



FARRAGUT MUNICIPAL PLANNING COMMISSION

AGENDA

November 18, 2021

Farragut Town Hall - Board Room

7:00 p.m.

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 – October 21, 2021
3. Discussion and public hearing on a final plat for the Brookmere Subdivision, Phase 4, 18.8 Acres, 11 Lots, Zoned R-1/OSR (Lynch Surveys, LLC, Applicant)
4. Discussion and public hearing on a site plan for outdoor seating associated with the Farragut Gateway Restaurant at 103 S. Campbell Station Road, Zoned C-1 (Jacob Ogle, Applicant)
5. Discussion and public hearing on a site plan for improvements mostly on the property at 13127 Kingston Pike in association with the Ag-Pro (formerly Farragut Lawn and Tractor) at 13131 Kingston Pike, Zoned C-1 (Stewart Ritchie, Applicant)
6. Discussion and public hearing on a site plan for an expansion to the dining room area at the Big Kahuna Wings, 12828 Kingston Pike, 1.38 Acres, Zoned C-1 (R2R Studio, LLC., Applicant)
7. Discussion on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 4., Section XIII. – Outdoor site lighting, to allow for ballfield lighting that is custom designed not to affect neighboring properties (Jeff Jordan, Applicant) – **POSTPONED BY APPLICANT**
8. Discussion and public hearing on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3, Section XXIV., B., 7., e., to provide for sign related amendments associated with regional recreational and entertainment facilities and clarification related to the master sign for a unified development, as provided for in the Outlet Drive Regional Entertainment and Employment District (ARCO Murray Construction, Applicant)
9. Discussion and public hearing on updates to the Farragut Municipal Code, Appendix A – Zoning, Chapter 4., Section XIII. – Outdoor site lighting (Town of Farragut, Applicant)

11408 MUNICIPAL CENTER DRIVE | FARRAGUT, TN 37934 | 865.966.7057 |
WWW.TOWNOFFARRAGUT.ORG

It is the policy of the Town of Farragut not to discriminate on the basis of race, color, natural origin, gender, gender identity, sexual orientation, age, religion, disability or veteran status 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



10. Discussion and public hearing on a resolution to adopt site related requirements that must be satisfactorily completed prior to a final plat being considered for approval by the Planning Commission (Town of Farragut, Applicant)

11. Approval of utilities

12. Citizen forum

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. 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**

October 21, 2021

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ron Williams, Mayor
Louise Povlin, Vice Mayor
Scott Russ
Jon Greene
Noah Myers
Shannon Preston
Hank Standaert, Youth Representative

MEMBERS ABSENT

Michael Bellamy

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

1. Approval of agenda

Staff noted that Agenda Items #7 and #9 were requested for postponement by the applicants.

A motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner Myers and motion passed unanimously.

2. Approval of minutes – September 16, 2021

Staff recommended approval of the minutes as submitted.

A motion was made by Commissioner St. Clair to follow staffs' recommendation. Motion was seconded by Vice Mayor Povlin and motion passed unanimously.

3. Discussion and public hearing on a utility plan to replace primary electric with new primary electric that will be placed within a conduit for portions of the Sugarwood Subdivision (MDI Contracting, Applicant)

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

- 1) Please coordinate erosion and traffic control with the Town's engineering department as part of the right of way permit.
- 2) Please ensure that all affected areas are restored to their pre-construction condition.
- 3) Please provide the Town with a copy of the as-built location of the new conduit.

A short discussion followed, and Mayor Williams asked that a fourth condition be added for the applicant to ensure that notices are sent to all affected residents.

A motion was made by Vice Mayor Povlin to approve the utility plan subject to the four conditions noted. Motion was seconded by Commissioner Myers and motion passed unanimously.

4. Discussion and public hearing on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3., Section I. – Agricultural district (A)., to provide for a second dwelling unit on a lot of record and delete Subsection C. Uses permitted as special exceptions (Keri Archer, Applicant)

Staff reviewed this item and recommended approval of Resolution PC-21-14 which recommends approval of Ordinance 21-17.

A short discussion followed. Commissioner Myers asked if under the proposed Section B. 3. a. the criteria be amended to state “The lot of record is at least five acres.” With this modification noted a motion was made by Commissioner St. Clair to recommend approval of Ordinance 21-17 through Resolution PC-21-14. Motion was seconded by Vice Mayor Povlin and motion passed unanimously.

5. Discussion and public hearing on a site plan for Fast Pace Health Urgent Care, 13013 Kingston Pike, 1.85 Acres, Zoned C-1 (Will Robinson & Associates, Applicant)

Staff reviewed this item and noted that the proposed access will require a variance from the distance between driveways requirement provided for in the Driveways and Other Access Ways Ordinance. The centerline of the proposed access is approximately 130 feet from the centerline of the nearest access (which is not currently being used) and will require a variance of 270 feet. The access for this project would be the first for a development on the north side of Kingston Pike in this immediate section of Kingston Pike. Abutting properties will be required to share this access point and, depending on their amount of frontage, this may serve as their only Kingston Pike access. With this understanding and the fact that proposed access provides good sight distance, staff supported the variance.

A short discussion followed. Tim Dunaway was present on behalf of the applicant. For the reasons noted by staff, a motion was made by Vice Mayor Povlin to approve the requested variance for the proposed access. Motion was seconded by Commissioner St. Clair and motion passed unanimously.

In terms of the site plan, staff reviewed the remaining items and recommended approval subject to the following:

- 1) The final site plan set must include all exterior elements including the lighting plan sheets, the tree preservation/removal plan, and colored building elevations with HVAC units shown as they will appear. These will need to be reflected on the index sheet. The current index sheet is also incorrect. Sheet C1.3 is the EPSC Plan and the Utility Plan sheet has been included twice.
- 2) Please enlarge the location map and, in general, lessen the amount of blank space on plan sheets to show plan information in more detail.
- 3) A small, closed contour appears on the topo. Please evaluate to make sure it's not a sinkhole.
- 4) Please include a dimension to show that the parking lot will meet the 10-foot setback from the east side property line.
- 5) The cross-access drives and walking trails must stub to the property lines so that they can be connected when adjacent properties develop.

- 6) The walking trail easement should be 10 feet from the centerline of the trail as constructed. This will have to be platted along with the access easement and other easements prior to the issuance of a CO.
- 7) Will there be a BMP for sediment control at the bottom of the slope to prevent runoff onto Kingston Pike?
- 8) Please correct Note 8 on Sheet C1.3 to indicate that the maximum slope permitted is 2.5:1 not 2:1.
- 9) A tree preservation/removal plan will be required. If staff determines the plan should modify some element of the design this may need to go back to the Planning Commission for their consideration. Staff understands that the property is narrow and has limited opportunities for tree protection, but this will need to be evaluated in relation to the tree preservation/removal plan.
- 10) Where does the concrete paver underdrain daylight?
- 11) On Sheet C2.2, for the dewatering device detail, please note that weir should remain blocked and watertight until conversion to detention basin. For clarity to contractors and Town staff, all details of the riser/dewatering device should be included on this detail as well, even though some are included on the pond riser detail.
- 12) The landscape plan is a separate review and approval. If it is included in the site plan set, please ensure it is the approved version.
- 13) Please include cut sheets for all exterior lighting and provide a photometric plot to verify footcandle compliance. The lighting plan must be included in the site plan set.
- 14) Please submit irrevocable letter of credit for erosion control for \$7,000.
- 15) Please submit drainage fee of \$560.
- 16) Please submit copy of TDOT permit for entrance and working on right of way.

A motion was made by Vice Mayor Povlin to follow staffs' recommendation. Motion was seconded by Commissioner St. Clair and motion passed unanimously.

6. Discussion and public hearing on a preliminary plat for Bridgemoor Phase 3B and 4, Parcel 025.03, Tax Map 152, 70.28 Acres, 108 Lots, Zoned R-1/OSR (Fulghum, MacIndoe & Associates, Applicant)

Staff provided an overview of this item and noted that the revised preliminary plat includes areas where closed contour lines are labeled that may indicate the location of sinkholes. Proposed roads, trails, and house lots are included within these areas. Staff noted that geotechnical studies of these areas are currently being conducted but not complete. If the Planning Commission is comfortable moving forward with the plat presented at this time, any approvals would need to be conditioned on the understanding that modifications to the design that may occur in relation to the geotechnical findings will have to come back to the Planning Commission. No grading permit could be issued until all geotechnical studies have been completed and the preliminary plat is compliant with all Town requirements.

Commissioners discussed this and were okay proceeding with this understanding. Staff indicated that, as presented, the cul-de-sac labeled as "Road G" will require a variance from the maximum permitted length of a cul-de-sac. The maximum permitted length is 500 feet. The applicant is proposing a cul-de-sac of 620 feet in length. The request is based on topography. A loop road would require crossing a very large drainage area that would be better left as open space consistent with the OSR Zoning District. Staff supported the variance for this reason.

Vice Mayor Povlin moved to approve the variance based on topography. The motion was seconded by Commissioner Myers and motion passed unanimously.

In terms of the preliminary plat, the remaining staff comments were as follows:

- 1) Design modifications will be required if any closed contours are determined to be sinkholes. These modifications will have to be approved by the Planning Commission.
- 2) Given the location of the lots in these phases in relation to the existing entrance to McFee Road, the requirement in the Fire Code and Subdivision Regulations for a secondary access, the Concept Plan approved for Bridgmore, and the relatively small number of lots remaining in the last phase, a letter of credit in an amount provided by the Town Engineer will be required. This letter of credit will ensure that the connector road to Allen Kirby Road and improvements to Allen Kirby Road will occur in accordance with the Subdivision Regulations.
- 3) A landscape plan prepared by a landscape professional is required for landscaping of detention basins. This must be approved by the VRRB prior to the issuance of a grading permit.
- 4) For maintenance purposes, please extend the walking trails to tie into the street with bollards and compliant handicap ramps.
- 5) FUD must sign off on water and sewer plans for the final stamped approved set of preliminary plat sheets.
- 6) Please include a streetscape plan prepared by a landscape architect or qualifying landscape professional. This would include a plan for street trees.
- 7) The tree preservation/removal plan must be prepared in accordance with the Tree Protection Ordinance, including who can prepare such plan.
- 8) Lighting must comply with all provisions of the Residential Subdivision Street Lighting provisions in the Subdivision Regulations.
- 9) Please show street light fixtures as frosted so that the bulb (light source) is not visible.
- 10) Please submit irrevocable letter of credit for erosion control for \$360,000.
- 11) A drainage permit fee will be required. The dollar amount will be provided by the Town Engineer.

The project engineer, Billy Fulghum, spoke on behalf of the applicant. Staff indicated that, with regards to the letter of credit for improvements to Allen Kirby Road, the Town Engineer prepared an initial estimate forecast to 2026 and the dollar amount was \$2.51 million. This included the entire improvement (both sides of the road) along the Bridgmore frontage of Allen Kirby Road.

Some discussion proceeded and a motion was made by Commissioner Myers to follow staffs' recommendation. Motion was seconded by Vice Mayor Povlin and motion passed unanimously. Commissioner St. Clair asked the he be provided a copy of the geotechnical report on the closed contours when the report is available.

- 7. Discussion on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 4., Section XIII. – Outdoor site lighting, to allow for ballfield lighting that is custom designed not to affect neighboring properties (Jeff Jordan, Applicant)**
Requested for removal from the agenda.

- 8. Discussion on additional updates to the Farragut Municipal Code, Appendix A – Zoning, Chapter 4., Section XIII. – Outdoor site lighting and the Farragut Municipal Code, Appendix E. Guide to residential subdivision street lighting (Town of Farragut, Applicant)**

For discussion purposes only.

- 9. Discussion on a request to amend the Farragut Municipal Code, Appendix B – Subdivisions, Article III., Section A. (18), to clarify existing language and exempt estate sized lots in subdivisions of ten or less dwelling units from the requirement for vehicular and pedestrian/shared use path connectivity (Steve Williams, Applicant)**

Requested for removal from the agenda.

- 10. Discussion on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3, Section XXIV., B., 7., e., to provide for a canopy sign protruding more than one foot from the building wall on one building elevation (ARCO Murray Construction, Applicant)**

For discussion purposes only.

- 11. Discussion on field related requirements that must be satisfactorily completed prior to a final plat being considered for approval by the Planning Commission**

For discussion purposes only.

- 12. Approval of utilities**

None.

- 13. Citizen forum**

None.

The meeting adjourned at 9:01 p.m.

Scott Russ, Secretary

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a final plat for the Brookmere Subdivision, Phase 4, 18.8 Acres, 11 Lots, Zoned R-1/OSR (Lynch Surveys, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request for final plat approval for the last unplatted portion of the Brookmere Subdivision. This phase basically includes the remainder of Reverence Run Lane and a vehicular connection to West Kingsgate Road.

DISCUSSION: During the staff/developer meeting on November 2, the connector street from Reverence Run Lane to West Kingsgate Road was discussed. The question was whether this entire street could be platted as a public access easement to be owned and maintained by the Town rather than a public right of way. Staff noted that the recorded right of way, drainage, and utility easement agreement appeared to not include the street section from Reverence Run Lane to the easement area that is specifically referred to across the affected lot in Kingsgate where the connector street extends to West Kingsgate Road.

It was noted that the Town Attorney and the attorney for the developer would need to review this to ensure that the plat reflected the designation of the street section in the Brookmere Subdivision that terminates at the Kingsgate boundary at Lot 23 in Kingsgate. Depending on what is recommended by the Town Attorney, a variance from the right of way width and street width may be needed.

RECOMMENDATION: Included in the packet is the revised final plat for Phase 4. Staff will make a recommendation at the meeting and will update the Planning Commission on the connector street status.

LOCATION MAP - NTS



SHEET NO:
1 of 3

PROJECT NO.
4040-12

TOTAL AREA = 18.80 ACRES This Phase
OR 816,767 SQ. FT.

11 LOTS AND 1 OPEN LOT

OPEN SPACE:
SITE ACRES: 18.80 ACRES
DISTURBED ACRES (PHASE 3): 5.98 ACRES
OPEN SPACE REQUIRED: 6.58 ACRES (35,000)
OPEN SPACE PROVIDED: 12.84 ACRES (68,300)

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that it has been verified to us that the water system(s) shown on this plan is/are in accordance with the local and state government requirements.

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

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that it has been verified to us that the sewer system(s) shown on this plan is/are in accordance with the local and state government requirements.

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

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision shown hereon has been reviewed for compliance with the local and state government requirements.

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

CERTIFICATE OF APPROVAL OF STREET NAMES

I hereby certify that the subdivision shown hereon has been reviewed for compliance with the local and state government requirements.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, the undersigned, do hereby certify that I am (we are) the owner(s) of the land shown on this plan and I (we) hereby dedicate the same to the public for use as a public street, sidewalk, or other public use, and I (we) hereby dedicate the same to the public for use as a public street, sidewalk, or other public use, and I (we) hereby dedicate the same to the public for use as a public street, sidewalk, or other public use.

CERTIFICATION OF COMMON AREA DEDICATION

I, the undersigned, do hereby certify that I am (we are) the owner(s) of the land shown on this plan and I (we) hereby dedicate the same to the public for use as a public street, sidewalk, or other public use, and I (we) hereby dedicate the same to the public for use as a public street, sidewalk, or other public use, and I (we) hereby dedicate the same to the public for use as a public street, sidewalk, or other public use.

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

CERTIFICATE OF ELECTRIC, GAS AND TELEPHONE AVAILABILITY

This is to certify that every lot within this subdivision has been verified to us that the electric, gas, and telephone service is available to every lot within this subdivision.

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

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

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

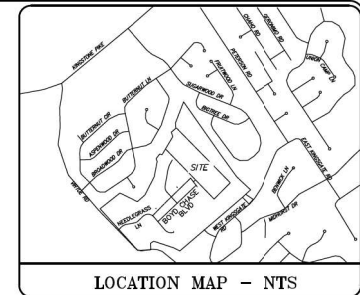
CERTIFICATE FOR STREET APPROVAL

I 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) public streets maintained of public expense.

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

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

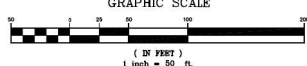
Date: _____
Name, Title, and Agency of Authorized Approving Agent



- WHERE MONUMENTATION WAS FOUND IT HAS BEEN IDENTIFIED, BORN PINS ARE TO BE SET AT ALL CORNERS AT TIME OF COMPLETION OF CONSTRUCTION, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 1/4" BORN PIN WITH PLASTIC CAP STAMPED "LYNCH 2447".
- CLT TAX MAP 152 PARCEL 044.
- DEED REFERENCES: PARCEL 044: 2010015-0067380
- THIS PROPERTY IS ZONED AS FOLLOWS: (PARCEL 044) R-1(00R)
- A PORTION OF THIS PROPERTY DOES LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FLOOD INSURANCE RATE MAP NUMBER: 1905030304P EFFECTIVE DATE: MAY 2, 2007 (SEE PHASE 1 PLAT RECORDED AS INSTRUMENT NUMBER: 2010010002019 FOR AREA AFFECTED)
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NAD83(NRS2007)
- ALL WALKING TRAILS SHALL HAVE A 20' EASEMENT IN FAVOR OF THE TOWN OF FAIRMONT AND ARE REFERENCED TO THE TOWN OF FAIRMONT SHALL ACCEPT MAINTENANCE AND LIABILITY OF USE OF SAID EASEMENTS.
- THE WATER AND SEWER LINES INSTALLED IN THIS SUBDIVISION AND/OR AS SHOWN HEREON SHALL HAVE A 15'-00" MINIMUM EASEMENT ON CENTER, SUBJECT TO THE RESTRICTIONS AND CONDITIONS OF RECORD FOR INSTRUMENT #2009000001396 ON FILE AT THE KNOX COUNTY REGISTER OF DEEDS OFFICE. THE FULL EXTENT OF ALL SAID WATER AND SEWER LINE EASEMENTS ARE EITHER LOCATED WHOLLY WITHIN THE PLATTED ROAD RIGHTS-OF-WAY AND/OR NOTED STANDARD LOT LINE UTILITY AND DRAINAGE EASEMENTS, OR WHERE NOT LOCATED WHOLLY WITHIN, ARE SHOWN SEPARATELY ON THIS PLAT.
- BUILDING SETBACKS FOR (R1, OR) ZONING ARE AS FOLLOWS:
FRONT YARD: 30 FEET
SIDE YARD: (MINIMUM OF 20 FEET BETWEEN BUILDINGS) 10 FEET UNLESS SHOWN OTHERWISE
REAR: 25 FEET
PERIPHERY PROPERTY LINE: 50 FEET
- TOTAL ACRES: 18.80 ACRES / 816,767 SF
TOTAL BUILDING AREA = 5,033 SF
TOTAL LOT COVERAGE = 7,033 SF
- HOMEOWNERS ASSOCIATION DOCUMENTS RECORDED AT KNOX COUNTY REGISTER OF DEEDS OFFICE AS INSTRUMENT NUMBER: 2010000002018
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPARE 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.
- 10' UTILITY AND DRAINAGE EASEMENTS ALONG ALL LOT LINES ADJOINING STREETS, 5' UTILITY AND DRAINAGE EASEMENTS ALONG ALL INTERIOR LOT LINES AND ANY OTHER EXTERIOR LOT LINES.

CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	N07°20'27"E	274.18	220.00	302.10
C2	N42°17'11"W	20.81	220.00	20.82
C3	N02°28'18"W	78.84	220.00	77.34
C4	N01°51'30"W	49.62	220.00	48.92
C5	N24°49'27"E	41.52	220.00	41.58
C6	N17°14'03"E	58.67	220.00	58.84
C7	N48°02'18"E	19.30	220.00	19.39
C8	N42°26'48"W	17.86	220.00	18.63
C9	N02°28'18"W	26.18	47.00	26.34
C10	N02°28'18"W	48.61	47.00	31.08
C11	N06°14'49"E	35.00	47.00	35.86
C12	S04°11'47"E	35.00	47.00	35.86
C13	S01°11'30"W	35.00	47.00	35.86
C14	S24°30'17"E	42.64	47.00	48.86
C15	N77°17'03"E	17.86	20.00	18.62
C16	N10°15'14"E	23.10	180.00	23.15
C17	N41°00'44"W	18.33	180.00	18.34
C18	N10°00'00"E	71.85	220.00	72.18
C19	S02°06'22"W	31.94	25.00	34.85
C20	S39°17'30"E	19.24	25.00	19.69
C21	N08°54'58"W	80.43	115.00	82.17
C22	N08°54'58"W	59.45	85.00	60.73

GRAPHIC SCALE



OWNER 152 044:
HOMESTEAD LAND HOLDINGS LLC
122 PERIMETER PARK DRIVE
KNOXVILLE, TENNESSEE 37922

DATE	BY	REVISIONS
09/17/2021	USTRANGE	1
	LYNCH	2
	RSL	3
		4
		5
		6

HomeStead Land Holdings
122 Perimeter Park Rd
Knoxville, Tennessee 37922
Phone 865-690-3200

BROOKMERE PHASE 4
CLT: 152 - 044
Knoxville, Tennessee 37934
District FW, Knox County, Tennessee

SHEET NO:
2 of 3
PROJECT NO.
4040-16



TOTAL AREA = 18.80 ACRES This Phase
OR 818,767 SQ. FT.
11 LOTS AND 1 OPEN LOT

OPEN SPACE:
SITE ACRES: 18.80 ACRES
DISTURBED ACREAGE (PHASE 3): 5.98 ACRES
OPEN SPACE REQUIRED: 6.58 ACRES (35,000)
OPEN SPACE PROVIDED: 12.84 ACRES (68,300)

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that it has been certified to us that the water system shown on this plan is in accordance with the standards and specifications of the Tennessee Department of Transportation, and that the water system is in accordance with the standards and specifications of the Tennessee Department of Transportation.

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

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that it has been certified to us that the sewer system shown on this plan is in accordance with the standards and specifications of the Tennessee Department of Transportation, and that the sewer system is in accordance with the standards and specifications of the Tennessee Department of Transportation.

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

CERTIFICATE OF APPROVAL FOR RECORDS

I hereby certify that the subdivision plat shown hereon has been reviewed for compliance with the Tennessee Department of Transportation, and that the plat is in accordance with the standards and specifications of the Tennessee Department of Transportation.

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

CERTIFICATE OF APPROVAL OF STREET NAMES

This is to certify that the subdivision shown hereon has been reviewed for compliance with the Tennessee Department of Transportation, and that the street names are in accordance with the standards and specifications of the Tennessee Department of Transportation.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, the undersigned, do hereby certify that I am (we are) the owner(s) of the property shown on this plan and I (we) have adopted this plan of subdivision with my (our) free consent, and that the property is being subdivided for the purpose of dedicating the same to the public for use as a public street, and I (we) do hereby dedicate the same to the public for use as a public street.

Date: _____
Owner: _____

CERTIFICATION OF COMMON AREA DEDICATION

I, the undersigned, do hereby certify that I am (we are) the owner(s) of the property shown on this plan and I (we) have adopted this plan of subdivision with my (our) free consent, and that the property is being subdivided for the purpose of dedicating the same to the public for use as a public street, and I (we) do hereby dedicate the same to the public for use as a public street.

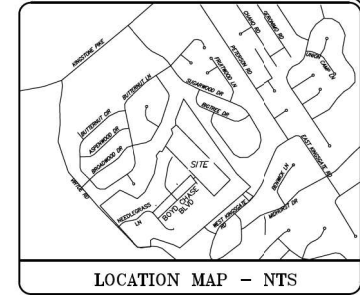
Date: _____
Owner: _____

CERTIFICATE FOR STREET APPROVAL

I 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 secure completion of all required improvements in case of default. Streets (are) public streets maintained at public expense.

Date: _____
TOWN ENGINEER: _____

License No.: _____

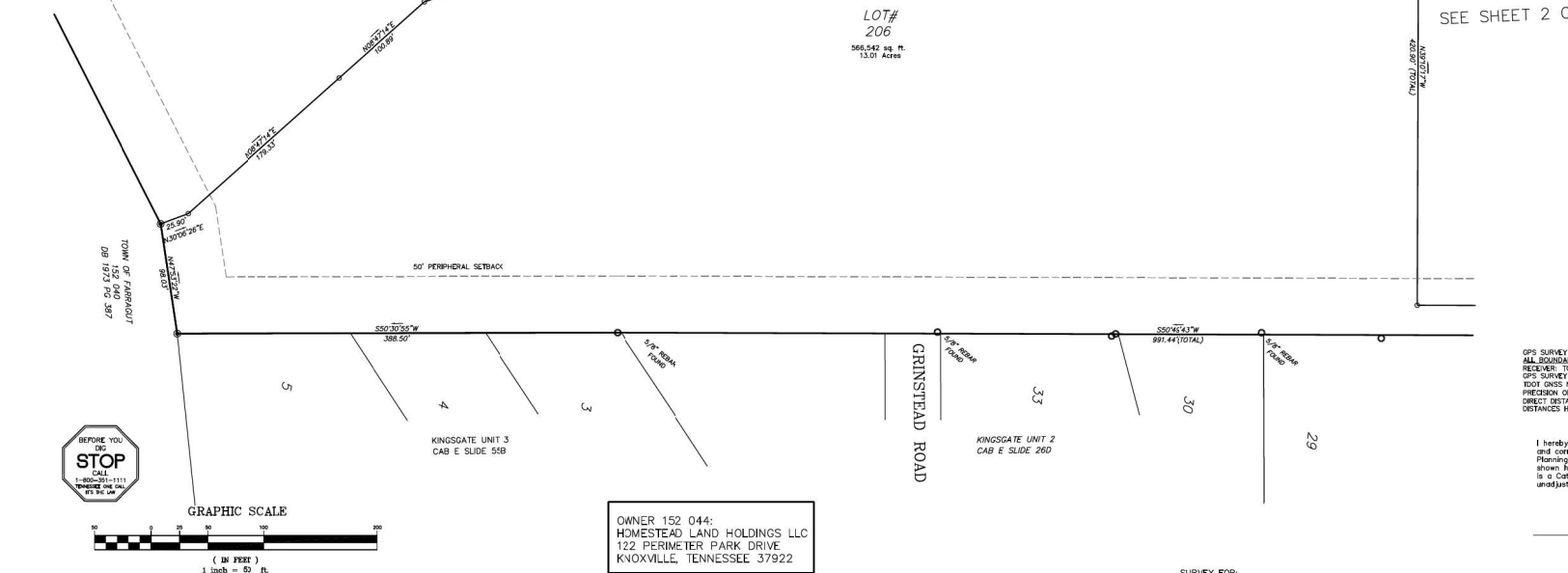


LOCATION MAP - NTS

CERTIFICATE OF ELECTRIC, GAS AND TELEPHONE AVAILABILITY

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

Gas: _____ Name, Title & Agency of Authorized Approving Agent: _____
Electric: _____ Name, Title & Agency of Authorized Approving Agent: _____
Telephone: _____ Name, Title & Agency of Authorized Approving Agent: _____



SEE SHEET 2 OF 3

GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS.
RECEIVED: TOPCON HIRSH SR NETWORK ROVER. DATA FREQUENCY WAS USED (1.2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TOP CON GPS NETWORK. HADSDR2007 VERTICAL DATUM IS NAD83. GEODESIC PRECISION OF THE GPS WORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.

CERTIFICATE OF SURVEY ACCURACY

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

Date: _____ Registered Surveyor: _____
No. 2447

07/01/2018

LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM



OWNER 152 044:
HOMESTEAD LAND HOLDINGS LLC
122 PERIMETER PARK DRIVE
KNOXVILLE, TENNESSEE 37922

REVISIONS	
DRAWN BY: M.STRANGE	1
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1" = 50'	4
DATE: 09/17/2021	5
	6

HomeStead Land Holdings
122 Perimeter Park Rd
Knoxville, Tennessee 37922
Phone 865-690-3200

BROOKMERE PHASE 4
CLT: 152 - 044
Knoxville, Tennessee 37934
District FW, Knox County, Tennessee

SHEET NO:
3 of 3
PROJECT NO.
4040-16

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for outdoor seating associated with the Farragut Gateway Restaurant at 103 S. Campbell Station Road, Zoned C-1 (Jacob Ogle, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a site plan for a proposed outdoor seating area associated with a restaurant proposed in the space across from Starbucks in the Farragut Gateway development. The proposed area is 8'4" wide and 37'2½" long. The colors and materials will match the Starbucks outdoor seating area. The applicant is proposing decorative string lights to help create an inviting gathering space. Staff supports this proposal but would recommend that the string lights follow the performance standards proposed in the update to the Town's existing outdoor site lighting requirements.

RECOMMENDATION: Outdoor seating and active gathering spaces are encouraged, particularly in the Mixed-Use Town Center. Staff recommends approval subject to the lighting being compliant with Town requirements.



COLORS TO MATCH BALANCE OF
EXISTING BUILDING CANOPIES.

FIXTURES STYLE & COLOR TO
MATCH BALANCE OF EXISTING

STRAND LIGHTING

ENCLOSURE STYLE & COLOR TO
MATCH ADJACENT PROPERTY

Farragut Gateway Restaurant
Exhibit A - Proposed Canopy

130 South Campbell Station Rd.
Knoxville, TN 37934

9/20/2021



Floor Plan

SRA ARCHITECTS, INC.
3413 Forrest Street
Pigeon Forge, TN 37863
Phone: (865) 428-3057
Michael E. Sisker
Principal

Kirby Smith's
Parragut Gateway Restaurant
103 South Campbell Station Rd.
Knoxville, Tennessee

DATE: 7-02-2021
REVISIONS: Rev 3 9-20-21
JOB NUMBER: 202105
DRAWN: JEF

Sheet #
A1.1

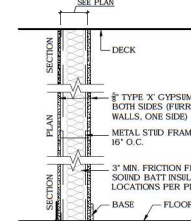
GENERAL PLAN NOTES

- DO NOT SCALE DRAWINGS.
- DIMENSIONS ARE TAKEN TO FACE OF FRAMING, FACE OF CMR, FACE OF CONCRETE AND COLUMN LINES UNLESS SPECIFICALLY NOTED OTHERWISE. FINISHED (FIN) OR CLEAR CLR DIMENSIONS INDICATE FINISH SURFACE TO FINISH SURFACE DISTANCE. FROM FINISH SURFACE OF WALL TO LATCH/BURGE OF ADJACENT DOOR AND CENTERLINE OF PLUMBING FIXTURES.
- ALL DESIGN TEAM DRAWINGS SHALL BE USED TO LOCATE BUILDING ELEMENTS. CONTACT THE ARCHITECT WITH CONFLICTS, DISCREPANCIES, AND OMISSIONS PRIOR TO COMMENCEMENT OF WORK. WRITTEN DOCUMENTATION SHALL BE PROVIDED BY THE CONTRACTOR REGARDING SUCH ITEMS.
- STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, LOW VOLTAGE, ETC. THAT ARE SHOWN ON ARCHITECTURAL SHEETS FOR REFERENCE ONLY. VERIFY EACH ELEMENT WITH THE ASSOCIATED DISCIPLINE'S DRAWING. COORDINATE ANY CONFLICTS WITH THE ARCHITECT.
- WALL FRAMING, INSULATION, SHEATHING AND FINISHES SHALL EXTEND FROM THE TOP OF FLOOR JOIST TO THE UNDERSIDE OF DECK ABOVE UNLESS NOTED OTHERWISE. GYPSUM BOARD TO BE TYPE X W/ LEVEL-4 FINISH, PRIMED AND PAINTED.
- REFER TO SPECIFICATIONS, AS PROVIDED, FOR EACH ITEM REPRESENTED IN THE DRAWINGS.
- GENERAL CONTRACTOR TO PROVIDE R-WALL BLOCKING FOR OWNER PROVIDED AND CONTRACTOR PROVIDED ITEMS.
- GENERAL CONTRACTOR TO PROVIDE BACKER ROD AND SEALANT OF A TYPE APPROPRIATE TO EACH CONDITION BETWEEN MATERIALS. BOTH SIMILAR AND DISSIMILAR THROUGHOUT THE INTERIOR OF THE BUILDING (COLORS TO BE SELECTED BY THE ARCHITECT).
- FLOORS TO SLOPE TO FLOOR DRAINS (ED). SLOPE SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS OF SUSPENDED CEILING AND AWNING FOR REVIEW AND APPROVAL OF STRUCTURAL ENGINEER.
- ALL NEW ROOF PENETRATIONS TO BE FLASHED BY THE ORIGINAL ROOFING COMPANY TO MAINTAIN WARRANTY.

WINDOW COVERINGS

Mark	NOTES
(A)	NO COVERING
(A)	PROVIDE BLACK-OUT FILM FOR ALL GLASS PAGES
(A)	PROVIDE BLACK-OUT FILM FOR BOTTOM GLASS PAGES
(A)	PROVIDE BLINDS FOR BOTTOM GLASS

WINDOW NOTES:
- NO ADVERTISING VISIBLE TO EXTERIOR IS PERMITTED.



NOTE: ALL INTERIOR WALLS TO BE OF NON-COMBUSTIBLE CONSTRUCTION

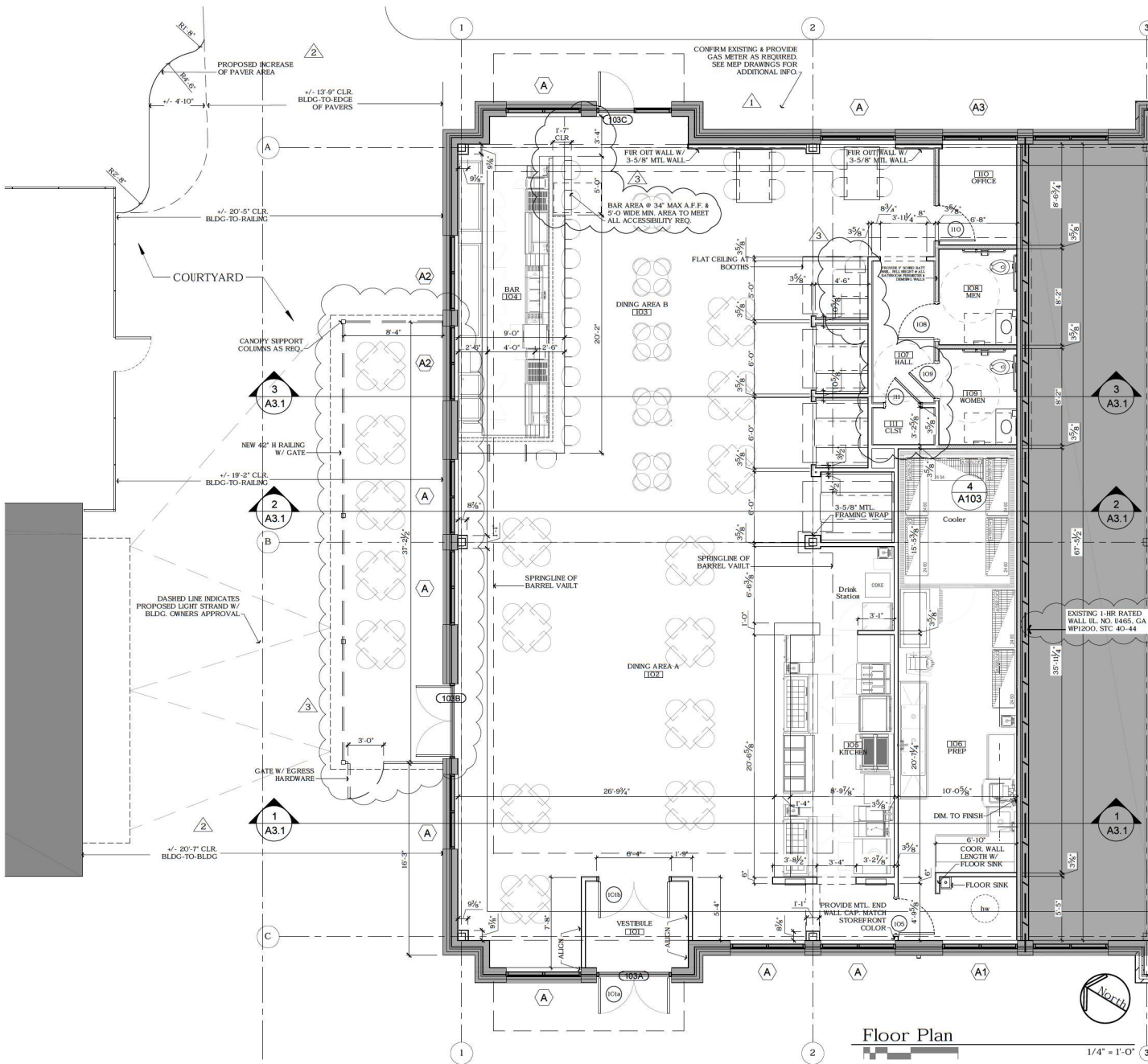
Wall Type

1" = 1'-0"

Floor Plan



1/4" = 1'-0"



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

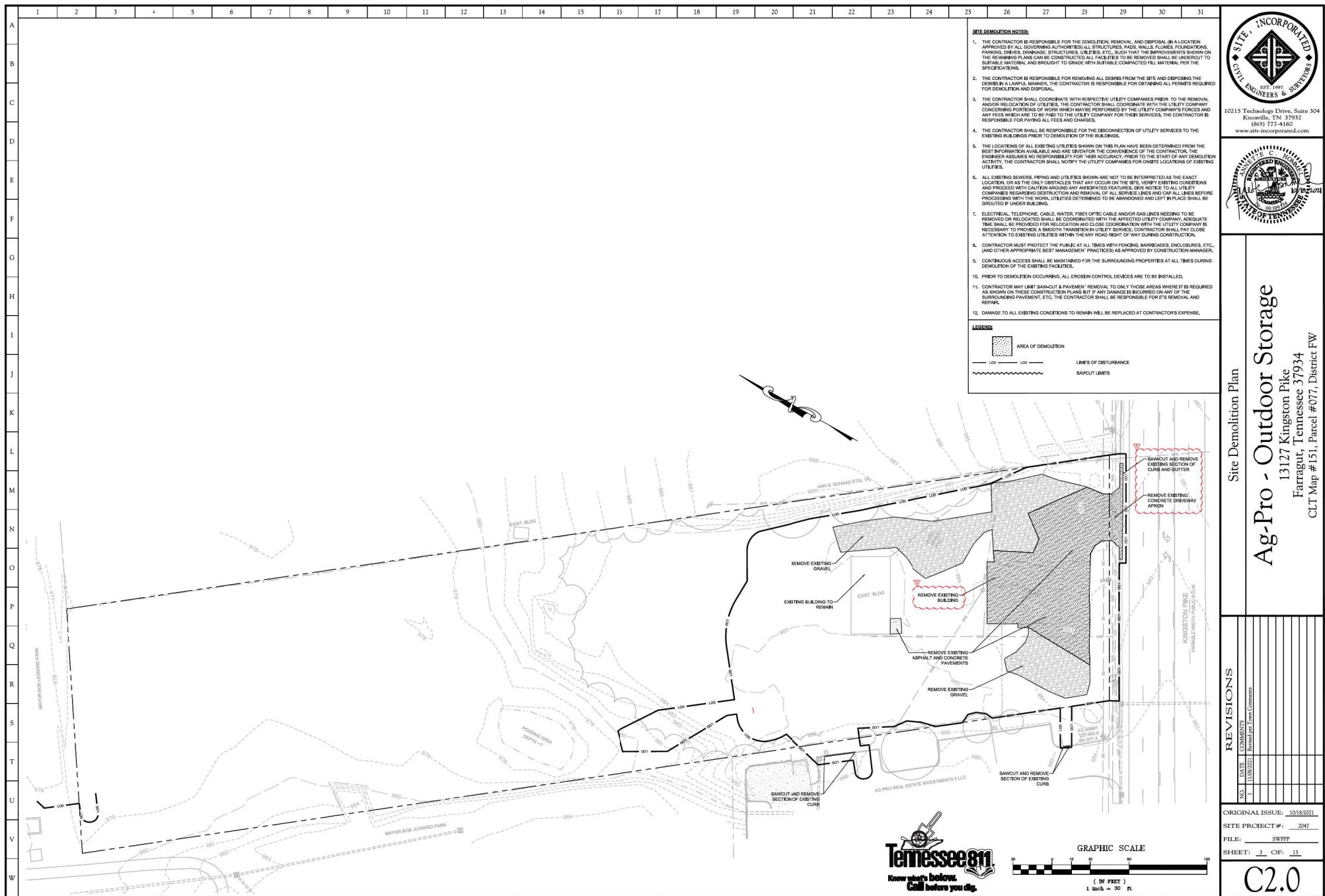
SUBJECT: Discussion and public hearing on a site plan for improvements mostly on the property at 13127 Kingston Pike in association with the Ag-Pro (formerly Farragut Lawn and Tractor) at 13131 Kingston Pike, Zoned C-1 (Stewart Ritchie, Applicant)

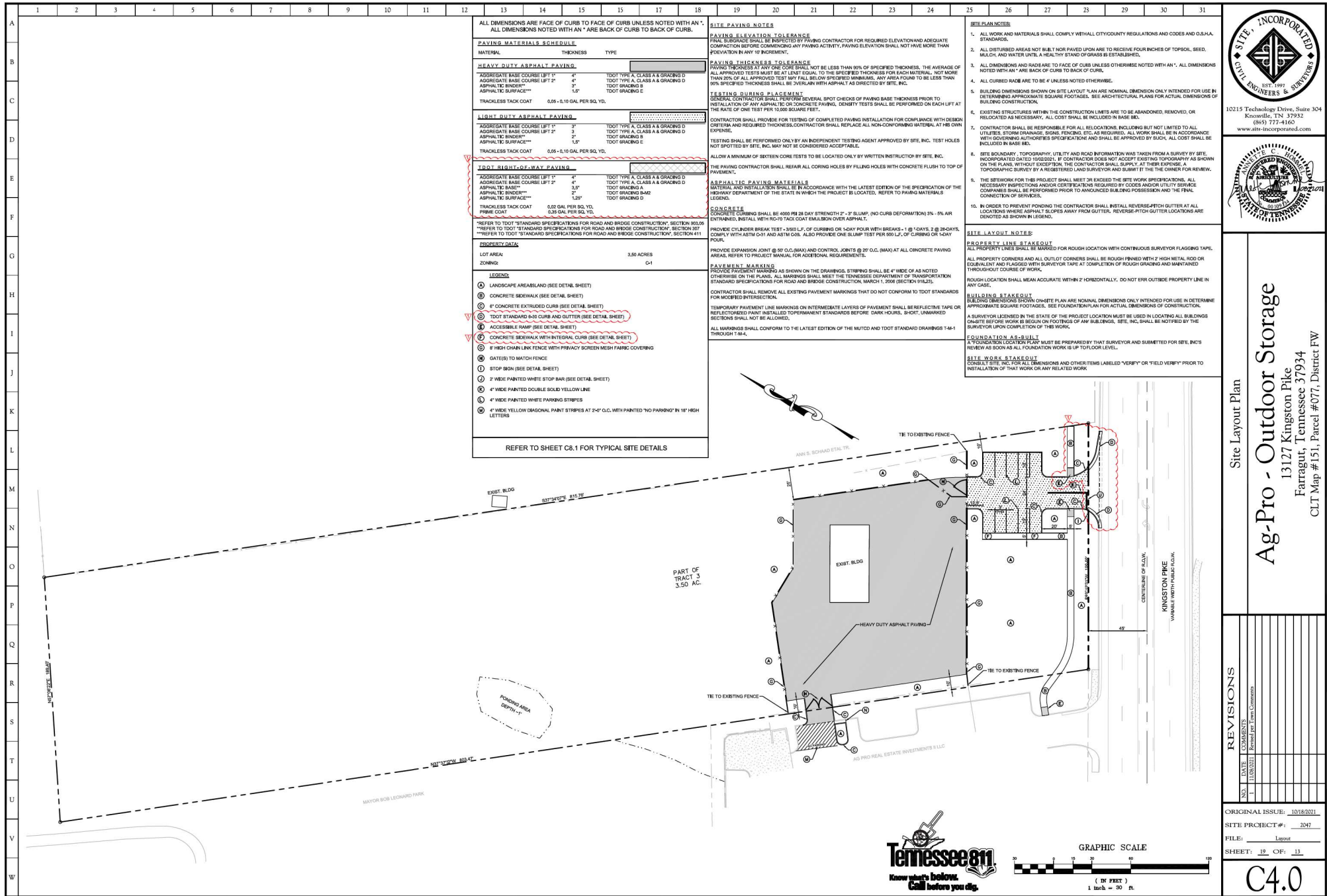
INTRODUCTION AND BACKGROUND: This agenda item was reviewed at the August 19 meeting as a concept plan intended to obtain preliminary feedback from the Planning Commission on the outdoor storage and display of farm implements and lawn care equipment associated with the Ag-Pro business (formerly Farragut Lawn and Tractor).

As noted, Ag-Pro bought out the Farragut Lawn and Tractor business in the Dixie Lee Junction area of the Town and would like to grow the business and provide more merchandise on-site for consumers. As part of this desire, Ag-Pro tried to purchase the property to the east and use it for storage and potentially display. To free up parking spaces for customers, they also would like to use the property to the east for employee parking. The property owner has not been willing to sell, and Ag-Pro has entered into a lease agreement with the adjacent property owner.

DISCUSSION: Based on the lease agreement and feedback provided by the Planning Commission in August, Ag Pro has moved forward with developing a site plan for their desired expansion. During the staff/developer meeting on November 2, initial staff comments on the site plan were reviewed with the applicant. The comments dealt with the style fence to be used for screening the storage area, the access approach onto Kingston Pike for the proposed parking area, and stormwater related comments.

RECOMMENDATION: Included in the packet is a copy of the updated site plan. Staff will make a recommendation at the meeting based on whether the initial comments have been satisfactorily addressed.





Site Layout Plan

Ag-Pro - Outdoor Storage

13127 Kingston Pike

Farragut, Tennessee 37934

CLT Map #151, Parcel #077, District FW

REVISIONS	
NO.	DATE
1	10/18/2021
2	10/18/2021
3	10/18/2021
4	10/18/2021
5	10/18/2021
6	10/18/2021
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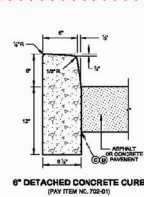
ORIGINAL ISSUE: 10/18/2021

SITE PROJECT #: 2047

FILE: Layout

SHEET: 19 OF 13

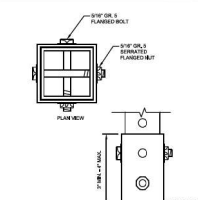
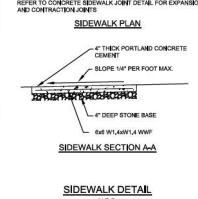
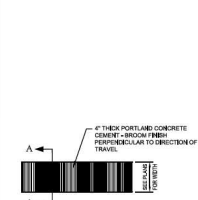
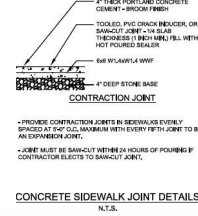
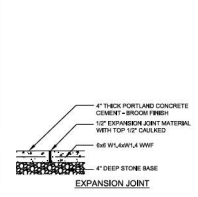
C4.0



QUANTITIES FOR DETACHED CURB	
HEIGHT OF CURB	CUBIC YARD PER LINEAR FOOT
4"	0.02940
6"	0.04410
8"	0.05880
10"	0.07350
12"	0.08820
14"	0.10290
16"	0.11760
18"	0.13230
20"	0.14700
22"	0.16170
24"	0.17640
26"	0.19110
28"	0.20580
30"	0.22050
32"	0.23520
34"	0.24990
36"	0.26460
38"	0.27930
40"	0.29400
42"	0.30870
44"	0.32340
46"	0.33810
48"	0.35280
50"	0.36750
52"	0.38220
54"	0.39690
56"	0.41160
58"	0.42630
60"	0.44100
62"	0.45570
64"	0.47040
66"	0.48510
68"	0.49980
70"	0.51450
72"	0.52920
74"	0.54390
76"	0.55860
78"	0.57330
80"	0.58800
82"	0.60270
84"	0.61740
86"	0.63210
88"	0.64680
90"	0.66150
92"	0.67620
94"	0.69090
96"	0.70560
98"	0.72030
100"	0.73500

[illegible]

LEGEND
D = VERTICAL DEPTH OF GUTTER (IS BASED ON PAVEMENT DESIGN)
T = VERTICAL DROP IN GUTTER FROM FRONT EDGE TO FACE OF CURB
W = TOTAL WIDTH OF COMBINED CURB AND GUTTER
WG = WIDTH OF GUTTER



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

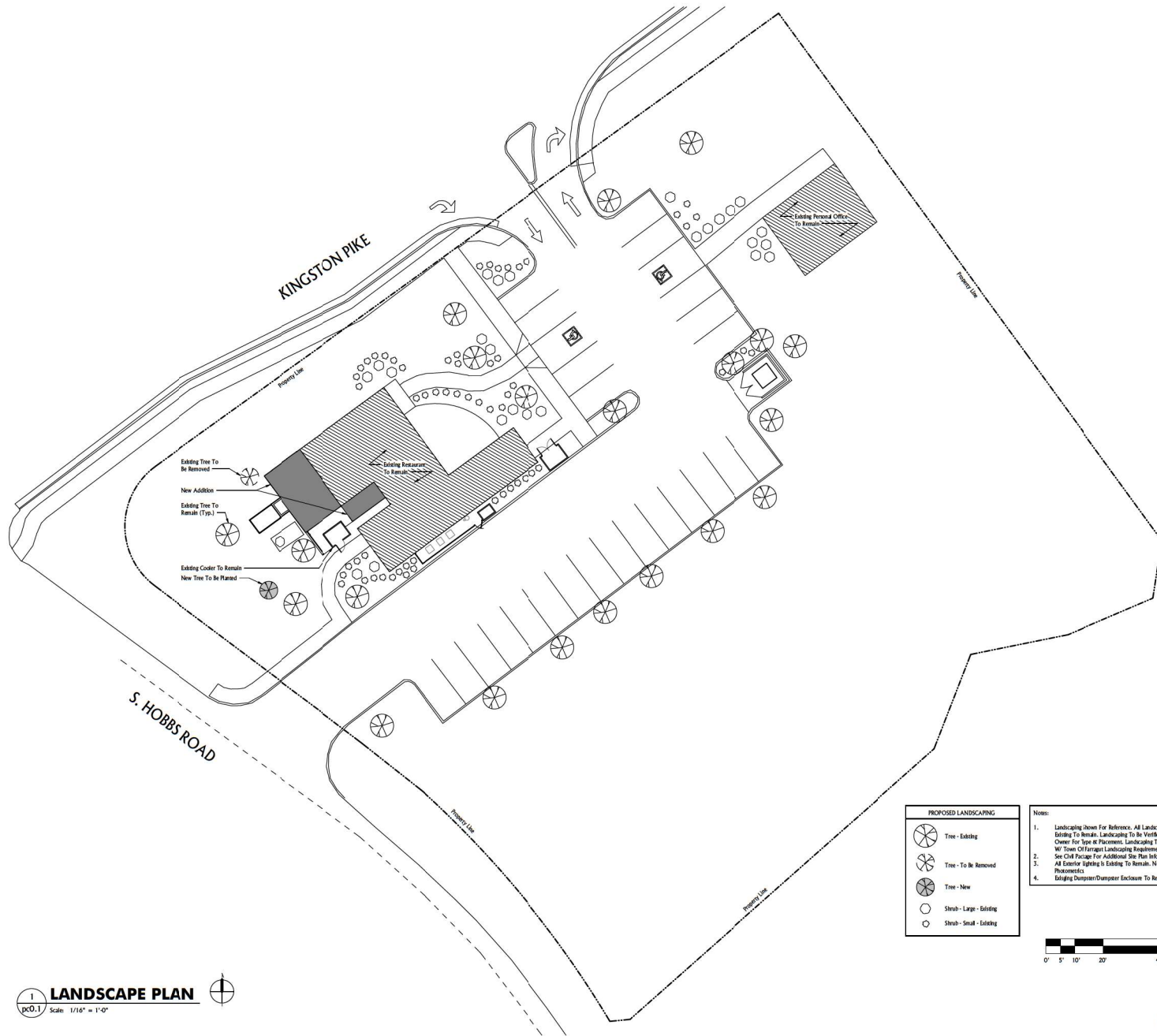
PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for an expansion to the dining room area at the Big Kahuna Wings, 12828 Kingston Pike, 1.38 Acres, Zoned C-1 (R2R Studio, LLC., Applicant)

INTRODUCTION AND BACKGROUND: This agenda item was reviewed at the July 15 meeting as a concept plan intended to obtain preliminary feedback from the Planning Commission on a request to expand the existing dining room area at the Big Kahuna Wings (BKW) at the eastern intersection of S. Hobbs Road and Kingston Pike. Specifically, the applicant had asked for the Planning Commission's feedback on the parking provisions, as they apply to this use and property, before a more detailed site plan is developed. An important consideration in terms of parking allocations was that the applicant stated that they were not and will not use the freestanding building to the east for storage or operations associated with the BKW business.

DISCUSSION: Based on the feedback provided by the Planning Commission in July, the applicant has moved forward with developing a site plan for their proposed expansion. During the staff/developer meeting on November 2, initial staff comments on the site plan were reviewed with the applicant. The comments dealt with the addition matching the existing building in terms of color and materials and the need to re-construct the screening of mechanical equipment on the south side of the existing building.

RECOMMENDATION: Included in the packet is a copy of the updated site plan. Staff will make a recommendation at the meeting based on whether the initial comments have been satisfactorily addressed.



1
pc0.1

LANDSCAPE PLAN

Scale: 1/16" = 1'-0"

PROPOSED LANDSCAPING	
	Tree - Existing
	Tree - To Be Removed
	Tree - New
	Shrub - Large - Existing
	Shrub - Small - Existing

- Notes:
1. Landscaping shown for reference. All Landscaping is Existing To Remain. Landscaping To Be Verified w/ Owner For Type & Placement. Landscaping To Comply w/ Town Of Farragut Landscaping Requirements.
 2. See Civil Package For Additional Site Plan Information.
 3. All Exterior Lighting is Existing To Remain. No Change To Photometrics.
 4. Existing Dumpster/Dumpster Enclosure To Remain.



R2K
studio, llc
865.769.8075 v.
865.769.8076 f.



Date: November 8, 2021
File Name: BKW-F-CENTRAL
Project No: 2021-152
Drawing Title: Landscape Plan

Revisions

An Expansion For:
Big Kahuna Wings - Farragut
12828 Kingston Pike
Knoxville, TN 37934

Sheet No.

pc0.1

Revisions

An Expansion For:
Big Kahuna Wings - Farragut
12828 Kingston Pike
Knoxville, TN 37934

Sheet No.

pc0.2



North Elevation



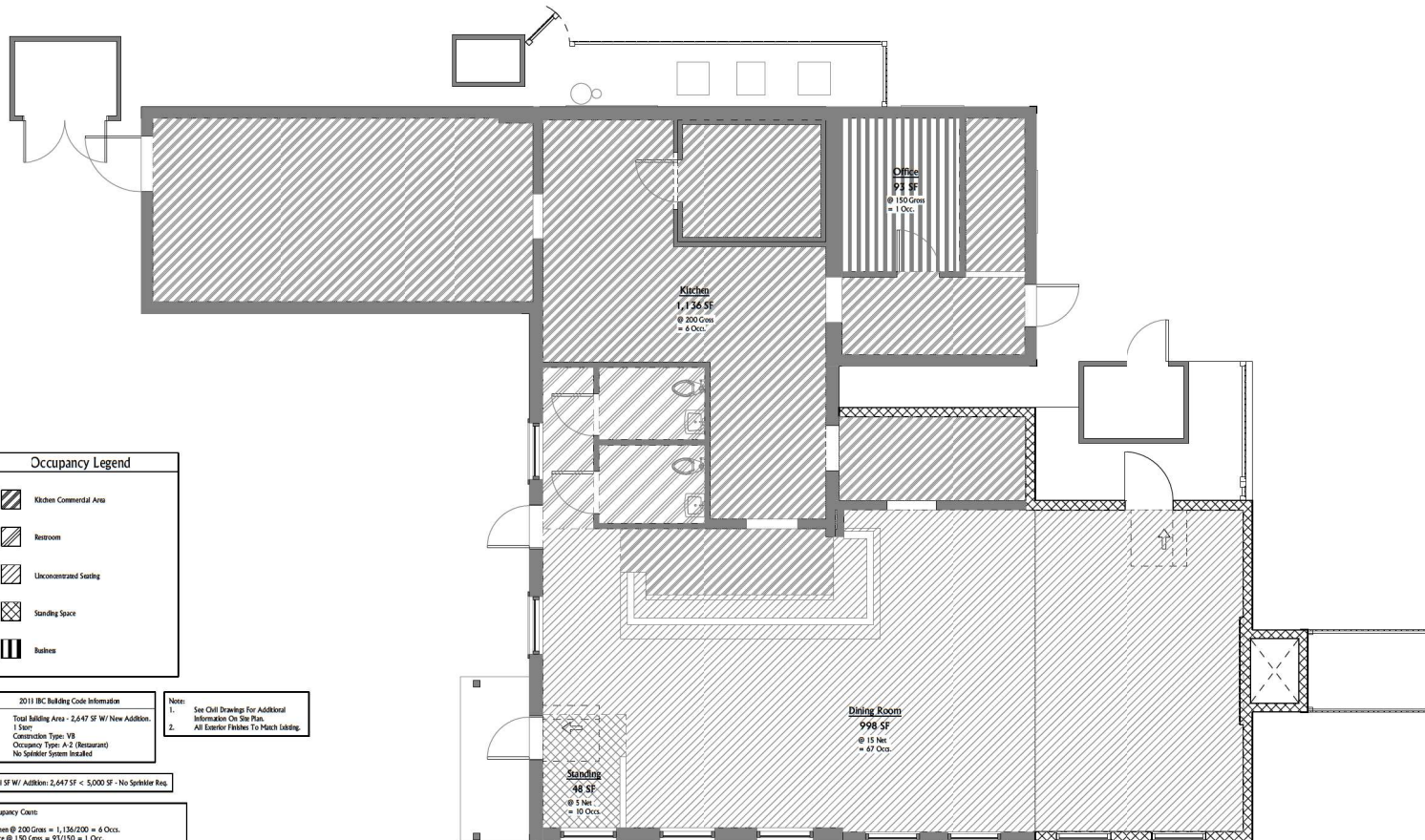
West Elevation



Northeast Elevation



Northwest Elevation



Occupancy Legend	
	Kitchen Commercial Area
	Restroom
	Unconcentrated Seating
	Standing Space
	Restroom

2011 IBC Building Code Information	
•	Total Building Area - 2,647 SF w/ New Addition.
•	1 Story
•	Construction Type: VB
•	Occupancy Type: A-2 (Restaurant)
•	No Sprinkler System Installed

Total SF w/ Addition: 2,647 SF < 3,000 SF - No Sprinkler Req.

Occupancy Count:
 Kitchen @ 200 Gross = 1,136/200 = 6 Occs.
 Office @ 100 Gross = 91/100 = 1 Occ.
 Dining (Assembly, Unconcentrated) @ 15 Net = 998/15 = 67 Occs.
 Standing (Assembly, Standing) @ 5 Net = 48/5 = 10 Occs.

84 Total Occupants < 100 - No Sprinkler Req.

Note:
 1. See Call Drawings For Additional Information On Site Plan.
 2. All Exterior Finishes To Match Existing.

OCCUPANCY PLAN
 Scale: 1/4" = 1'-0"

R2K
 studio, llc
 865.769.8075 v.
 865.769.8076 f.



Date: November 8, 2021
 File Name: BKW-F-CENTRAL
 Project No: 2021-152

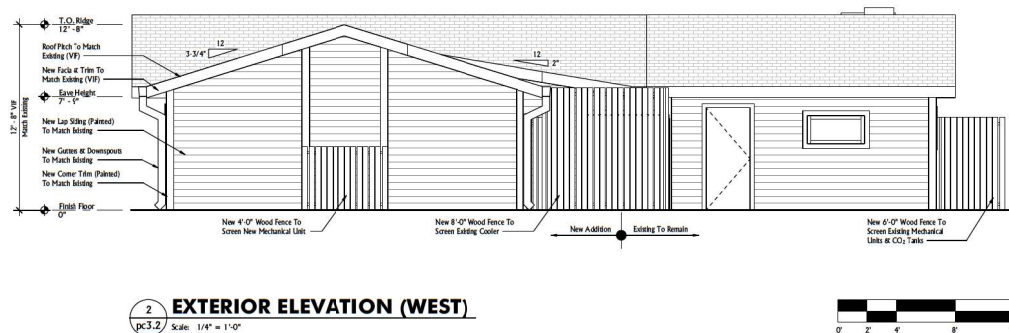
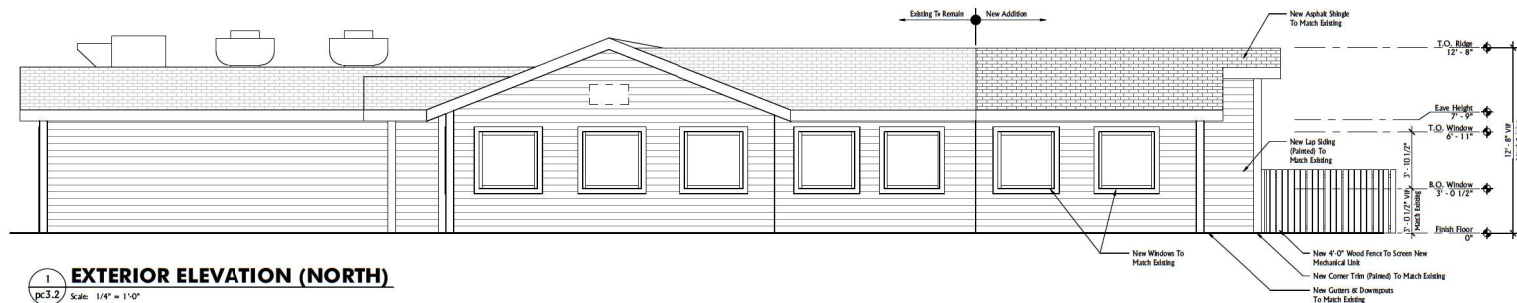
Drawing Title:
 Occupancy Plan

Revisions

An Expansion For:
Big Kahuna Wings - Farragut
 12828 Kingston Pike
 Knoxville, TN 37934

Sheet No.

pc2.1



Exterior Siding - Hardie Or Equal (Painted), Match Existing

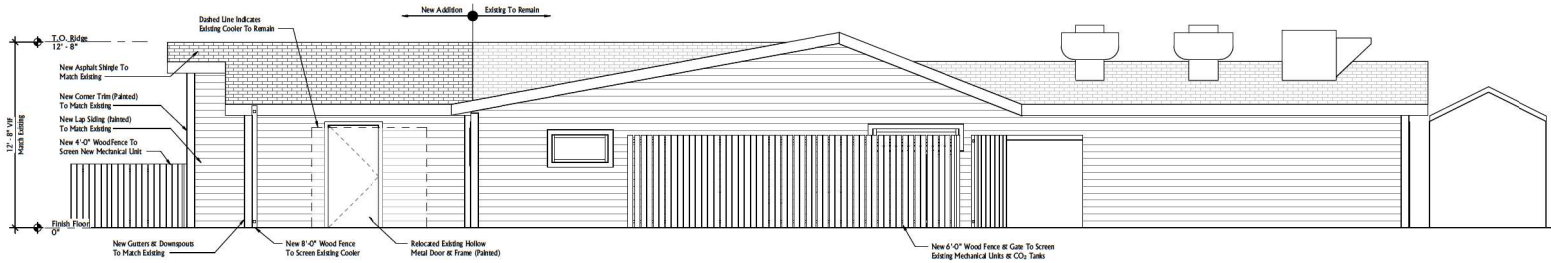


Asphalt Shingle - Match Existing

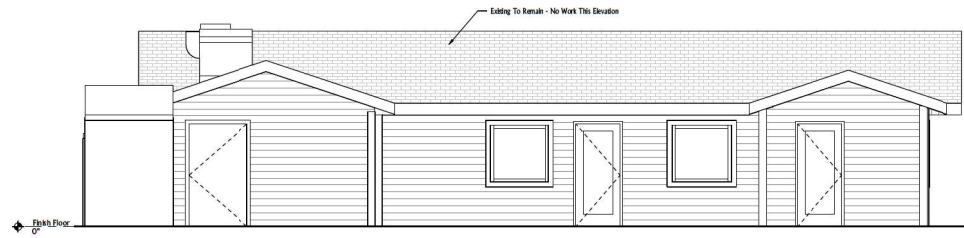
Note: All Exterior Finish & Paint Colors To Match Existing. See Reference Images.



Revisions



1 EXTERIOR ELEVATION (SOUTH)
pc3.3 Scale: 1/4" = 1'-0"



2 EXTERIOR ELEVATION (EAST)
pc3.3 Scale: 1/4" = 1'-0"



POSTPONED BY APPLICANT

**REPORT TO THE FARRAGUT MUNICIPAL
PLANNING COMMISSION**

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 4., Section XIII. – Outdoor site lighting, to allow for ballfield lighting that is custom designed not to affect neighboring properties (Jeff Jordan, Applicant)

INTRODUCTION AND BACKGROUND: This agenda item was discussed for workshop purposes in September and was postponed last month at the request of the applicant. It involves an amendment to the Town's Outdoor Site Lighting provisions in the Zoning Ordinance to provide performance standards for ballfield lighting, including an increase in pole heights to better direct lighting to the playing surface. A couple of specific performance standards proposed by the applicant's lighting specialist were to ensure that the lights achieve 7500 candela (maximum) 150 feet from the field edge and that the footcandles at the property lines will not exceed .5. As noted during the discussion, candela is a relatively new lighting assessment standard that can better measure glare.

DISCUSSION: During discussions concerning the text amendment, it has been noted that if the language is modified it would apply to any qualifying ballfields provided the proposed performance measures could be satisfied. As part of the discussion with the Planning Commission in September and discussions at the October 5 staff/developer meeting, several considerations have been raised in relation to this text amendment. Those considerations include pole heights, pole locations, the placement of field edges, noise, and what would constitute a qualifying ballfield.

It became apparent to staff that an additional workshop session would be needed to evaluate these considerations in relation to any proposed text amendment. Some questions to consider include:

1. Is an update to the lighting provisions to accommodate ballfields desired and, if so, are the standards proposed sufficient?
2. What would constitute a qualifying ballfield?
3. Should the light pole heights be restricted, perhaps based on placement in relation to property lines, type of ballfield, etc?
4. Should specific setbacks be provided for light poles, perhaps based on their height with greater setbacks required for taller poles?
5. Should line of sight diagrams be required to visually demonstrate the effect and potential impact of light poles in relation to abutting properties and rights of ways?
6. Should additional buffering be required where ballfield lights are proposed near existing residential developments? If so, what type of buffering would be appropriate?

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on Ordinance 21-19, an ordinance to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3, Section XXIV., B., 7., e., and 8., to provide for sign related amendments associated with regional recreational and entertainment facilities and clarification related to the master sign for a unified development, as provided for in the Outlet Drive Regional Entertainment and Employment District (ARCO Murray Construction, Applicant)

INTRODUCTION AND BACKGROUND: This agenda item was discussed last month and involves amendments to certain sign related provisions specific to the Outlet Drive Regional Entertainment and Employment District (OD-RE/E).

DISCUSSION: As discussed last month, the applicant asked for an amendment to provide for a sign on the end of a structural canopy proposed near the Top Golf entrance in lieu of one of the otherwise permitted wall signs. Also requested was the ability to have larger signage on the ends of the Top Golf building given its unusual shape and to help balance the signage in relation to the scale of the overall building.

During discussion, staff also reviewed the existing provisions related to the master sign for a unified development and the intent for it to ultimately provide for at least three entities on the sign face. This sign was provided for as an Outlet Drive corridor sign targeted to uses within the OD-RE/E District. Staff requested feedback from the Planning Commission on the language that specifies that such sign include a regional recreational and entertainment facility and at least two additional regional oriented businesses or tenants in the OD-RE/E Zoning District. Staff recommended that the recorded declaration governing the use of such sign specifically provide for this and the sign be constructed to accommodate the additional business or tenants even though they may not be known at the time of sign fabrication. The main objective is that the sign ultimately provides for at least three entities and is not just a large sign for one business, like a billboard. The Planning Commission was fine with the recorded declaration addressing this so that the sign could be approved and fabricated as soon as possible.

Included in the packet is a copy of Ordinance 21-19. This ordinance includes the following amendments:

1. Provides that one of the two signs permitted on the building elevation with at least 400 feet in length for a regional recreational and entertainment facility could be a canopy sign protruding from the main building wall more than 12 inches, provided such sign is mounted on a structural canopy that is integral to the architecture of the building and such sign is not a cabinet style sign but rather a sign with channel letters.
2. Provides for a 2:1 rather than 1:1 ratio of sign area to building width for the two other building elevations that are not the main building elevation for a regional recreational and entertainment facility. The 2:1 ratio would also be consistent with the ratio permitted on the main building elevation for a regional recreational and entertainment facility.

3. Provides for clarification concerning the intent of the master sign for a unified development in terms of permitting its approval and installation prior to knowing the specific businesses or tenants that may be represented on the sign. The Town Attorney would approve the language of the associated recorded declaration to ensure that the intent of the sign was provided for.

Staff recommends approval of Resolution PC-21-16 which recommends approval of Ordinance 21-19.

RESOLUTION PC-21-16

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING THE FARRAGUT MUNICIPAL CODE, APPENDIX A., ZONING, CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION XXIV., B., 7., E., AND 8., TO PROVIDE FOR SIGN RELATED AMENDMENTS ASSOCIATED WITH REGIONAL RECREATIONAL AND ENTERTAINMENT FACILITIES AND CLARIFICATION RELATED TO THE MASTER SIGN FOR A UNIFIED DEVELOPMENT, AS PROVIDED FOR IN THE OUTLET DRIVE REGIONAL ENTERTAINMENT AND EMPLOYMENT DISTRICT

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 November 18, 2021;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 21-19.

ADOPTED this 18st day of November 2021.

Rita Holladay, Chairman

Scott Russ, Secretary

ORDINANCE:	21-19
PREPARED BY:	Shipley
REQUESTED BY:	Town of Farragut
CERTIFIED BY FMPC:	November 18, 2021
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING THE FARRAGUT MUNICIPAL CODE, APPENDIX A., ZONING, CHAPTER 3., SECTION XXIV., B., 7., E., AND 8., TO PROVIDE FOR SIGN RELATED AMENDMENTS ASSOCIATED WITH REGIONAL RECREATIONAL AND ENTERTAINMENT FACILITIES AND CLARIFICATION RELATED TO THE MASTER SIGN FOR A UNIFIED DEVELOPMENT, AS PROVIDED FOR IN THE OUTLET DRIVE REGIONAL ENTERTAINMENT AND EMPLOYMENT DISTRICT

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 3., Section XXIV., B., 7., e., and 8., to provide for sign related amendments associated with regional recreational and entertainment facilities and clarification related to the master sign for a unified development, as provided for in the Outlet Drive Regional Entertainment and Employment District of the Farragut Zoning Ordinance, Ordinance 86-16.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance is hereby amended by replacing Chapter 3., Section XXIV., B., 7., e., and 8., to provide for sign related amendments associated with regional recreational and entertainment facilities and clarification related to the master sign for a unified development, as provided for in the Outlet Drive Regional Entertainment and Employment District, as follows:

SECTION 1.

Section XXIV., B., 7., e.

- e. For a building in excess of 40,000 square feet and with at least one building elevation of more than 400 feet in length, wall signage shall be provided for as follows:
 - i. Up to two signs (with sign areas calculated separately) may be permitted on the building elevation that is in excess of 400 feet. The cumulative permitted sign area for the two signs combined shall be established with a 2:1 ratio of sign area to building width on which the sign is to be mounted. One of the two signs may be a canopy sign

- protruding from the main building wall more than 12 inches, provided such sign is mounted on a structural canopy that is integral to the architecture of the building and such sign is not a cabinet style sign but rather a sign with channel letters; and
- ii. One wall sign is permitted on two other building elevations with the sign area on each of these elevations being established with a 2:1 ratio of sign area to building width on which the sign is to be mounted.

SECTION 2.

Section XXIV., B.,8.

8. Master sign for a unified development is subject to the following criteria:
 - a. The unified development includes, as reflected in a recorded declaration approved by the Town Attorney, a regional recreational and entertainment facility and at least two additional regional oriented businesses or tenants in the OD-RE/E Zoning District that will have the opportunity for signage on the master sign for a unified development. The layout of the initial sign face shall take this into consideration and any modifications to the recorded declaration shall be approved by the Town Attorney;
 - b. Existing off-premise advertising signs (billboards) along the town's portion of the Outlet Drive corridor shall be removed;
 - c. The minimum size of a development eligible for consideration as a unified development shall be 40,000 square feet of gross floor area and must contain three or more businesses or tenants;
 - d. Only one sign is permitted between the Lovell Road and Campbell Station Road interchanges and such sign shall be situated a minimum of 3,000 feet from the nearest portion of both the Lovell Road and the Campbell Station Road interchange rights-of-ways;
 - e. The sign face shall not exceed 800 square feet per side and shall be designed to include at least three businesses or tenants;
 - f. The sign shall not exceed 50 feet.in overall height;
 - g. The sign shall be setback a minimum of 20 feet and a maximum of 50 feet from the interstate highway right-of-way. Otherwise, the sign shall meet the setbacks for an accessory structure;
 - h. The sign shall have no digital or moving messages;
 - i. The sign shall not be a monopole; and
 - j. The sign shall be assessed in terms of its visual and architectural compatibility with the buildings and tenant spaces which it advertises.

SECTION 3.

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.

Rita Holladay, Chairman

Scott Russ, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

Sec. XXIV. Outlet drive regional entertainment and employment district (OD-RE/E).

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

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

- B. *Permitted principal and accessory uses and structures.* Property and structures located in the Outlet Drive Regional Entertainment and Employment District (OD-RE/E) shall be used only for the following purposes:

1. Generally recognized retail sales, subject to the following:
 - a. Any outdoor storage or sales shall be contained within areas specifically designed and approved for such storage or sales as part of a site plan review. Such areas shall be screened from public rights-of-ways with opaque materials that are architecturally compatible with the primary materials used on the building they are serving. Such screened areas shall meet the setback requirements for accessory structures; and
 - b. Warehousing and wholesaling associated with on-site retail establishments are permitted, provided the warehousing and wholesaling constitutes less than 80 percent of the gross square footage of the building(s).
2. Restaurants.
3. Hotels.
4. Offices.
5. Theaters, indoor only.
6. Indoor recreational facilities.
7. Regional Recreational and Entertainment Facility, as defined in Chapter 2, and subject to the following development criteria:
 - a. The tract shall be at least five acres;
 - b. The tract shall abut the Interstate 40 right-of-way;
 - c. The permissible height of accessory structures that are integral to the function of the regional entertainment venue shall be evaluated using the following criteria:

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- i. The structure's role in the operational function and inherent safety related requirements of the establishment;
 - ii. The structure(s) being non-illuminated and concealed to the greatest extent practicable;
 - iii. The structure(s) being a minimum of 100 feet from property developed as residential; and
 - iv. The structure(s) being in compliance with any applicable state or federal requirements.
 - d. For a building in excess of 40,000 square feet, compliance with the Town's Architectural Design Standards (ADS) shall be evaluated using the following criteria:
 - i. The building containing a minimum masonry percentage of 10 percent on the net facade area of the building;
 - ii. The building being comprised of at least three other materials with no single material exceeding 40 percent of the net facade area and that collectively contribute to an appearance that segments the building visually into smaller modules that soften the building's scale; and
 - iii. The building clearly demonstrating compliance with all other ADS provisions.
 - e. For a building in excess of 40,000 square feet and with at least one building elevation of more than 400 feet in length, wall signage shall be provided for as follows:
 - i. Up to two signs (with sign areas calculated separately) may be permitted on the building elevation that is in excess of 400 feet. The cumulative permitted sign area for the two signs combined shall be established with a 2:1 ~~sign area to building width ratio~~ ratio of sign area to building width on which the sign is to be mounted. One of the two signs may be a canopy sign protruding from the main building wall more than 12 inches, provided such sign is mounted on a structural canopy that is integral to the architecture of the building and such sign is not a cabinet style sign but rather a sign with channel letters; and
 - ii. One wall sign is permitted on two other building elevations with the sign area on each of these elevations being established with a ~~1:1~~ 2:1 ratio of sign area to building width on which the sign is to be mounted.
 - f. Outdoor site lighting shall be in accordance with Chapter 4 of the Farragut Zoning Ordinance with the following exceptions:
 - i. Parking lot pole lights shall not exceed 35 feet in height, including the supporting base;

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- ii. Lighting that may be unique for this use and required for the operation shall be directed inward onto the facility property so as not to shine onto adjacent properties or rights-of-ways;
 - iii. The maximum number of footcandles at all property lines (including the Interstate right-of-way) shall not exceed .1 footcandles; and
 - iv. A lighting impact analysis shall be provided as part of the site plan review and approval process. The analysis shall specifically demonstrate how lighting specific to this venue will not create glare, as defined in the town's outdoor site lighting requirements. Once lighting has been installed per the approved lighting plan and prior to the issuance of a certificate of occupancy, a verification from a licensed electrical engineer shall be provided to demonstrate compliance with the approved lighting plan.
8. Master sign for a unified development (~~i.e. a development that includes a regional recreational and entertainment facility and at least two additional regional oriented businesses or tenants in the OD-RE/E Zoning District~~), is subject to the following development criteria:
- a. ~~The unified development includes, as reflected in a recorded declaration approved by the Town Attorney, a regional recreational and entertainment facility and at least two additional regional oriented businesses or tenants in the OD-RE/E Zoning District that will have the opportunity for signage on the master sign for a unified development. The layout of the initial sign face shall take this into consideration and any modifications to the recorded declaration shall be approved by the Town Attorney;~~
 - b. Existing off-premise advertising signs (billboards) along the town's portion of the Outlet Drive corridor shall be removed;
 - c. The minimum size of a development eligible for consideration as a unified development shall be 40,000 square feet of gross floor area and must contain three or more businesses or tenants;
 - d. Only one sign is permitted between the Lovell Road and Campbell Station Road interchanges and such sign shall be situated a minimum of 3,000 feet from the nearest portion of both the Lovell Road and the Campbell Station Road interchange rights-of-ways;
 - e. The sign face shall not exceed 800 square feet per side and shall be designed to include at least three businesses or tenants;
 - f. The sign shall not exceed 50 feet in overall height;
 - g. The sign shall be setback a minimum of 20 feet and a maximum of 50 feet from the interstate highway right-of-way. Otherwise, the sign shall meet the setbacks for an accessory structure;
 - h. The sign shall have no digital or moving messages;

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- i. The sign shall not be a monopole; **and**
 - j. The sign shall be assessed in terms of its visual and architectural compatibility with the buildings and tenant spaces which it advertises. **and**
 - ~~j. A recorded declaration provided to the town for the use of the sign. Any modifications to the recorded declaration shall be approved by the town.~~

9. Utility uses.

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

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

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

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

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

1. *Front yards.*

- a. Where a parking lot is situated in the front yard between a building and an abutting street, all buildings shall be set back from the nearest point of any right-of-way a minimum of 75 feet;
- b. Where only a driveway aisle is situated in the front yard between a building and an abutting street, all buildings shall be set back from the nearest point of any right-of-way a minimum of 55 feet; or

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on updates to the Farragut Municipal Code, Appendix A – Zoning, Chapter 4., Section XIII. – Outdoor site lighting (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: This agenda item was discussed last month and involves updates to the Town's outdoor site lighting provisions in Chapter 4 of the Farragut Zoning Ordinance. As discussed, lighting technology and exterior lighting applications have changed substantially over the past few years. Consequently, some of the Town's existing provisions are outdated or do not address certain types of lights.

Specifically, staff noted that standards were needed for decorative string lights and how to address the brightness of some LED lighting. Staff has been working with a local lighting expert to help develop performance standards, including standards for bollard and landscape lights since those are also becoming more popular in non-residential settings.

DISCUSSION: Staff has taken the feedback provided by the lighting consultant and included this in Ordinance 21-20. Staff has also organized the lighting provisions so that information is easier to find. Given the number of changes proposed, staff felt that it would be easier to review clean versions of the existing and the proposed outdoor site lighting rather than using strikethrough and highlighting new language. Some of the key updates to outdoor site lighting, as reflected in Ordinance 21-20, include the following:

1. Organizing information to make different provisions easier to find.
2. Clarifying existing provisions and performance standards for pole mounted lights, wall mounted lights, and under canopy lights.
3. Establishing Kelvin temperature standards to help control brightness and glare.
4. Establishing standards for decorative string lights.
5. Establishing standards for bollard and landscape lights.
6. Organizing and clarifying the lighting plan submittal and verification requirements.

RECOMMENDATION: At the time of packet preparation, the lighting consultant was waiting to hear from an electrical engineer for any additional feedback on the language proposed in Ordinance 21-20. Staff will update the Commission on this at the meeting and will be recommending approval of Resolution PC-21-17 which recommends approval of Ordinance 21-20.

RESOLUTION PC-21-17

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING THE FARRAGUT MUNICIPAL CODE, APPENDIX A., ZONING, CHAPTER 4., SECTION XIII. – OUTDOOR SITE LIGHTING

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

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

WHEREAS, a public hearing was held on this request on November 18, 2021;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 21-20.

ADOPTED this 18th day of November 2021.

Rita Holladay, Chairman

Scott Russ, Secretary

ORDINANCE:	21-20
PREPARED BY:	Shipley
REQUESTED BY:	Town of Farragut
CERTIFIED BY FMPC:	November 18, 2021
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING THE FARRAGUT MUNICIPAL CODE, APPENDIX A., ZONING, CHAPTER 4., SECTION XIII. – OUTDOOR SITE LIGHTING

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 4., Section XIII. Outdoor site lighting, of the Farragut Zoning Ordinance, Ordinance 86-16.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance is hereby amended by replacing Chapter 4., Section XIII., Outdoor site lighting, in its entirety as follows:

SECTION 1.

XIII. - Outdoor site lighting.

A. Intent

It is the intent of this section to establish outdoor lighting requirements that reduce the negative effects of lighting, but at the same time address the need for adequate lighting for safety and visibility concerns. The following requirements shall apply to all developments and/or facilities, excluding single-family and two-family dwellings and street lighting. In no case, however, shall any light shine or glare to create a traffic safety hazard on any adjacent properties, rights-of-way, access easements, or driveways.

B. Pole Mounted Lights

1. Pole height for new lights

Unless specified elsewhere in this ordinance, light poles, including any supporting base, shall not exceed twenty-eight (28) feet in height. The height shall be measured from the ground to the top of the pole.

2. Pole height for modifications to existing lights

For existing developments that are expanding, if the existing light poles are taller than twenty-eight (28) feet, and new light poles are to be added as part of the expansion to the project, the Planning Commission may approve a light pole taller than twenty-eight (28) feet so as to match the existing light poles if it can be shown that the taller light pole will not create any negative effects on any adjacent properties, right-of-ways, access easements, or driveways. In no case shall new light poles exceed the height of the existing light poles or forty (40) feet in height, whichever is less.

3. Performance standards for pole mounted lights

- a. Fixture orientation. Light fixtures on pole mounted lights shall be horizontal in orientation so that light is directed only toward the ground below. Light shall not be distributed out the front or sides of the fixture. No portion of the light source or material surrounding the light source which allows light through shall protrude from the light box/housing.
- b. Fixture style. A variety of fixture styles are permitted provided they can demonstrate full compliance with the performance standards of this ordinance. If pole mounted lights are located adjacent to property zoned residential or agricultural and such land is below the pole base elevation, exterior or interior glare shields shall be added to the pole mounted lights. No lights shall shine or glare directly onto adjacent properties, right-of-ways, access easements, or driveways. For the purposes of this ordinance, glare shall be defined as any brightness within the field of vision of such a character as to cause annoyance, discomfort, interference with vision, or loss in visual performance and visibility.
- c. Footcandles. The maximum number of footcandles at a street right-of-way or a property line that is adjacent to non-commercial or non-office zoned land, including community service zoned land, shall be 0.5 footcandles. The maximum number of footcandles at a street right-of-way or a property line that is adjacent to commercial or office zoned land shall be 3.0 footcandles.
- d. Kelvin Temperature. Pole mounted light fixtures shall not exceed 4000 degrees Kelvin.

C. Wall Mounted Lights

1. Performance standards for wall mounted lights

- a. Fixture orientation. Unless specified elsewhere in this ordinance, all wall mounted lights shall be horizontal in orientation and direct light only at the ground. Light distributed out the front or sides of the fixture is specifically prohibited. An exception for a decorative wall mounted light fixture with a non-horizontal light source is permitted, provided the material that allows light through is frosted or refractive with regards to light distribution, so that the light source is not visible. No portion of the light source or material surrounding the light source which allows light through shall protrude from the light box/housing. Clear non-horizontal lenses are specifically prohibited. The only exception to this is an emergency light.

- b. Fixture style and mounting height. A variety of fixture styles are permitted provided they can demonstrate full compliance with the performance standards of this ordinance. The maximum mounting height on the wall for all wall lights shall be fifteen (15) feet.
- c. Footcandles. The maximum number of footcandles at a property line that is adjacent to non-commercial or non-office zoned land, including community service zoned land, shall be 0.5 footcandles. The maximum number of footcandles at a street right-of-way or a property line that is adjacent to commercial or office zoned land shall be 3.0 footcandles.
- d. Kelvin Temperature. Wall mounted light fixtures shall not exceed 4000 degrees Kelvin.

D. Decorative String Lights

1. Performance standards for decorative string lights

- a. Fixture style. Decorative string lights shall not include blinking or any type of motion and shall be without color. Individual bulbs shall not exceed 300 delivered lumens.
- b. Footcandles. The area being illuminated by decorative string lights shall not exceed 5.0 footcandles. Where the abutting property is zoned residential, the area being illuminated by decorative string lights shall not exceed 3.0 footcandles. The maximum number of footcandles at a property line that is adjacent to non-commercial or non-office zoned land, including community service zoned land, shall be 0.5 footcandles. The maximum number of footcandles at a street right-of-way or a property line that is adjacent to commercial or office zoned land shall be 3.0 footcandles.
- c. Kelvin Temperature. Decorative string lights shall not exceed 3000 degrees Kelvin.

E. Ground Mounted Lights

1. Performance standards for ground mounted lights

All ground-mounted lights, whether used to illuminate a building, sign, or some other object shall be designed to minimize light that does not illuminate the target area. Typically, these would be in-grade fixtures. In all cases, however, no portion of the light source or material surrounding the light source which allows light through shall protrude from the light box/housing.

Since glare will be a more likely issue with above grade fixtures, blinders, shields, or some other type of protectors, may also be required on these lights to eliminate glare and direct the beam away from adjacent properties, rights-of-way, access easements, or driveways.

F. Bollard Lights and Landscape Lights

1. Performance standards for bollard lights

Where bollard or landscape lights are used, the light source shall be concealed either within the light box/housing or with a frosted lens so that the light source is not visible. Bollard or landscape lights shall not exceed 500 lumens unless they are full cutoff in which case, they shall not exceed 1000 delivered lumens.

G. Under Canopy and Similar Lights

1. Performance standards for under canopy and similar lights

Lights located under gasoline service station canopies, canopies for bank automatic teller machines, and other such similar canopies shall be recessed into the ceiling structure or shall use light blinders, shields or some other type of protectors to eliminate glare. No portion of the light source or material surrounding the light source which allows light through shall protrude from the structure ceiling. Under canopy and similar lights shall not exceed 4000 degrees Kelvin.

H. Code and Service Line Requirements

All outdoor site lighting shall comply with applicable building, fire, and utility code requirements. All electrical lines servicing outdoor site lighting shall be underground.

I. Lighting Plan Submittal and Verification Requirements

1. Plan requirements

Where any outdoor site lighting is proposed, site plans, as required in Chapter 4 of the Zoning Ordinance, shall include a lighting plan to specifically address compliance with this ordinance. The lighting plan shall be signed and sealed by a licensed electrical engineer, and include, as applicable, the following:

- a. A scaled lighting layout of the site showing and labeling the locations and types of lights proposed in different locations.
- b. A light fixture table that corresponds to the site lighting sheet and that includes the type and number of fixtures proposed in different locations.
- c. A diagram showing the overall height and fixture orientation of pole mounted lights. If old poles are to be reused with new fixtures, the lighting plan shall certify that the old poles will meet the EPA ratings required to support the new fixtures.
- d. A diagram showing the overall height and fixture orientation of wall mounted lights.
- e. Specification sheets for all proposed outdoor light fixtures. Such sheets shall specifically address the corresponding performance standards provided for in this ordinance.
- f. A photometric plot which illustrates the footcandle readings for areas illuminated by string lights and along all property lines and rights of ways to demonstrate compliance with this ordinance.

2. Verification requirements

Upon completion of a project and prior to the issuance of a Certificate of Occupancy or Certificate of Completion, a lighting certification prepared by a licensed electrical engineer shall be submitted to the Town to verify that all outdoor lights have been

installed per the approved lighting plan and in compliance with the performance standards and other requirements of this ordinance.

Town staff may waive the verification requirement from a licensed electrical engineer for a portion or all the outdoor lighting where compliance with this ordinance is obvious and can be reasonably verified by Town staff.

3. Modifications to existing facilities

Existing facilities that are adding new lights or changing existing lights shall submit a lighting plan that addresses the applicable performance standards and other requirements of this ordinance. The Town staff will review this and, depending on the scope and nature of the modifications, may require a formal approval from the Planning Commission as part of a site plan review. Consistent with this ordinance, height increases for pole mounted lights shall be presented to the Planning Commission for approval.

Town staff may also require a verification from a licensed electrical engineer where compliance with this ordinance cannot be reasonably verified by Town staff.

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.

Rita Holladay, Chairman

Scott Russ, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

EXISTING LANGUAGE

Sec. XIII. Outdoor site lighting.

It is the intent of this section to establish outdoor lighting requirements that reduce the negative effects of lighting, but at the same time address the need for adequate lighting for safety and visibility concerns. The following requirements shall apply to all developments and/or facilities, excluding single-family and two-family dwellings and street lighting. In no case, however, shall any light shine or glare so as to create a traffic safety hazard on any adjacent properties, rights-of-way, access easements, or driveways.

A. *Performance standards and criteria.*

1. No lights shall shine or glare directly onto adjacent properties, rights-of-way, access easements, or driveways. For the purposes of this ordinance, glare shall be defined as any brightness within the field of vision of such a character as to cause annoyance, discomfort, interference with vision, or loss in visual performance and visibility.
2. The maximum number of footcandles at a property line that is adjacent to non-commercial or non-office zoned land shall be 0.5 footcandles. The maximum number of footcandles at a street right-of-way or a property line that is adjacent to commercial or office zoned land shall be three footcandles.
3. Light poles, including any supporting base, shall not exceed 28 feet in height. The height shall be measured from the ground to the top of the pole.

If an existing development is expanding, existing light poles are taller than 28 feet, and new light poles are to be added as part of the expansion to the project, the planning commission may approve a light pole taller than 28 feet so as to match the existing light poles if it can be shown that the taller light pole will not create any negative effects on any adjacent properties, rights-of-way, access easements, or driveways. In no case shall new light poles exceed the height of the existing light poles or 40 feet in height, whichever is less.

4. All pole lights shall be directed toward the ground. No portion of the bulb or the globe/glass/plastic surrounding the bulb shall protrude from the light box/housing. The shoebox style fixture shall be used unless it can be shown that a different style would be equivalent or better than these requirements. If the pole lights are located adjacent to property zoned residential or agriculture and such land is below the pole base elevation, exterior glare shields shall be added to the pole lights.
5. Unless specified elsewhere in this ordinance, all wall lights shall be directed toward the ground. No portion of the bulb or the globe/glass/plastic surrounding the bulb shall protrude from the light box/housing. The wedge style fixture shall be used unless it can be shown that a different style would be equivalent to or better than these requirements. The maximum mounting height on the wall for all wall lights shall be 15 feet.

Decorative wall-mounted lights may be used in lieu of a wedge style or comparable fixture provided they are located at public entrance ways into the building, the globe/glass/plastic are frosted/milky/white acrylic, the bulbs are frosted or yellow, the bulbs do not protrude from the globe/glass/plastic, and the maximum total wattage shall be 50 watts (standard bulb)/12 watts (compact florescent).

6. All ground-mounted lights, whether used to illuminate a building or a sign, shall be designed to minimize light that does not illuminate the target area. Blinders, or some other type of

protectors, may be required to be placed on the lights so as to direct the beam away from adjacent properties, rights-of-way, access easements, or driveways.

7. Lights located under gasoline service station canopies, canopies for bank automatic teller machines, and other such similar canopies shall be recessed into the structure ceiling and shall use light shields so as to prevent glare. No portion of the bulb or the glass/plastic surrounding the bulb shall protrude from the structure ceiling unless it can be shown that a different style would be equivalent to or better than these requirements.
8. All electrical lines servicing all lights shall be underground.

B. *Plan submittal and post installation requirements.*

1. All site plans as required in Chapter 4 of the zoning ordinance shall include a lighting plan. The lighting plan shall include a scaled layout plan of the site showing the locations of lights, the height and type of proposed fixtures, and an isofotcandle diagram extending to and including all adjacent driveway, rights-of-way, easements, etc. Such plan shall be prepared and certified by a licensed electrical engineer.

Upon completion of the installation of the lights, a certification by a licensed electrical engineer shall be submitted to the Town of Farragut which shall verify that the lights have been installed per the approved lighting plan.

2. Existing facilities that are adding new lights or changing existing lights shall submit a lighting plan to the town staff for review and approval. All new lighting shall meet the criteria established in this ordinance.

The lighting plan shall include a scaled layout plan of the site showing the locations of lights, the height and type of proposed fixtures, and an isofotcandle diagram extending to and including all adjacent driveway, rights-of-way, easements, etc. Such plans shall be prepared and certified by a licensed electrical engineer.

Upon completion of the installation of the lights, a certification by a licensed electrical engineer shall be submitted to the Town of Farragut which shall verify that the lights have been installed per the approved lighting plan.

(Ord. No. 86-16, 4-1986; Ord. of 2-2006; Ord. No. 06-24, §§ 1, 2, 9-14-2006; Ord. No. 08-03, §§ 1, 2, 3-27-2008; Ord. No. 09-11, § 1, 6-25-2009; Ord. No. 12-20, §§ 1, 2, 1-24-2013; Ord. No. 13-15, § 1, 5-23-2013)

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a resolution to adopt site related requirements that must be satisfactorily completed prior to a final plat being considered for approval by the Planning Commission (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: This agenda item was discussed last month and involves an effort to prioritize and clarify the site related items that would have to be complete for a final plat to be taken to the Planning Commission.

DISCUSSION: During discussion, staff reviewed a site checklist that staff developed to help ensure that all site related items associated with a subdivision are satisfactorily addressed. Staff noted that they evaluated the checklist and identified site items that would have to be complete before the plan/plat resubmittal deadline for a plat to be presented to the Planning Commission. The goal is to provide applicants, staff, and Planning Commissioners with clear and consistent expectations for site related items that would have to be complete when action is taken on a final plat.

RECOMMENDATION: To help memorialize the Town's expectations, staff recommends that the checklist be adopted by the Planning Commission as a resolution and is recommending approval of Resolution PC-21-15. Based on feedback provided last month, staff has added some clarifying language to checklist item #1 dealing with vegetation and stabilization. The amended language would focus on properly preparing and controlling soil to stabilize areas where grading is largely complete so that, with favorable weather, a uniform stand of perennial grass can be reasonable expected.

If adopted by the Planning Commission, this checklist will be given to contractors for their signature prior to the issuance of a grading permit. This will help alert them to the Town's expectations concerning site conditions and Planning Commission approval of final plats.

RESOLUTION PC-21-15

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO ADOPT A CHECKLIST FOR SITE RELATED ITEMS TO BE COMPLETED IN ASSOCIATION WITH A FINAL PLAT APPROVAL

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

WHEREAS, the Farragut Municipal Planning Commission is responsible for reviewing and either approving or denying final plats under the requirements of the Town of Farragut's Subdivision Regulations and/or other Municipal Code provisions; and

WHEREAS, Article IV. of the Town of Farragut's Subdivision Regulations provides for certain tangible improvements before final plat approval; and

WHEREAS, the Farragut Municipal Planning Commission wishes to establish clarity for the Commission, staff, and applicant's regarding the site completion expectations associated with final plat approval;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby approves the following checklist for site related items to be completed in association with a final plat approval.

CHECKLIST FOR SITE RELATED ITEMS TO BE COMPLETED IN ASSOCIATION WITH A FINAL PLAT APPROVAL

TOWN OF FARRAGUT, TENNESSEE

The following checklist is intended to provide general guidance to contractors, developers, and others interested in obtaining the signature of the Town Engineer and the Secretary of the Planning Commission in association with recording a final plat that will provide for the opportunity to apply for building permits. **Please note that, in addition to the items below, the Town Engineer and the Secretary of the Planning Commission will only sign the plat once all other certificates on the plat have been signed by the appropriate representatives.**

Since each site will likely vary in terms of specific requirements, this checklist should only be used as a *general reference*. The best approach, in all cases, is to communicate frequently with Town staff and satisfactorily complete the items shown on the **stamped approved** preliminary plat. Inspections with Town staff should be conducted throughout the construction process and communication ongoing so that when the plat is requested for signatures, there will be no field related items that hold up the Town's ability to sign the plat.

For purposes of this checklist, the components of site related compliance are divided into different categories based on their characteristics. Please consult with the staff listed at the end of the checklist for any specific questions or inspections, well in advance of requesting the plat signatures. Some items, such as stabilization and ordering and installing regulatory signs, can take several weeks so early coordination with Town staff is strongly encouraged.

The checklist items shown below in red must be completed to the Town's satisfaction consistent with the preliminary plat by the date when the final plat document is to be re-submitted to address initial staff comments. Staff will conduct an inspection in association with this deadline. Should any items in red be incomplete, the final plat will be requested for removal from the next Planning Commission agenda.

Other items on the checklist must be completed to the Town's satisfaction in a timely manner but may be covered by letters of credit or other measures, if authorized by the Planning Commission.

VEGETATION AND STABILIZATION:

- _____ 1. All areas outside of building pads and where grading and utility installation are complete shall be dressed to a smooth surface and demonstrate the capacity (i.e., the soil is properly prepared and at least four inches of topsoil have been applied along with measures to cover and control the soil from eroding) to produce, with favorable weather, a uniform stand of perennial grass or other permanent vegetation cover so that these areas are completely stabilized. This includes all areas where drainage easements are being platted and around all inlets and outlets. Early coordination with Town staff is required if attempted stabilization is likely to occur

when permanent grass cover establishment could be challenging (e.g., very hot, cold, or dry seasons).

- _____ 2. The seed mix used to achieve stabilization has been verified by the Town staff.
- _____ 3. Silt fencing and other temporary erosion control applications, where no longer necessary, have been removed and the affected area smoothed down and stabilized. **Where still needed, silt fence and other erosion control measures are properly maintained and functioning in accordance with the approved preliminary plat.**

LANDSCAPING:

- _____ 4. All trees and shrubs that were shown on the approved landscape plan, including any plan for replacement trees, where applicable, in association with the affected area included within the final plat boundary have been installed in accordance with the plan(s). If installation is not advised due to the time of the year, a completion letter of credit in an amount provided by Town staff has been provided. This letter of credit must be reviewed by Town staff prior to finalization to ensure proper language is included.
- _____ 5. All trees and shrubs have been inspected by Town staff for compliance with the approved plan(s) and a 2-year landscape maintenance letter of credit has been provided in an amount determined by Town staff. This letter of credit must be reviewed by Town staff prior to finalization to ensure proper language is included.
- _____ 6. Tree fencing, where no longer necessary, has been removed.
- _____ 7. Where applicable, an arborist report and work schedule for select trees to promote their survival has been provided to Town staff.

STORMWATER AND DRAINAGE:

- _____ 8. An as-built of the stormwater system, including pipe locations and depth, pipe sizes, pipe material, catch basins, finished slopes associated with areas providing stormwater passage and containment, and other components relevant to the stormwater system for the project in the area being requested for plat approval has been provided to the Town's engineering department in an electronic format.
- _____ 9. As part of the stormwater system verification, coordination has been made with the Town's engineering staff on any sediment basins and how they will be transitioned, re-stabilized, and the volume re-verified once building construction is largely complete.
- _____ 10. A visual inspection of catch basins and storm sewers has been completed to ensure that silt has not accumulated within or around these structures.

- _____ 11. A 2-year stormwater system completion and maintenance letter of credit in an amount to be provided by the Town Engineer has been provided. This letter of credit must be reviewed by Town staff prior to finalization to ensure proper language is included.
- _____ 12. A stormwater maintenance agreement and maintenance plans for each stormwater control measure have been submitted to the Town Engineer for review and approval. This plan must be approved and recorded prior to the release of the 2-year stormwater completion and maintenance letter of credit.
- _____ 13. All public infrastructure (streets, sidewalks, walking trails, stormwater system on public property) have been inspected and all areas properly drain to the designed receiving areas so that no ponding or slick areas exist due to poor drainage.
- _____ 14. Where applicable, low impact development measures have been completed in accordance with the approved plans.
- _____ 15. The Notice of Termination (NOT) acknowledgment letter from TDEC is required prior to the release of the 2-year stormwater completion and maintenance letter of credit.

PUBLIC INFRASTRUCTURE:

- _____ 16. All public infrastructure {streets (surface course may be bonded), curb and gutter, sidewalks (not fronting house lots), walking trails, bridges, walls, railings, public stormwater system structures, etc.,} have been constructed in accordance with the approved preliminary plat, including adherence to all applicable ADA provisions. As part of this verification, compaction reports of subgrade and proof rolling of all public streets are required.
- _____ 17. All curbs and pedestrian facilities have been backfilled so that no lip occurs where water may collect or a fall hazard created. Soil shall be provided so that it is slightly higher than the top of the curb (this resulting height should also account for settling that may occur).
- _____ 18. Bollards (removable), crosswalks, traffic calming measures, greenway signage, railing, and other site components associated with pedestrians and bicyclists have been installed in compliance with the approved preliminary plat.
- _____ 19. All walking trails and any sidewalks fronting non-dwelling unit lots associated with land included in the final plat shall be completed in accordance with the approved preliminary plat. Drainage affecting pedestrian facilities must be completed so that no slick areas or hazards exist.
- _____ 20. A two-year letter of credit has been provided for the maintenance of streets, pedestrian facilities, and where not provided otherwise, the stormwater system.

This letter of credit must be reviewed by Town staff prior to finalization to ensure proper language is included.

UTILITIES, LIGHTING, AND FIRE SUPPRESSION:

- _____ 21. All utilities have been installed in compliance with the approved preliminary plat and any applicable easements have been reflected on the final plat. Utility as-builts provided to utility companies shall also be provided to the Town engineer in an electronic format.
- _____ 22. The final plat shall reflect the “as-constructed” location of utilities. Any utilities not within the public right of way or the standard easements (i.e., those 5 feet along side and rear property lines and 10 feet along front and rear peripheral property lines) shall be shown with mapped easements that are centered on the actual utility location and that contain metes and bound descriptions.
- _____ 23. Where residential street lighting has been provided, such lighting has been verified by Town staff to be compliant with the Town’s requirements associated with residential street lighting, provided for in the Subdivision Regulations.
- _____ 24. All fire hydrants have been properly installed in accordance with the approved preliminary plat and control valves are set a minimum of 18 inches to the hose outlet and 36 inches to the top of the control valves.

SIGNAGE, STRIPING, AND PAVEMENT MARKINGS:

- _____ 25. All regulatory signage, striping, and pavement markings have been coordinated with Town staff and installed/completed in compliance with Town requirements. Please refer to the approved preliminary plat for guidance.
- _____ 26. As part of the preliminary plat, the applicant shall show the regulatory signage proposed to verify that it will comply with the Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD), latest edition. All street name signs shall be of blue background with six-inch upper-case characters and four and one-half inch lower case characters. All street name signs shall be mounted on two-inch square tube poles unless a proposed alternative is approved as part of the preliminary plat.
- _____ 27. If the applicant proposes an alternative pole (e.g., a custom or decorative pole) for regulatory signage, the applicant shall address this as part of the preliminary plat and shall specifically indicate how and where these poles will be installed and how these poles will be maintained. This will help address any confusion that may occur later when the signs are ready for installation.
- _____ 28. If the subdivision entrance sign is installed, an as-built has been provided to verify

compliance with Town requirements.

- _____ 29. Emergency vehicle access markings have been satisfactorily provided.

OTHER SITE COMPONENTS:

- _____ 30. An as-built has been provided for all retaining walls greater than four (4) feet in overall height.
- _____ 31. Kiosk for postal delivery is complete and has been approved by the USPS and such approval has been forwarded to the Town staff.
- _____ 32. Construction trailers, non-regulatory construction signage, and other construction-related equipment have been removed from the area requested for final plat approval.
- _____ 33. All excess debris, brush, trash, etc., has been removed from the premises (the area covering the final plat).
- _____ 34. Property pins have been installed and marked prior to building permits being issued for lots included on the final plat.

APPROPRIATE STAFF CONTACT INFORMATION:

Vegetation and Stabilization: Please contact Darryl Smith (Town Engineer) at dsmith@townoffarragut.org, Shae MacDonald at smacdonald@townoffarragut.org, Lori Saal at lsaal@townoffarragut.org, Brannon Tupper at btupper@townoffarragut.org, or Mark Shipley at mshipley@townoffarragut.org)

Landscaping: Please contact Mark Shipley at mshipley@townoffarragut.org, Bart Hose at bhose@townoffarragut.org, or Holley Marlowe at hmarlowe@townoffarragut.org.

Stormwater and Drainage: Please contact Darryl Smith (Town Engineer) at dsmith@townoffarragut.org, Shae MacDonald at smacdonald@townoffarragut.org, Lori Saal at lsaal@townoffarragut.org, Brannon Tupper at btupper@townoffarragut.org, or Greg Norman at gnorman@townoffarragut.org.

Public Infrastructure: Please contact Darryl Smith (Town Engineer) at dsmith@townoffarragut.org, Brannon Tupper at btupper@townoffarragut.org, Greg Norman at gnorman@townoffarragut.org, Shae MacDonald at smacdonald@townoffarragut.org, Mark Shipley at mshipley@townoffarragut.org, or Bud McKelvey at bmckelvey@townoffarragut.org.

Utilities, Lighting, and Fire Suppression: Please utilities, contact Darryl Smith (Town Engineer) at dsmith@townoffarragut.org, Brannon Tupper at btupper@townoffarragut.org, Greg Norman at gnorman@townoffarragut.org, Shae MacDonald at smacdonald@townoffarragut.org, or Mark Shipley at mshipley@townoffarragut.org. For lighting, please contact Mark Shipley at

mshipley@townoffarragut.org. For fire suppression, please contact Dan Johnson at djohnson@townoffarragut.org.

Signage, Striping, and Pavement Markings: Please contact Bud McKelvey at bmckelvey@townoffarragut.org, Darryl Smith (Town Engineer) at dsmith@townoffarragut.org, Brannon Tupper at btupper@townoffarragut.org, Greg Norman at gnorman@townoffarragut.org, Shae MacDonald at smacdonald@townoffarragut.org, or Mark Shipley at mshipley@townoffarragut.org.

Other Site Components: Please contact Bud McKelvey at bmckelvey@townoffarragut.org, Darryl Smith (Town Engineer) at dsmith@townoffarragut.org, Brannon Tupper at btupper@townoffarragut.org, Greg Norman at gnorman@townoffarragut.org, Shae MacDonald at smacdonald@townoffarragut.org, or Mark Shipley at mshipley@townoffarragut.org.

I have been issued this checklist and will use this to ensure that all listed items are addressed prior to requesting Town signatures on a final plat.

Signature and Date: _____

Company: _____

ADOPTED this 18th day of November, 2021.

Rita Holladay, Chairman

Scott Russ, Secretary