, highways, avenues, roads, alleys, sidewalks, tunnels, viaducts, bridges, skywalks under the control of the authority, and any unrestricted public utility easement established, dedicated, platted, improved, or devoted for utility purposes and accepted as such public utility easement by the authority, but excluding lands other than streets that are owned by the authority.
10. *Utility*: An organization that maintains the infrastructure for a set of services consumed by the public: electricity, lighting, natural gas, water, sewer, telecommunications or similar associated services. As applied to this chapter, a utility shall only be within public rights of ways.
11. *Vertical utility infrastructure*: Any structures, such as poles and structures attached to or placed within poles, associated with utilities proposed within public rights of ways that protrude above the adjacent ground level.

F. *Applicability*. This chapter shall apply to the following:

1. Structures not directly related to utilities existing on an OUS that are proposed to be added to an OUS.
2. Modifications to (including replacement of) existing poles that are not part of an OUS. This would typically include street lighting in an area that would otherwise have utilities underground (e.g., Parkside Drive and S. Campbell Station Road).
3. New poles and associated structures that are not part of an OUS.

G. Aesthetic plan process. Projects that are governed by this chapter shall be in compliance with the following process associated with the development of an aesthetic plan:

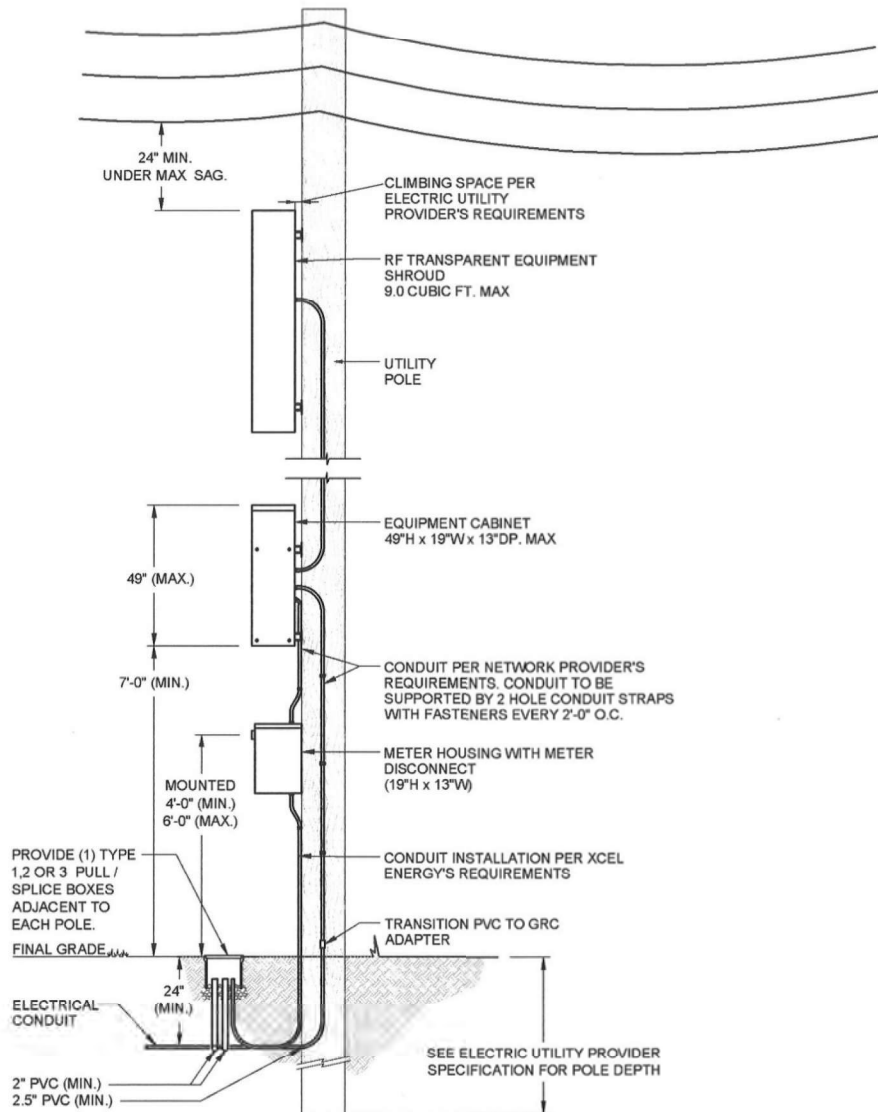
1. *Aesthetic plan compliance document.* In addition to the process and application submittal requirements provided for in Appendix A., Chapter 4., Section III, Antennas and Towers, the applicant is responsible for creating an aesthetic plan compliance document based on the requirements of this chapter. This document will be reviewed by the Town staff for compliance with this chapter prior to formal action being taken by the Planning Commission and, where applicable, the Board of Mayor and Aldermen.
2. *On-site review.* An initial step in the development of an aesthetic plan is for the applicant to review intended plans with Town staff. This would involve an on-site review of the affected area with the intent of determining what approach will be taken to minimize aesthetic related issues and disruption to established properties, particularly residential properties.
3. *Fiber sharing.* Where fiber is proposed in association with new vertical utility infrastructure, the applicant shall identify and use fiber sharing where this is an option. The applicant shall provide an assessment as part of the application as to whether fiber sharing is available in the proposed location. If it is available and not proposed for use, the applicant shall provide specific reasons for not using the fiber and this will be evaluated as part of the application review.
4. *Co-location and pole sharing.* Where a new utility pole (referenced as Type 3 in this chapter) is envisioned, the applicant shall first assess existing vertical utility infrastructure for co-location and pole sharing opportunities. Unless the applicant can verify in writing from the owner of existing vertical utility infrastructure that the proposed or modified vertical utility infrastructure cannot be used due to reasons enumerated in the application, existing infrastructure shall be used.
5. *Ancillary requirements.* In addition to the physical aspects of proposed vertical utility infrastructure, the aesthetic plan compliance document shall also include all applicable information specified in Section K of this chapter.
6. *Application requirements appropriate to context.* The submittal requirements associated with an aesthetic plan shall be based on the requirements enumerated in this chapter which will vary depending on the pole type scenario and context associated with each vertical utility infrastructure proposed at a given location.
7. *Planning Commission review.* As part of the review and approval process, the Planning Commission shall have the authority to approve variations to the requirements of this chapter where the effect of such variations would enhance the objectives of this chapter due to site or context specific conditions.
8. *Right of way permit.* Once an aesthetic plan compliance document has been approved by the Planning Commission and, where applicable, the Board of Mayor and Aldermen, a right of way permit shall be applied for and obtained for each project location prior to initiating work.
9. *Information required in right of way permit.* Proof of license, insurance, the posting of letters of credit, and the filing of an as-built prior to project closure shall, along with the approved compliance plan, be elements of the right of way permit.

H. Aesthetic Plan Compliance Requirements by Pole Type. The following sections outline requirements specific to different types of new vertical utilities.

1. Type 1 – Existing Pole:

- a. *Defined.* A Type 1 Pole is where new vertical utility infrastructure is attached to an existing pole without pole replacement and where such pole is part of an existing Overhead Utility System (OUS) or an existing light pole that can accommodate new vertical utility infrastructure.
- b. *Coordination with owner.* A Type 1 Pole shall be an initial consideration where new vertical utility infrastructure is proposed. An applicant shall coordinate with the owner of existing utility poles to determine if proposed vertical utility structures can be added to the existing pole. Where this is not feasible, the applicant must provide a written explanation as to why this was not possible. If a new pole is accepted as the only option, the requirements provided for in Sections H., 3., and Section I., shall specifically apply in addition to any other applicable provisions in this chapter.
- c. *Compatibility.* Where new vertical utility structures can be added to an existing pole, the new structures shall be color coordinated with the pole and existing structures on the pole. All non-light fixture equipment shall be shrouded and compatible in color, material, and general dimensions.
- d. *New non-light fixture structures.* All new non-light fixture equipment shall not exceed a diameter of 19 inches and shall be mounted within four inches of the pole to lessen the bulk of the additional structures. All new wiring and cables shall be concealed in conduit mounted flush to the pole if this cannot be accommodated within the pole (e.g., on a wooden pole). Structures that are not mounted to the pole shall be contained in underground vaults. No new equipment associated with new vertical utilities shall be in above-ground ancillary pedestals or above ground vaults.
- e. *Structural compliance.* The existing pole shall not require additional mechanical stability restraints, such as new guy wires, to accommodate the new utility infrastructure and shall be able to sustain a wind load of 115 mph and comply with applicable industry standards regarding structural integrity for the structures to be contained on or supported by the pole.
- f. *Lighting related parameters.* Where a light fixture is added to an existing pole, the placement shall be coordinated with the pole owner. Generally, the fixture and mounting style shall be consistent, in overall appearance, with other light fixtures along the same street or in the immediate area. If there are no light fixtures along the same street or in the immediate area, the requirements in Section J of this chapter would apply.
- g. *Illustration showing design compliance.* Type 1 structures without a light fixture shall generally be consistent with and reflect the attachment example shown on Exhibit One. Please note that some variation from the exact specifications included on Exhibit One may apply depending on the characteristics of the affected OUS.

EXHIBIT ONE



TYPE 1A UTILITY POLE WITH MOUNTED EQUIPMENT SHROUD

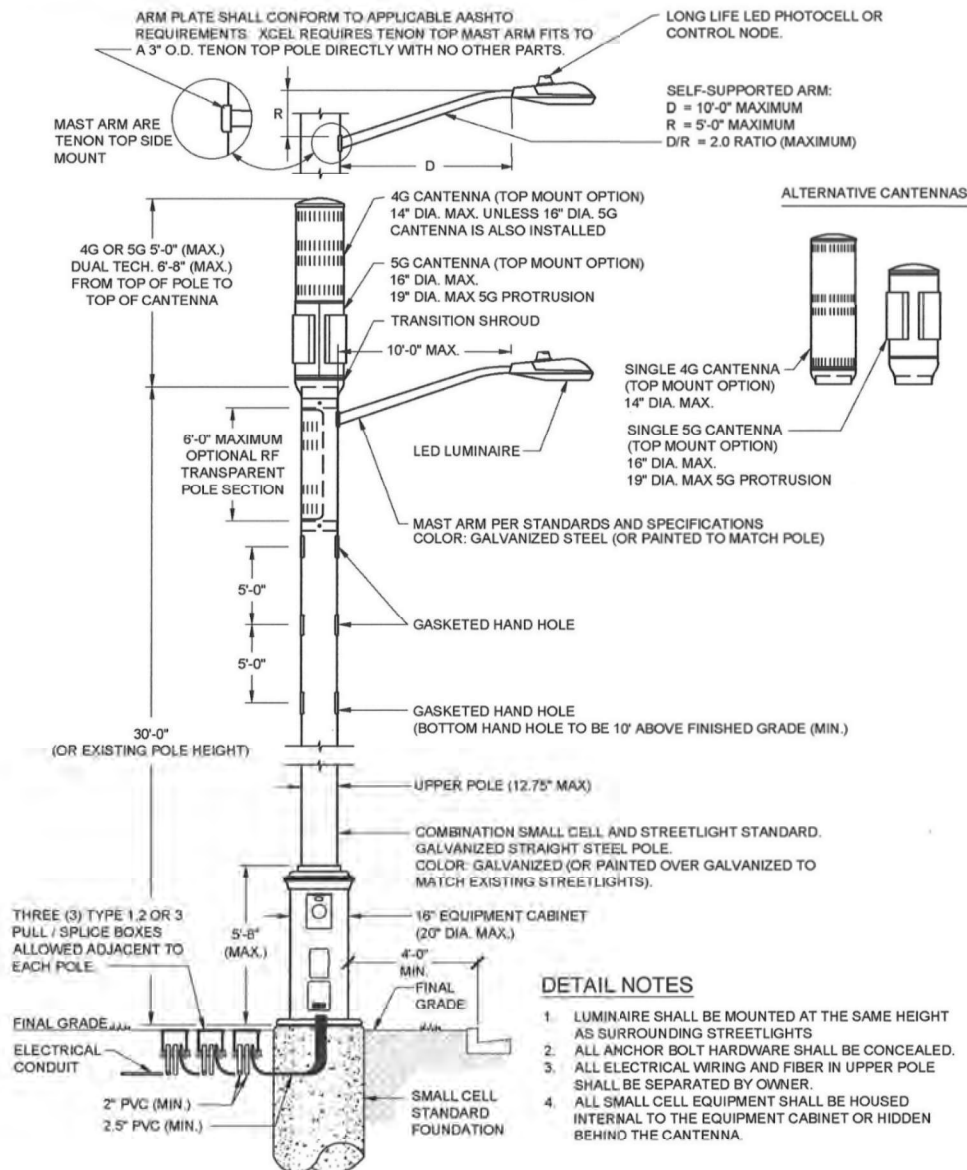
2. *Type 2 – Replacement Pole:*

- a. *Defined.* A Type 2 Pole is where an existing pole that is part of a OUS or an existing light pole is replaced to accommodate new vertical utility infrastructure. Similar to a Type 1 Pole, a Type 2 Pole shall be an initial consideration where new vertical utility infrastructure is proposed. This will help avoid installing a new pole in a new location.
- b. *Coordinate with owner.* An applicant shall coordinate with the owner of the existing pole in terms of replacing the pole to accommodate new vertical utility infrastructure.
- c. *Pole characteristics.* All replacement poles shall be constructed of galvanized steel that is designed and installed to carry the weight of the anticipated structures to be supported by such pole. The maximum diameter of the riser pole shall generally not exceed 12.75 inches. Structures, including cables and wiring, that are not part of an existing OUS shall be contained within the pole, other than an antenna and a light fixture which shall be subject to the requirements of this chapter. Such pole shall be painted to match the color of other poles in the same OUS and shall be compatible and consistent with the height of other existing poles in the OUS.
- d. *Light fixture parameters.* Where a new light fixture is added to a replacement pole that retains existing OUS structures, the style and mounting standards of such light fixture shall be coordinated with the pole owner. Consideration shall be given to fixture placement that will provide for the potential for the antenna shroud (cantenna) to be largely incorporated into the pole, as demonstrated in Exhibit Two. This would ensure that the only new protrusion from the pole is the light fixture and associated mounting bracket. The light fixture styles, how they are mounted, their color, and their height relative to the surrounding grade shall generally be compatible with other light fixtures in the OUS. If there are no light fixtures along the same street or in the immediate area or a road, utility, or other project is modifying a larger OUS (e.g., numerous pole replacements or relocations), the requirements in Section J of this chapter would apply.
- e. *Antenna related parameters on poles that are part of an OUS.* Where an antenna is added to a replacement pole that is part of an OUS that retains existing OUS structures, the placement of such antenna on the pole shall be coordinated with the pole owner. The antenna shall be contained in a shroud (cantenna) concealing the antenna and placed at the top of the pole unless the pole owner prohibits placement in this location due to safety or other regulatory reasons. The antenna shroud shall not exceed a diameter of 19 inches (including any 5G related protrusions – as shown on Exhibit Two) and a smooth transition shall be provided between the riser pole and the antenna shroud. If an equipment cabinet is proposed (such as those used for radio equipment for 4G) such cabinet shall be at the base of the pole and shall not exceed 20 inches in diameter as shown in Exhibit Two. All other new structures, including cables and wiring, shall be contained within the pole or underground with access points being provided flush with the pole. Each pole component shall be architecturally compatible and include smooth transitions to create a cohesive aesthetic.
- f. *Antenna related parameters on light poles.* Antennas to be added to a light pole shall be coordinated with the pole owner. Light fixture placement shall provide for the potential for the antenna shroud to be largely incorporated into the pole, as

demonstrated in Exhibit Two. The maximum diameter of the antenna shroud portion of the pole shall not exceed 19 inches (including any 5G related protrusions – as shown on Exhibit Two). A smooth transition shall be provided between the riser pole and the antenna shroud. If an equipment cabinet is proposed (such as those used for radio equipment for 4G) such cabinet shall be at the base of the pole and shall not exceed 20 inches in diameter, as shown on Exhibit Two. All other new structures, including cables and wiring, shall be contained within the pole or underground with access points being provided flush with the pole. Each pole component shall be architecturally compatible and include smooth transitions to create a cohesive aesthetic.

- g. *Structural compliance.* The use of “guy wires” or similar mechanical stability restraints shall be avoided. Each pole shall be constructed to sustain a wind load of 115 mph using proper material and design that comply with applicable industry standards for the structures (existing and envisioned) to be supported by the pole.
- h. *Illustration showing design compliance.* The specifications for an antenna and light fixture combination pole are shown on Exhibit Two. Though Exhibit Two shows a 4G and 5G antenna on the same pole, this does not mean that a pole could not have a different antenna arrangement, such as two 4G or two 5G antennas. Exhibit Two is provided to illustrate what compliance with the Town’s Aesthetic Plan would look like for a replacement pole that will provide for vertical utility infrastructure. Some site-specific variation, such as overall height or proposed light fixture style and attachment, may apply.

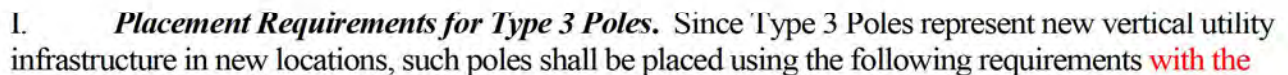
EXHIBIT TWO



3. *Type 3 – New Freestanding Pole:*

- a. *Defined.* A Type 3 Pole is where a new pole is proposed in a new location to support new vertical utility infrastructure. Since these poles constitute new vertical utility infrastructure in new locations, their placement shall be in compliance with the requirements in Section I of this chapter.
- b. *Pole characteristics.* All Type 3 poles shall be constructed of galvanized steel that is designed and installed to carry the weight of the anticipated structures to be supported by such pole. Type 3 poles shall be painted black unless a different color is more appropriate for the surrounding context. The maximum diameter of the riser pole shall generally not exceed 12.75 inches. All structures, including cables and wiring, shall be contained within the pole with the exception of an antenna shroud and a light fixture and mounting bracket. No equipment shall be permitted in ancillary pedestals or above-ground vaults. Such equipment shall be underground.
- c. *Co-location.* To help lessen the proliferation of new vertical utility infrastructure and compliment the objectives of this chapter, all Type 3 poles shall be designed and constructed to accommodate at least two users (e.g., 4G and 5G, two different telecommunication carriers, a telecommunication carrier, and a light fixture, etc.). The users may be in the present and/or the future.
- d. *Height.* Unless provided for otherwise in State or Federal provisions, Type 3 poles in areas zoned residential or agricultural shall not exceed 40 feet in total height and Type 3 poles in areas not zoned residential or agricultural shall not exceed 50 feet in total height.
- e. *Light fixture parameters.* Light fixtures, how they are mounted, their color, and their height relative to the surrounding grade shall generally be compatible with other light fixtures along the same street or in the immediate area. If there are no light fixtures along the same street or in the immediate area or a road, utility, or other project is modifying a larger OUS (e.g., numerous pole replacements or relocations) that is situated in a area where the light fixture is proposed, the requirements in Section J of this chapter would apply.
- f. *Antenna related parameters.* Antenna on Type 3 poles shall be contained in a shroud concealing the antenna that is incorporated into and placed at the top of the pole as shown in Exhibit Three. The antenna shroud shall not exceed a diameter of 19 inches (including any 5G related protrusions – as shown on Exhibit Three) and a smooth transition shall be provided between the riser pole and the shroud. If an equipment cabinet is proposed (such as those used for radio equipment for 4G) such cabinet shall be at the base of the pole and shall not exceed 20 inches in diameter, as shown on Exhibit Three. All other new structures, including cables and wiring, shall be contained within the pole or underground with access points being provided flush with the pole. Each pole component shall be architecturally compatible and include smooth transitions to create a cohesive aesthetic.
- g. *Structural compliance.* The use of “guy wires” or similar mechanical stability restraints shall be avoided. Each pole shall be constructed to sustain a wind load of 115 mph using proper material and design that comply with applicable industry standards for the structures (existing and envisioned) to be supported by the pole.
- h. *Illustration showing design compliance.* Exhibit Three shows a 4G and 5G antenna on the same pole. This does not mean that a pole could not have a different antenna

EXHIBIT THREE



Planning Commission given the authority to approve some minor modifications where full compliance would be impossible, nullify the service provided by the new vertical utility infrastructure, or contrary to the objectives of this chapter due to site specific considerations:

1. *Placement coordination.* As provided for in Section G., 2., of this chapter, an on-site review with Town staff is required to evaluate placement options where new poles are envisioned.
2. *Prioritization of placement.* Vertical utility infrastructure that has not been requested by residents in a residential area should be placed in areas zoned commercial or along arterial streets where possible.
3. *Placement in relation to buildings.* Where Type 3 Poles must be installed in residential areas to provide the intended and necessary service, such poles should be placed in the most discrete locations possible, unless the objective of the new vertical utility infrastructure is nullified by such placement (e.g., a streetlight in an obscure location may not fulfill the objective of having the streetlight). Placement should occur along non-dwelling unit lots, such as open space lots. Where placement must be along the frontage of a dwelling unit to provide the intended and necessary service, such placement should be along a side property line and not in front of the dwelling unit. This placement consideration would also apply to non-residential buildings.
4. *Obstructions in the right of way.* Type 3 Poles shall be placed in a manner that does not impede, obstruct, or hinder pedestrian, bicycle, or vehicular travel or create sight line obstructions. Such pole placement shall comply with all highway safety related regulations, including approval from the appropriate authority.
5. *Historic properties.* Type 3 poles shall not to be located along the frontage of a historic building or property, as formally identified by a federal, state, or local entity. An exception may be considered where such pole is intended to directly service or compliment the historic building or property, such as an architecturally appropriate streetlight.
6. *Tree protection.* Where possible, Type 3 poles shall be placed an equal distance between adjacent trees with a minimum of 15 feet separation such that no proposed disturbance shall occur within the critical root zone of any tree. Placement shall take into consideration existing tree canopy and shall not lead to the topping of trees in the surrounding area. Existing trees shall not be removed to accommodate a Type 3 pole unless specifically reviewed and approved by the Planning Commission.
7. *Illustration showing placement compliance.* Exhibit Four demonstrates what compliance with the placement requirements in this section would look like.

EXHIBIT FOUR



J. *Lighting Fixture and Mounting Requirements.* As outlined in Section H, lighting should be compatible with nearby light fixtures and how they are mounted unless an entire OUS or series of light poles are being modified. Where such modification is to occur or streetlighting is to be provided for a new street that would be classified as arterial or collector or a local street associated with a non-single-family residential development, the following considerations shall be apply:

1. *Pole characteristics and placement.* The poles, their characteristics, and placement shall comply with the requirements in Sections H and I of this chapter.
2. *Surrounding context* (is this a commercial or residential area, along an arterial, collector, or local street, part of the Mixed-Use Town Center (MUTC) or Mixed-Use Neighborhood (MUN), adjacent to a historical building or property, or a gateway area that serves as a major entrance or exit corridor)? Specific context considerations are as follows:
 - a. *Residential.* New street lighting that would be governed by this chapter that is envisioned in residential areas shall be requested by and coordinated with the affected residential communities, including the selection of fixtures, pole arm style and length, color, and other physical characteristics of the lighting. Type 3 poles are required to provide for the opportunity for co-location and shall be constructed to accommodate both lighting and telecommunications antenna consistent with the

exhibits in this chapter. However, lighting shall not be installed if not desired by the affected residents. The pole would only be required to accommodate the lighting in the future should that be desired.

- b. *Commercial (non-MUTC and non-MUN)*. Generally, street lighting in commercial areas will be associated with collector and arterial streets. If these areas do not have existing streetlights or an OUS along such streets is being significantly modified or a new collector or arterial street is being constructed, the selection of streetlight fixtures, mounting styles, color, etc., shall be coordinated with and approved by the appropriate authority (the Town and/or the State).
- c. *Gateways*. Those streets associated with gateway portions of the Town will be evaluated in terms of whether a more decorative lighting system is desired similar to the fixture shown in Exhibit Five and which a similar version has been used on a recent improvement to Concord Road.

EXHIBIT FIVE



- d. *MUTC and MUN*. To differentiate the MUTC and MUN from their surroundings and help to foster a sense of arrival and place, streetlight fixtures governed by this chapter shall be decorative. Unless a different fixture style would be more suitable for a specific location, as determined by the Planning Commission, the bell-shaped fixture and mounting bracket styles shown in Exhibit Six shall be used. These are the type of fixtures that have been used on new commercial developments that have been completed recently in the MUTC.

The poles shall follow the requirements for Type 3 poles in Section H of this chapter, including the ability to accommodate an antenna shroud in the pole consistent with Exhibits Two or Three in this chapter.

EXHIBIT SIX



K. *Ancillary Requirements Associated with Vertical Utility Infrastructure.* As the primary owner of rights of ways within the Town, the Town requires as part of an aesthetic plan compliance application clear and current documentation (including the appropriate legal documents) regarding ownership, maintenance, liability, and removal or replacement of all new vertical utility infrastructure requested in the application. Also critical for any structures to be added in the public rights of ways is a demonstration that any applicable health and safety standards will be satisfied.

Depending on the information provided, approval may be required from the Board of Mayor and Aldermen with a review and recommendation provided by the Town Attorney. Specific information to be addressed in all aesthetic plans include:

1. *Pole ownership.* Who is the pole owner? Who is responsible for pole removal or replacement?
2. *Ownership of other structures.* Ownership of structures, other than a pole, on, within, or underground and associated with vertical utility infrastructure, including fiber above and below ground.
3. *Maintenance.* Who will be responsible for maintenance of vertical utility infrastructure (e.g., graffiti removal, storm damage, damage from automobiles, construction, or other sources)? If

different owners are represented on the same pole, specific maintenance responsibilities shall be included for each separate owner and their associated component(s). All Type 2 and 3 poles shall be maintained without the use of climbing hooks or other devices that could create an opportunity for vandalism or injury.

4. *Liability.* What entities assume liability for the different vertical utility infrastructure?
5. *Removal.* Who is responsible for pole removal or replacement or the removal or replacement of non-pole structures associated with vertical utility infrastructure? Where it can be demonstrated that certain vertical utility infrastructure has been abandoned, as determined by the authority based on applicable laws governing the abandonment of utility infrastructure, the established owner of such infrastructure shall be responsible for removal within a time frame established by the Town.
6. *Health and Safety Standards.* All components, devices and systems shall fully comply with applicable Federal and State health and safety standards. As appropriate, documents and certifications attesting to such compliance must be included with the aesthetic plan compliance document and reflected on as-built documents, where applicable.
7. *Regulatory signage.* Other than federal or state safety related regulatory notifications or information, no signage shall be included on vertical utility infrastructure. Any such non-regulatory signage shall be considered in violation of the Farragut Sign Ordinance.

L. *Appeals Process Regarding Aesthetic Plan Compliance.* Where an applicant has been denied by the Town staff or the Planning Commission regarding any provisions of this chapter, an appeal may be applied for and presented to the Town's Board of Mayor and Aldermen.