



FARRAGUT MUNICIPAL PLANNING COMMISSION

AGENDA

January 20, 2022

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 – December 16, 2021
3. Discussion on approval of preliminary design for the Evans Road Greenway Connection (Town of Farragut, Applicant)
4. Discussion and public hearing on a final plat for the Meadows on McFee Subdivision, Phase 1, 5.25 Acres, 19 Lots, Zoned R-1/OSR (Lynch Surveys, LLC, Applicant) – **POSTPONED BY THE APPLICANT DUE TO INCOMPLETE FIELD ITEMS**
5. Discussion and public hearing on a zoning map amendment to rezone Parcel 6, Tax Map 151, 421 N. Watt Road, from General Commercial (C-1) to Neighborhood/Convenience Commercial (NCC), 9.22 Acres (Robert Campbell & Associates, Applicant)
6. Discussion and public hearing on a site plan for façade updates to the existing Clarion Inn in association with a conversion to a Sleep Inn at 11341 Campbell Lakes Drive, 2.39 Acres, Zoned C-2 (Campbell Station Lodging, LLC., Applicant)
7. Discussion and public hearing on a site plan for the SKORE Hotel at 11320 Outlet Drive, 4.34 Acres, Zoned OD-RE/E (Land Development Solutions, Applicant)
8. Discussion on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3., Section XII., General Commercial (C-1), Subsection F., 9. Height Regulations, to provide for a concept plan review when a building more than two stories in height is proposed (Town of Farragut, Applicant)
9. Discussion on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3., Section XIII., Neighborhood/Convenience Commercial (NCC), to remove apartment buildings as

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



a residential use and require a concept plan in association with a rezoning request to NCC (Town of Farragut, Applicant)

10. Discussion on a request to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3., Section XXVI., Planned Commercial Development (PCD), to clarify that uses permitted in the General Commercial or Office zoning districts “may” rather than “shall” be permitted as part of a development plan submitted for a rezoning request to PCD (Town of Farragut, Applicant)

11. Discussion on a draft Public Tree Care Ordinance that will be required to help meet one of the standards for an application for Tree City USA recognition (Town of Farragut, Applicant)

12. Approval of utilities

13. 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;

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9. An applicant, and/or their representative(s), for an item on the regular agenda shall be afforded the time necessary to present their request and respond to questions. The five (5) minute limitation shall not apply. However, the Chairman may ask an applicant to stay on point in order to facilitate the efficiency of the meeting.

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



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

December 16, 2021

MEMBERS PRESENT

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

MEMBERS ABSENT

Shannon Preston

Staff Representatives: Bart Hose, Assistant Community Development Director

1. Approval of agenda

A motion was made by Vice Mayor Povlin to approve the agenda as submitted. The motion was seconded by Mayor Williams and passed unanimously.

2. Approval of minutes – November 18, 2021

A motion was made by Vice Mayor Povlin to approve the minutes as submitted. The motion was seconded by Secretary Russ and passed unanimously.

3. Discussion on a zoning map amendment to rezone Parcel 6, Tax Map 151, 421 N. Watt Road, from General Commercial (C-1) to Neighborhood/Convenience Commercial (NCC), 9.22 Acres (Robert Campbell & Associates, Applicant)

This item was for discussion purposes only.

4. Approval of utilities

None.

5. Citizen forum

None.

The meeting adjourned at 7:20 p.m.

Scott Russ, Secretary

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Darryl Smith, PE, Town Engineer

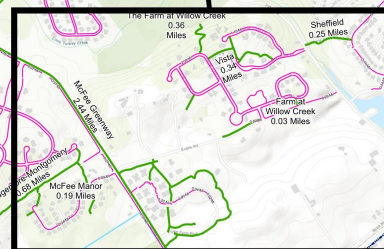
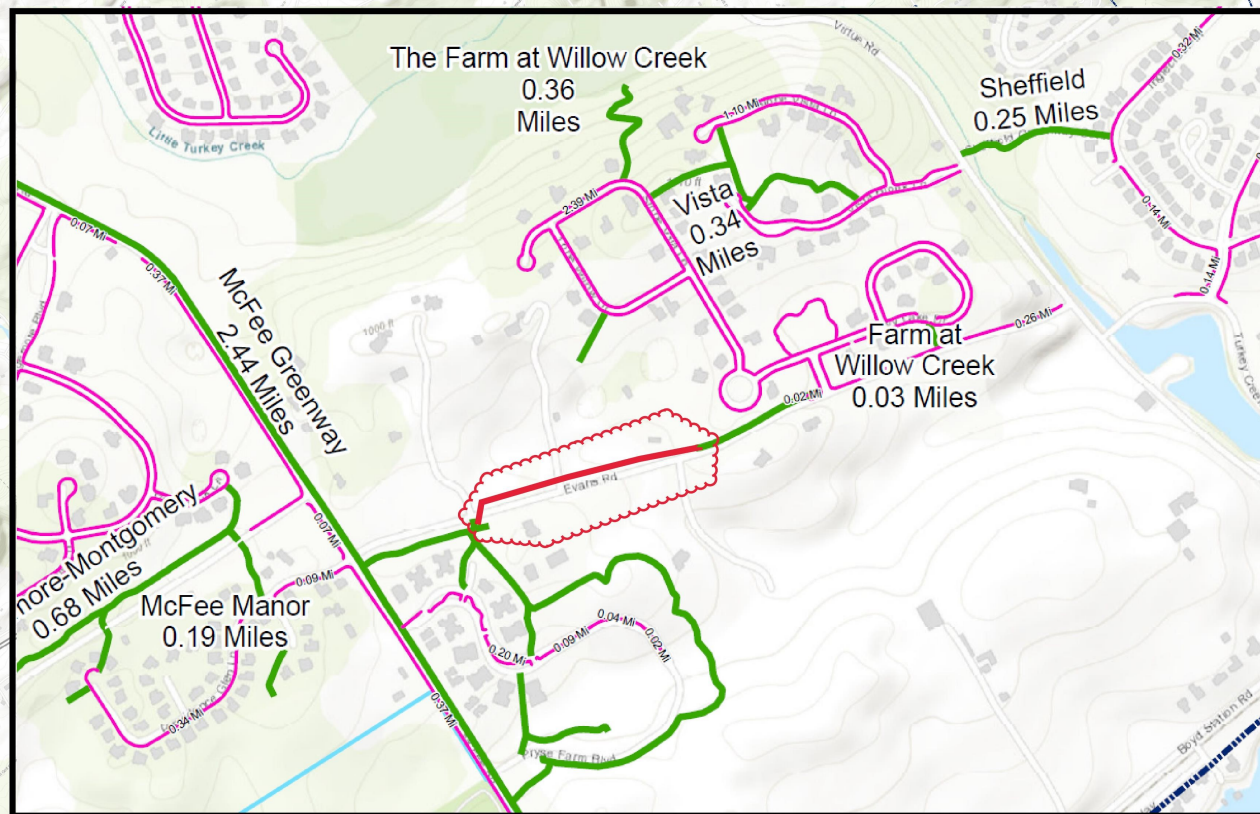
SUBJECT: Evans Road Greenway Connection

INTRODUCTION: The purpose of this item is review and approval of the design for a greenway connection along the northern side of Evans Road, from the Cottages at Pryse Farm to the Farm at Willow Creek subdivisions.

DISCUSSION: Farragut's Strategic Plan includes "Building and Maintaining the Town's Infrastructure and Assets" as a critical factor of success. This includes construction of a safe network of greenways for pedestrians and bicyclists. With that in mind, our FY2022 Capital Investment Program includes funding for design and acquisition of easements for a greenway connection along the northern side of Evans Road. Once completed, this connection will complete pedestrian access on Evans Road between McFee Road and Virtue Road. The Town's consultant (Urban Engineering) has provided the attached preliminary layout for the greenway. Our plan is to construct an 8' wide asphalt greenway approximately 12 to 20 feet from the northern edge of Evans Road. This offset from the existing road provides a safe buffer between vehicular traffic and pedestrians, while allowing space for future widening of Evans Road without replacing the greenway. The approximately 1400' connector extends from the Cottages at Pryse Farm to the Farm at Willow Creek subdivisions. Construction of the greenway will require easements from seven parcels, as shown on the preliminary layout.

If approved, Urban Engineering will finalize plans and staff will select additional consultants for appraisals and acquisition of easements. Construction will begin in FY2023.

RECOMMENDATION: Staff recommends approval of the preliminary plans as presented.



1 in = 800 ft

Legend

- Sidewalks
 Greenway
 Town Limit
 Town Parks

 | farragut

PROPERTY & EASEMENT ACQUISITION TABLE												
TRACT NO.	PROPERTY OWNER	COUNTY RECORDS				TOTAL AREA (AC)	AREA TO BE ACQUIRED (S.F.)	AREA REMAINING (AC)	EASEMENT (S.F.)			
		TAX MAP NO.	PARCEL	DEED BK	PAGE				SLOPE	CONST.	PERM. TRAIL	PERM. DRAINAGE
1	COTTAGES AT PRYSE FARM OWNERS ASSOCIATION INC.	182-B-0	57.00	20000708000272	11.07	0	0	11.07	X,XXX	X,XXX	995	0
2	CBD PRATY REVOCABLE TRUST	152	28.04	200012040045730	2.00	0	0	2.00	XX	X,XXX	4,999	0
3	DOROTHY PETRONE	182	29.01	2241	894	2.00	0	2.00	XXX	X,XXX	3,953	0
4	DOROTHY PETRONE	152	29.00	2241	916	9.13	0	9.13	XXX	X,XXX	2,161	0
5	DAV & VALERIE FERRE	152	30.02	201401240044185	2.18	0	0	2.18	XXX	X,XXX	7,916	0
6	GREG WHEELER	182	30.00	1888	157	4.36	0	4.36	XXX	X,XXX	1,027	0
7	FARM AT WILLOW CREEK HOMEOWNERS ASSOCIATION INC.	152-D-4	91.00	20104230000622	1.25	0	0	1.25	XXX	X,XXX	399	0

TYPE	YEAR	PROJECT NO	SHEET NO
CONSTRUCTION	2022	EVANS ROAD GREENWAY	1

LEGEND:

- SLOPE
- CONST.
- PERM. TRAIL
- PERM. DRAINAGE
- EXIST. GAS LINE
- EXIST. WATER LINE
- OH/E — OVERHEAD UTILITY LINE
- EXIST. TREE
- PROPOSED GREENWAY EASEMENT



MATCH LINE STA. 4+50 (SEE THIS SHEET)

MATCH LINE STA. 4+50 (SEE THIS SHEET)

NO.	DATE	REVISIONS	BY	CHKD.



URBAN ENGINEERING, INC.
11852 WINSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

TOWN OF FARRAGUT
EVANS ROAD GREENWAY

PROPOSED LAYOUT
EVANS ROAD GREENWAY
STA. 0+00 — STA. 12+96.10

DESIGNED BY: CAS	CHECKED BY: CAS	SCALE: 1"=30'	SHEET ONE NO. 1
DRAWN BY: CLM	DATE: XX/XX/20XX	FILE NO.: XXXXXXXXXXXX	OF 1 SHEETS

MEETING DATE: January 20, 2022

AGENDA ITEM #4

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 Meadows on McFee Subdivision,
Phase 1, 5.25 Acres, 19 Lots, Zoned R-1/OSR (Lynch Surveys, LLC, Applicant)

POSTPONED BY THE APPLICANT DUE TO INCOMPLETE FIELD ITEMS

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Bart Hose, Assistant Community Development Director

SUBJECT: Discussion and public hearing on a zoning map amendment to rezone Parcel 6, Tax Map 151, 421 N. Watt Road, from General Commercial (C-1) to Neighborhood/Convenience Commercial (NCC), 9.22 Acres (Robert Campbell & Associates, Applicant)

INTRODUCTION AND BACKGROUND: This item was discussed as a workshop item at the last meeting and involves a request to rezone an approximately 9.2-acre tract, Parcel 6, Tax Map 151, located at 421 N. Watt Road from a General Commercial (C-1) District designation to the Neighborhood/Convenience Commercial (NCC) District designation. The request is being made to support the development of a proposed mixed-use development containing a combination of commercial and office uses with residential townhomes. The applicants have submitted a concept plan for the proposed project that was discussed at the staff/developer meeting for the December Planning Commission Meeting.

DISCUSSION: As noted, the property in question contains approximately 9.2 acres and is currently undeveloped. It fronts on North Watt Road within the Town and extends westward into Loudon County, where it also has frontage along Harrison Lane. The Harrison Lane frontage and a small strip of the lot along that frontage is not located within the Town's corporate limits and the proposed rezoning will not affect it. The existing land use in the immediate area is predominantly rural/low density residential, however, the Watt Road interstate interchange area is located just over the ridge to the north, while the Town's Mayor Bob Leonard Park along with a few small-scale commercial uses are located along N. Watt Road a short distance to the south.

The Town's Land Use Plan for the Watt Road Corridor was reevaluated in 2018, and the Future Land Use Map was amended to include several areas for potential Mixed Use Neighborhood development with associated residential densities not to exceed 8 dwelling units per acre. This included the property in question. The applicant's request for Neighborhood/Convenience Commercial (NCC) zoning would be consistent with the current Future Land Use Map and the Mixed-Use Neighborhood land use designation. Any future development site plan or subdivision proposal submitted for the property would, of course, have to meet the NCC zoning district's standards and all other applicable Town requirements.

RECOMMENDATION: Included in your packet is Resolution PC-22-01 which recommends approval of Ordinance 22-01 to rezone Parcel 6, Tax Map 151, 421 N. Watt Road, from General Commercial (C-1) to Neighborhood/Convenience Commercial (NCC). The request is consistent with the Future Land Use Map for the area and the staff recommends approval.

RESOLUTION PC-22-01

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF ALL PORTIONS OF PARCEL 6, TAX MAP 151 LOCATED WITHIN THE TOWN'S CORPORATE LIMITS, 421 NORTH WATT ROAD, FROM GENERAL COMMERCIAL (C-1) TO NEIGHBORHOOD/CONVENIENCE COMMERCIAL (NCC).

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

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

WHEREAS, a public hearing was held on this request on January 20, 2022;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval of Ordinance 22-01 to the Farragut Board of Mayor and Aldermen, an ordinance amending the Farragut Zoning Ordinance and Map, Ordinance 86-16, by rezoning the above noted property.

ADOPTED this 20th day of January 2022.

Rita Holladay, Chairman

Scott Russ, Secretary

ORDINANCE:	22-01
PREPARED BY:	Hose
REQUESTED BY:	Town of Farragut
CERTIFIED BY FMPC:	January 20, 2022
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

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

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

SECTION 1.

The Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended by rezoning all portions of Parcel 6, Tax Map 151 located within the Town's corporate limits, 421 North Watt Road, from General Commercial (C-1) to Neighborhood/Convenience Commercial (NCC). Said property being further delineated on the attached map (See Exhibit A).

SECTION 2.

This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

Ron Williams, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this ____ day of _____, 2022,
with approval recommended by the Farragut Municipal Planning Commission (FMPC).

Rita Holladay, Chairman

Scott Russ, Secretary



**Exhibit A
Ordinance 22-01**

**Rezone
Parcel 6, Tax Map 151
421 North Watt Road**

From
C-1 (General Commercial)
to
NCC (Neighborhood/Convenience Commercial)

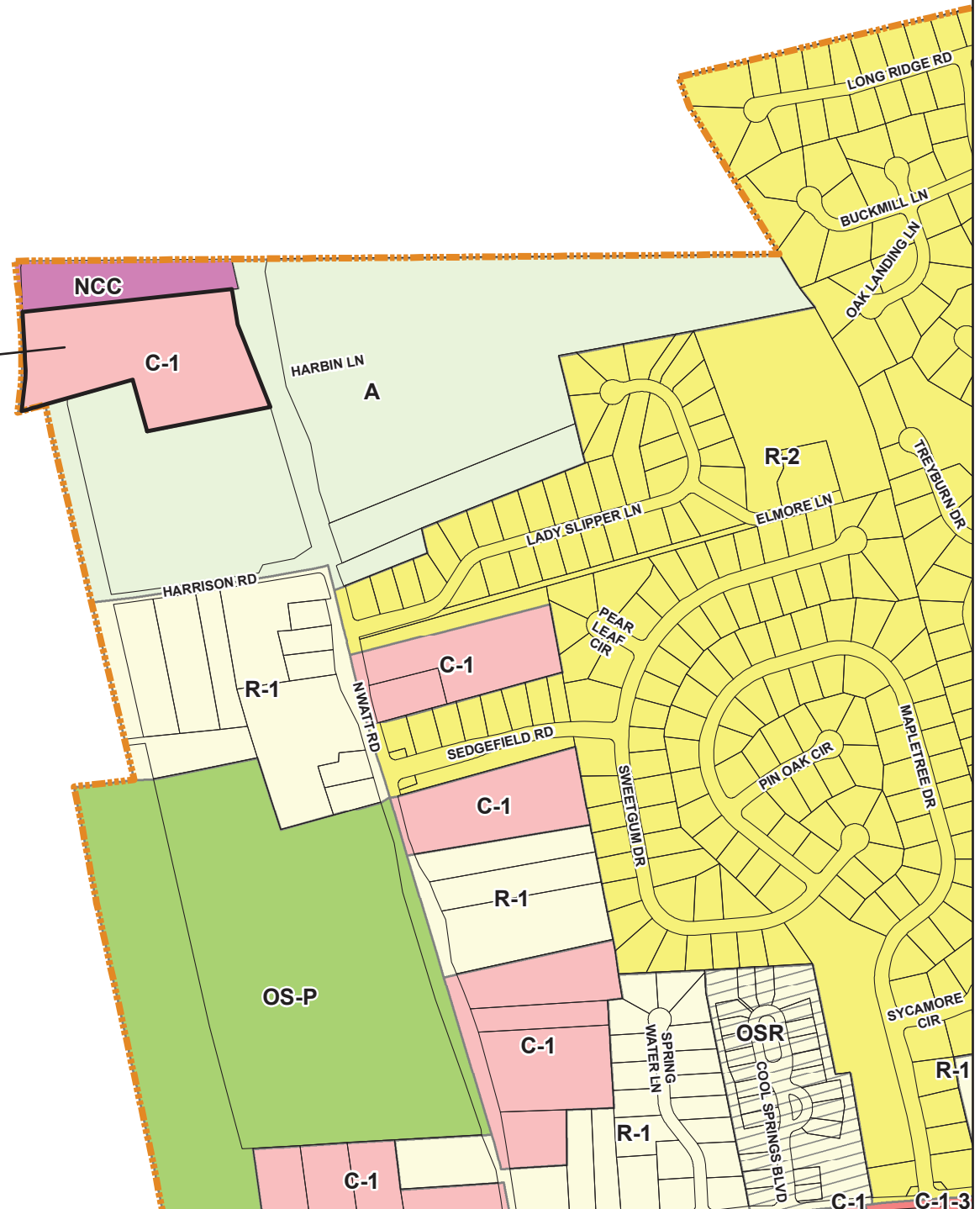
Legend

-  Subject Property
-  Parcels
-  Town Limit
-  A, Agricultural
-  OS-P, Open Space/Park
-  R-1, Rural Single-Family Residential
-  R-2, General Single-Family Residential
-  R-1/OSR, Open Space Residential Overlay
-  Neighborhood/Convenience Commercial
-  C-1, General Commercial
-  C-1-3, General Commercial, Three Stories



1 in = 650 ft

C-1 to NCC



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

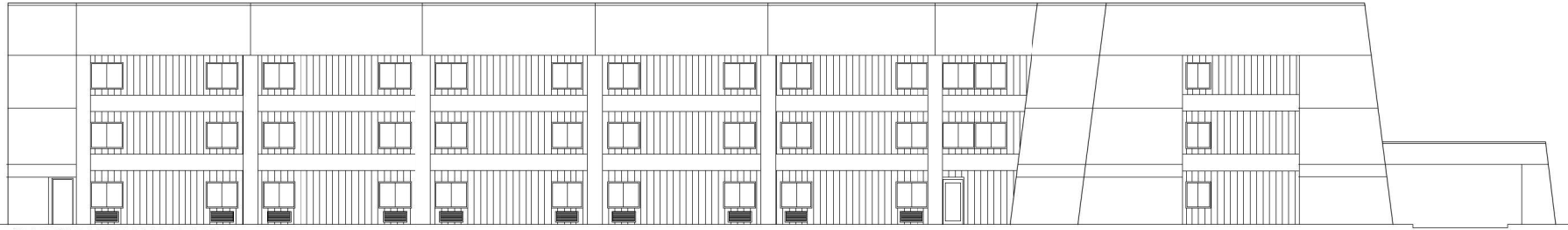
SUBJECT: Discussion and public hearing on a site plan for façade updates to the existing Clarion Inn in association with a conversion to a Sleep Inn at 11341 Campbell Lakes Drive, 2.39 Acres, Zoned C-2 (Campbell Station Lodging, LLC., Applicant)

INTRODUCTION AND BACKGROUND: The Clarion Inn to the east of Cracker Barrel off Campbell Lakes Drive has new ownership and is becoming a Sleep Inn. As part of this conversion, the new owner is planning some demolition of exterior components and new windows, a new facade, stucco, paint, and modifications to the entrance canopy.

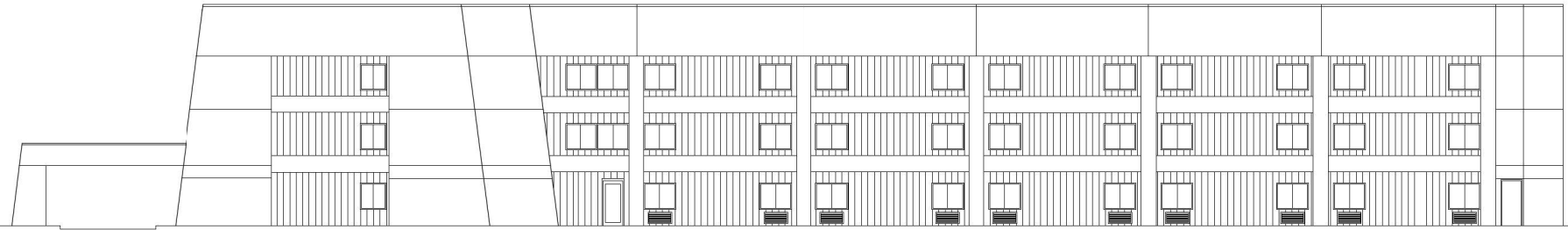
DISCUSSION: This would appear to be a much-needed upgrade. The modifications would bring the existing building more into compliance with the Town's Architectural Design Standards. In terms of the proposed colors, most are earth tone. There is, however, a proposed purple section of the building near the entrance that would need to be modified to follow the Town's adopted color palette for building trims and accent colors.

RECOMMENDATION: Staff will make a recommendation at the meeting based on whether remaining staff comments have been satisfactorily addressed.

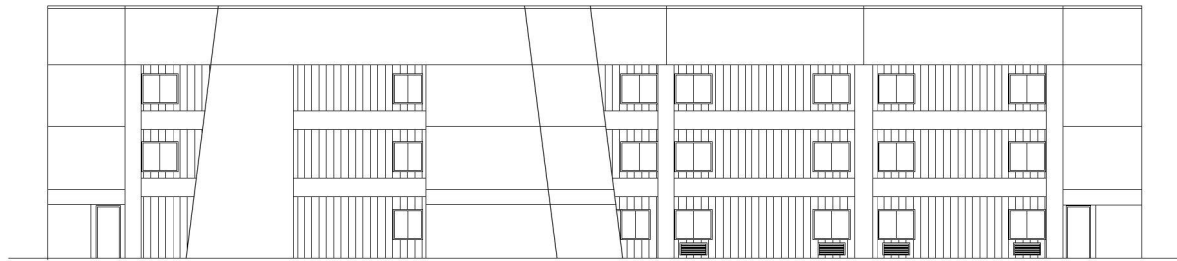
Existing Building Elevations



4 **EXISTING LEFT ELEVATION**
A200 SCALE: 1/8" = 1'-0"



3 **EXISTING RIGHT ELEVATION**
A200 SCALE: 1/8" = 1'-0"



2 **EXISTING REAR ELEVATION**
A200 SCALE: 1/8" = 1'-0"



1 **EXISTING FRONT ELEVATION**
A200 SCALE: 1/8" = 1'-0"



Best & Associates Architects

1726 W LANAR ALEX PKY, MARYVILLE, TN 37801
PHONE 865-977-5800 FAX 865-961-9578



SLEEP IN RENOVATION
1341 CAMPBELL LAKES DR
KNOXVILLE, TN

REVISIONS

DATE

CHECKED BY

DATE

SCALE

DESCRIPTION

EXISTING ELEVATIONS

SHEET

A200

OF



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Bart Hose, Assistant Community Development Director

SUBJECT: Discussion and public hearing on a site plan for the SKORE Hotel at 11320 Outlet Drive, 4.34 Acres, Zoned OD-RE/E (Land Development Solutions, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a site plan for a proposed 106 room hotel located on the property immediately to the east of the TopGolf site. The property in question is part of the larger development area associated with the TopGolf facility and at least one additional business use is planned for the remaining lot acreage to the east of the proposed hotel.

DISCUSSION: The site plan currently includes the hotel and associated parking on a single lot. The property will however, likely be further subdivided to accommodate additional development. Because of this, and the length of the remaining lot frontage along Outlet Drive, the owners/developers have had to plan for a shared driveway entrance with cross lot connectivity for both the hotel and the potential future development site. The plan also includes the use of an existing stormwater detention basin that will be reconfigured to accommodate the additional development while meeting current drainage standards.

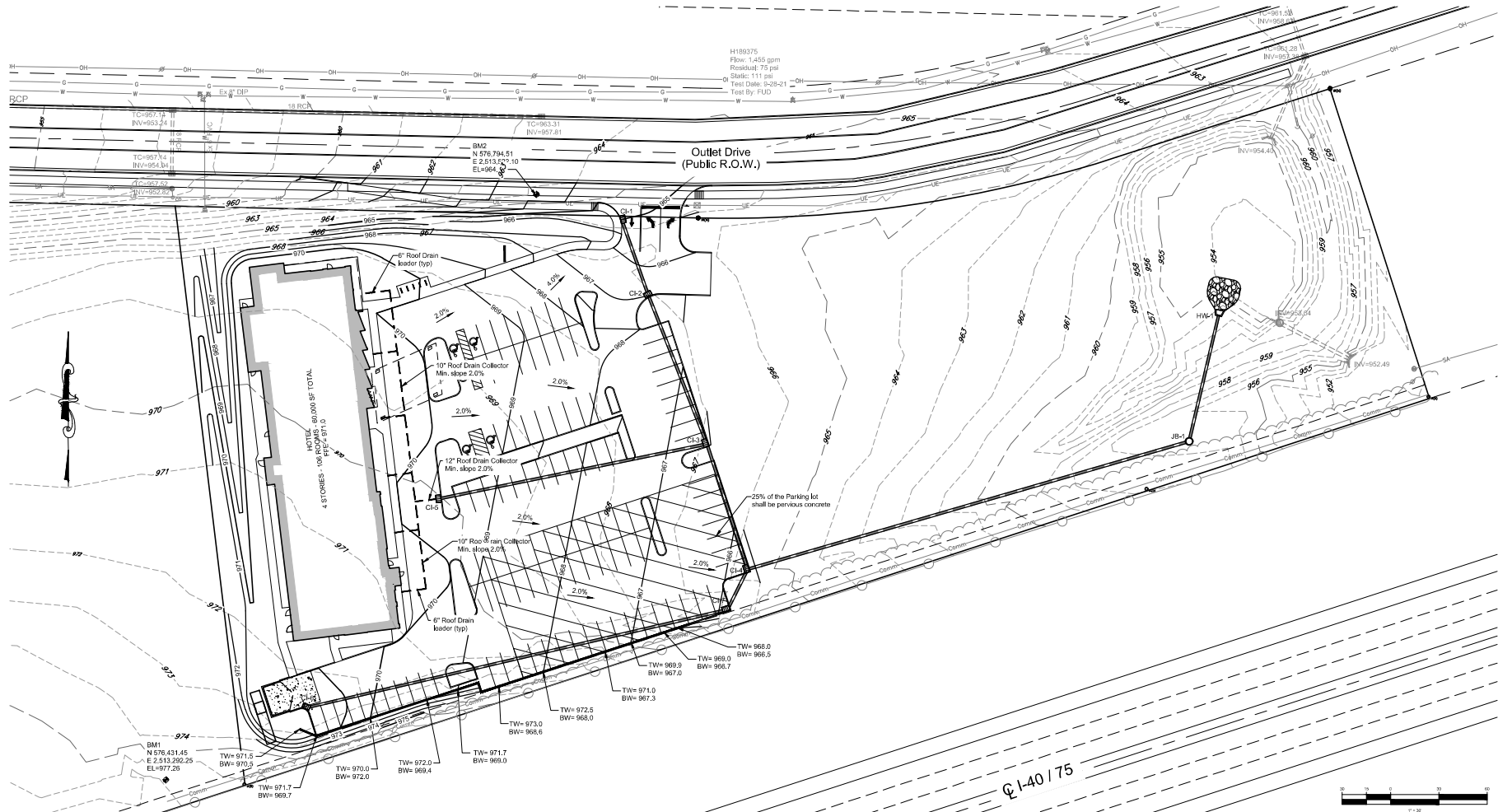
RECOMMENDATION: Included in your packet is the applicant's revised site plan. Staff will make a recommendation at the meeting based on whether and how the applicant has addressed all initial staff comments.

	Existing Edge Pavement
	Existing Building
	Existing Wall
	Property Line (Boundary)
	New Building
	New Edge Pavement
	New Concrete Curb
	New Concrete Sidewalk
	New Pervious Concrete
	New Heavy Duty Paving
	New Concrete Paving
	New Parking Striping

No.	Date	Revision
1	1-10-22	Revisions per Town of Farrington



Sheet 3 out of 23



SKORE HOTEL
Outlet Drive

LAND DEVELOPMENT SOLUTIONS

Site Drainage Plan

Drawing Description:

No.	Date	Revision
1	1-10-22	Revisions per Town of Farragut



Drawn By	CDB
Checked	EJB
Approved	EJB
Job No.	2021102
1"=30'	12-20-21
Scale	Date

C202
Sheet 5 out of 25

Farragut, Tennessee

310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
PH: 865-437-1221



② Front 3D



① Back 3D

ARCHITECT OF RECORD:
RALPH M. COLEMAN
TENNESSEE REGISTERED
ARCHITECT
301 RIVERPLACE, SUITE 401
GREENVILLE, SC 29601
PHONE: 864.451.5288

OWNERS REPRESENTATIVE:



COR3 Design, LLC
Commercial, Office, Retail, Restaurant, Real Estate Development
201 RiverPlace
Suite 401
Greenville, SC 29601
Phone: 864.451.5288
Fax: 864.990.3085
www.cor3design.com

Consultants:
STRUCTURAL
Tutor Group, LLC
3155 S. Cleveland Street
Greenville, SC 29607
864.235.1580

PLUMBING
Profluent Engineering
6691 Peachtree Industrial Blvd.
Peachtree Corners, GA 30092
404.330.9798

MECHANICAL
Profluent Engineering
6691 Peachtree Industrial Blvd.
Peachtree Corners, GA 30092
404.330.9798

ELECTRICAL
Profluent Engineering
6691 Peachtree Industrial Blvd.
Peachtree Corners, GA 30092
404.330.9798

Project Title:
**Hotel
Farragut, TN**

Client Logo:

Seals:



Revisions:
11/15/2021 Issue for Design Meeting

Project Number: 19026
Phase: SD
Date: 11/15/2021
Drawn By: N/A
Checked By: N/A

Sheet Number:
A5.02
Sheet Title:
3D

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ARCHITECT OF RECORD:
RALPH M. COLEMAN
TENNESSEE REGISTERED
ARCHITECT
301 RIVERPLACE, SUITE 401
GREENVILLE, SC 29601
PHONE: 864.451.5288

OWNERS REPRESENTATIVE:



COR3 Design, LLC
Commercial, Office, Retail, Restaurant, Real Estate Development
201 RiverPlace
Suite 401
Greenville, SC 29601
Phone: 864.451.5288
Fax: 864.990.3085
www.cor3design.com

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Peachtree Corners, GA 30092
404.330.9798
MECHANICAL
Profford Engineering
6691 Peachtree Industrial Blvd.
Peachtree Corners, GA 30092
404.330.9798
ELECTRICAL
Profford Engineering
6691 Peachtree Industrial Blvd.
Peachtree Corners, GA 30092
404.330.9798

Project Title:
**Hotel
Farragut, TN**

Client Logo:



Revisions:
11/15/2021 Issue for Design Meeting

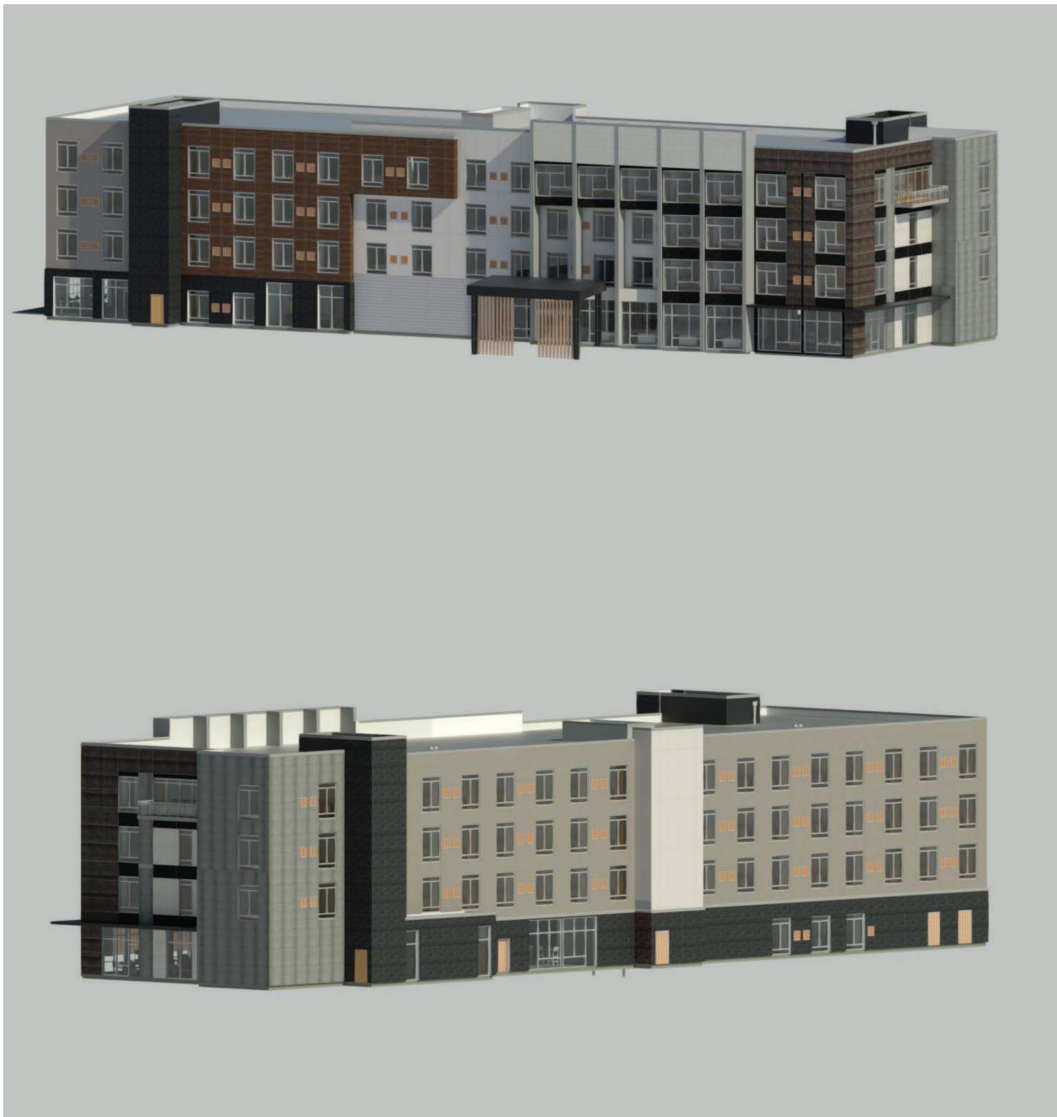
Project Number: 19026
Phase: SD
Date: 11/15/2021
Drawn By: N/A
Checked By: N/A
Sheet Number:

A5.03

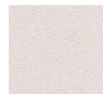
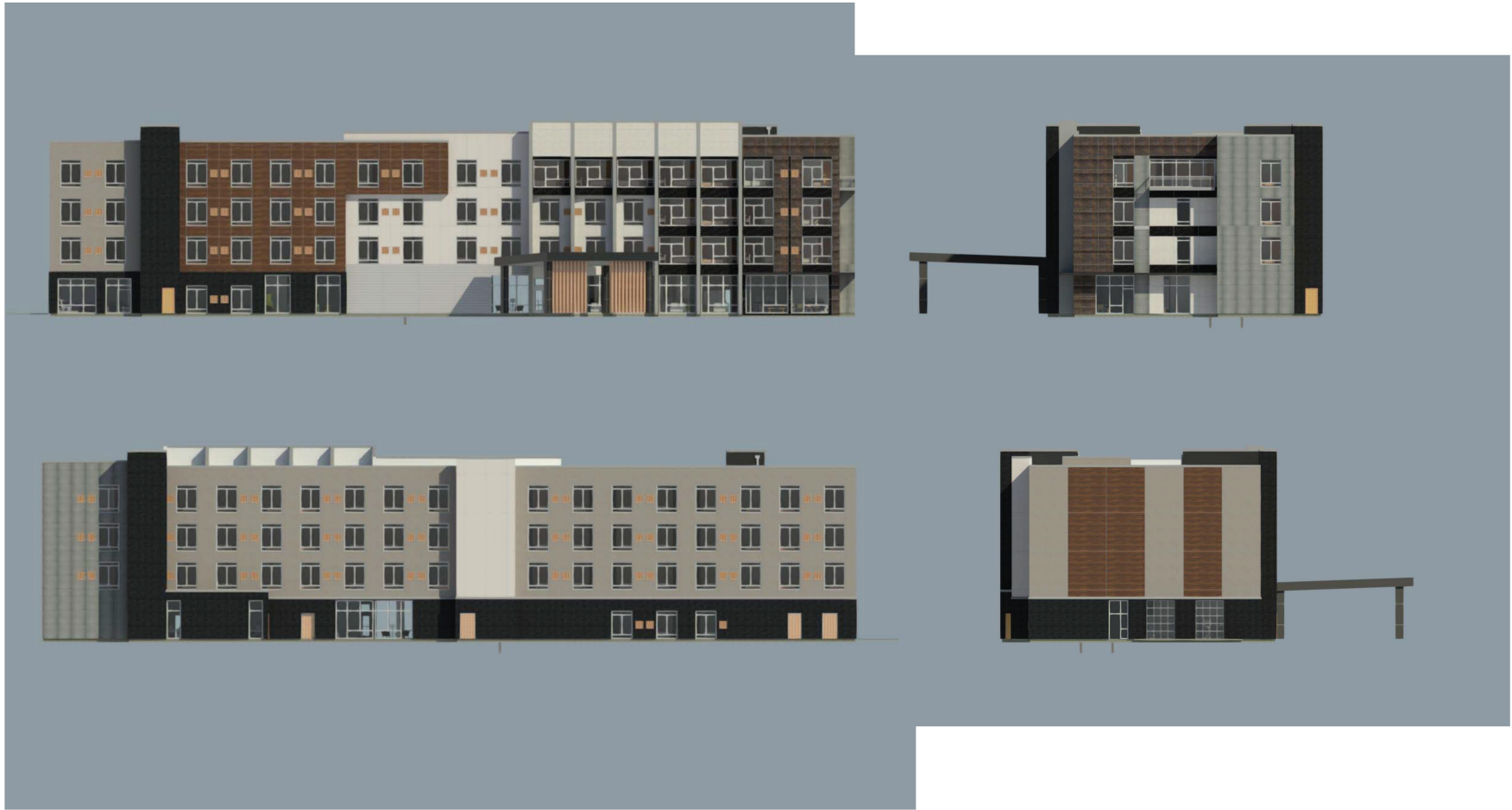
Sheet Title:
3D Rendering

Sheet 20 of 23

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- GLAZING - 25%
- DRYVIT 104 DOVER SKY - 6%
- DRYVIT 618 ANTIQUE GRAY - 21%
- NEOLUTH RETRO SILK - 5%
- NEOLUTH CEMENT COLOR - 8%
- NEOLUTH NERO MARQUINA - 3%
- NEOLUTH SATIN IRON MOSS - 4%
- OLD CASTEL ECHELON ARIA SLIM STONE MIDNIGHT COLOR - 17%
- CUMARU VARIEGATED DARK DIZAL - 9%
- METAL PANEL - 2%
- COPING CAP - TO MATCH MATCH METAL PANEL



DRYVIT 104 DOVER SKY - 6%



DRYVIT 618 ANTIQUE GRAY - 21%

GLAZING - 25%



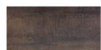
NEOLITH RETRO SILK - 5%



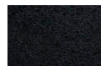
NEOLITH CEMENT COLOR - 8%



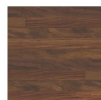
NEOLITH NERO MARQUINA - 3%



NEOLITH SATIN IRON MOSS - 4%



OLD CASTEL ECHELON ARIA SLIM STONE MIDNIGHT COLOR - 17%



CLIMARU VARIEGATED DARK DIZAL - 9%



METAL PANEL - 2%



COPING CAP - TO MATCH METAL PANEL

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Project Title:

Hotel

Farragut, TN

Client Logo:

Seals:



Revisions:

11/15/2021

Issue for Design Meeting

Project Number: 19026

Phase: SD

Date: 11/15/2021

Drawn By: N/A

Checked By: N/A

Sheet Number:

Sheet Title:

3D Rendering

A5.04

Sheet 21 of 23

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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 3., Section XII., General Commercial (C-1), Subsection F., 9. Height Regulations, to provide for a concept plan review when a building more than two stories in height is proposed (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: In the Mixed-Use Town Center section of the General Commercial (C-1) Zoning District, there is currently language that permits buildings to be constructed up to four stories in height. The original intent of allowing up to four stories was to provide for vertical mixed-use buildings that were consistent with the height permitted in the Town Center District (TCD).

The requested amendment would establish more review and approval control where buildings more than two stories are proposed. Essentially, when a building exceeds two stories, it “may” be permitted, depending on the concept plan proposed in association with the project and the surrounding context and community objectives.

The idea for this amendment was initiated by Vice Mayor Povlin and presented to the Board of Mayor and Alderman as a workshop discussion item at their meeting on December 9, 2021. The Board was supportive of the idea and asked staff to prepare some draft amendment language to present to the Planning Commission.

DISCUSSION: Included in the packet is draft amendment language proposed by staff. Should the Planning Commission agree with the proposed language, staff will prepare an ordinance for consideration in February.

- b. There shall be a buffer strip a minimum of 35 feet in width on all side and rear property lines when the abutting property is zoned residential or agriculture;
- c. Existing, mature vegetation shall be preserved and incorporated into the buffer strip; and
- d. Detention basins, measured from top-of-slope to top-of-slope, and associated structures shall not be located within any buffer strips.

6. *Maximum lot coverage.* Total lot coverage: 70 percent.

7. *Land area.* Minimum lot size of one acre.

D. *Height regulations.* No structure shall exceed 2½ stories, or 35 feet in height, except as provided for elsewhere in this ordinance.

E. *Parking.* As regulated in Chapter 4.

In order to minimize the visual impact of surface parking, where parking is situated between a building and a street or is parallel with a building along a street, a berm shall be constructed or landscaping shall be planted so as to limit the viewability of the parking lot from the street. A minimum of 60 percent of the total parking lot length adjacent to the front property line shall be screened from view with a berm or landscaping.

F. *Mixed Use Town Center.*

1. *General Description and Purpose.*

In the Town's adopted Comprehensive Land Use Plan (CLUP), Strategy 1 describes the community's desire to Bring About a Downtown. Also included in the CLUP are land use descriptions related to the intent, uses, and character of what is described as a Mixed Use Town Center (MUTC). The CLUP also includes a future land use map which identifies locations for a MUTC.

The purpose of this section is to ensure that properties zoned C-1 that are within (i.e., at least half of the existing parcel) the area shown as Mixed Use Town Center are developed and redeveloped in a manner that is consistent with the CLUP.

Where a property is zoned C-1 and is shown to be within the area identified as MUTC on the Future Land Use Map, the following provisions shall apply.

2. *Permitted Principal and Accessory Uses and Structures.* (If a use is not listed below it shall not be permitted unless it is approved by the Board of Zoning Appeals as a Special Exception and the proposed use is consistent with the CLUP as it relates to the MUTC.)

- a. Generally recognized retail sales. This excludes all outdoor sales or storage (unless part of an approved Farmers Market or similar seasonal pedestrian oriented use) and any "big box" entities where the total gross square footage exceeds 25,000 square feet.
- b. Restaurants, tea rooms, cafes, coffee houses, bistros, or other similar establishments serving food or beverage that is primarily consumed within the principal building or in designated outdoor seating areas associated with the principal building. A drive-through lane may be permitted provided the following criteria are satisfied:
 - 1. The property is a minimum of two acres and is a lot of record that has existing frontage on a street classified as a major arterial on the Major Road Plan;
 - 2. The drive-through is limited to one lane;
 - 3. The drive-through is located to the rear of the building or behind the building so that it is not visible from any abutting public rights-of-way;

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4. The drive-through is limited to one menu board which shall be permitted provided all of the following criteria are satisfied:
 - a) The menu board and any associated apparatus shall be architecturally compatible with the principal building;
 - b) The menu board and any associated apparatus shall be screened with opaque materials (which may include evergreen plant material) so that, throughout the year, they are not visible from adjacent properties and/or rights of ways;
 - c) The screening plan for such menu board and associated apparatus shall be reviewed as part of the site and landscape plan review with the applicable standards in the Architectural Design Standards (ADS) also being applied; and
 - d) The menu board shall not exceed 36 square feet in size and 6 feet in overall height.
 5. The entrance and exit to the drive-through leads to a parking area or service drive. The drive-through lane shall not be directly connected to a public street; and
 6. The design shall minimize vehicle/pedestrian conflicts. The drive-through lane shall not separate parking lots from rear building pedestrian access doors or other pedestrian access ways.
 7. The planning commission may approve alternative drive-thru lane configurations and minor modifications to the requirements of parts 1 - 6 above where an existing permitted establishment is being remodeled/redeveloped without a change of use. This includes but is not limited to the addition of split ordering lanes; the use of more than one menu board provided, however, that the aggregate square footage (sign area) of all such boards per lane shall be restricted to 30 square-feet with no single board to exceed 20 square-feet; and a relaxation of the menu board screening requirement. In granting such approvals, the planning commission shall consider and ensure that they are based on the following:
 - a) The physical nature of the preexisting site;
 - b) The extent of the redevelopment project;
 - c) A finding that the proposed alternative design and/or modifications serve a related public purpose, such as improved traffic flow; and
 - d) That the alternative design/modification is consistent with the general intent of these standards and represents the minimum modification necessary given the nature of the site and project.
 - c. Financial and real estate services. This excludes drive-through service lanes and windows.
 - d. Professional, personal, and business services.
 - e. Public, governmental, and general offices.
 - f. Medical, dental, and veterinary facilities (indoors only).
 - g. Medical spas.
 - h. Adult education and training facilities, indoors only.
 - i. Cultural activities.
 - j. Theaters.
 - k. Indoor recreational facilities.

-
- l. Parks and community facilities.
 - m. Residential, provided it is located in the upper floors of a building that has been designed and constructed for a mix of uses, or on any floors if it is part of an approved horizontally configured mixed-use town center development plan that is within the Planned Commercial Development (PCD) Zoning District.
 - n. Bed and breakfasts/inns.
 - o. Hotels, provided the gross square footage does not exceed 25,000 square feet.
 - p. Churches and other places of worship, provided they are not located in freestanding buildings.
 - q. Day care facilities, provided they are not located in freestanding buildings.
 - r. Schools, public and private, provided they are not located in freestanding buildings.
 - s. Utility uses. This excludes substations and telecommunication towers. These utility uses shall not be permitted.
 - t. Other uses similar to any of the above, as approved by the Board of Zoning Appeals as a Special Exception. Any use approved as a Special Exception in this section shall be compatible with the CLUP as it relates to the Mixed-Use Town Center.
3. *Building Facade Requirements.*
- New construction shall comply with the Town of Farragut Architectural Design Standards, as amended and, in addition, the requirements provided for in Chapter 107, Article 2. - Town Center Design Requirements, Sections 107-26 and 107-27, as amended.
- Where re-development involves improvements (interior and/or exterior) to an existing building(s) which exceed 50 percent of the current value (as determined by a certified appraisal) of such building(s), the building(s) facade(s) shall be modified to use high-quality, durable, materials that are architecturally compatible and include a significant masonry element. Such building facades shall not use fabricated metal panels or vinyl siding and shall include only very limited use of synthetic stucco (EIFS) or panelized brick.
4. *Low Impact Development Requirements.* Any new development or redevelopment where at least half of the existing site improvements are being modified (e.g., half of the existing parking lot is being altered from its current configuration), shall incorporate a minimum of one of the following Low Impact Development (LID) practices into the design:
- a. Twenty-five percent of the parking lot being constructed with permeable pavers;
 - b. Stormwater runoff draining to rain gardens;
 - c. A building(s) being constructed with a vegetated roof, commonly referred to as a green roof;
 - d. Stormwater draining to bioswales/bioretenion facilities; or
 - e. Rainwater being harvested for irrigation or gray water uses.
5. *Area Regulations.*
- a. Front yards.
 - 1. All principal buildings shall be set back a minimum of ten feet from all property lines and access easements.
 - 2. Unless otherwise provided, all accessory structures, such as parking garages, dumpsters, HVAC units and generators, shall be set back a minimum of 20 feet from all property lines

and access easements. This excludes signage, detention basin structures (if associated with a low impact development measure), or structures typically associated with a store front or furnishing zone as described in the TCD Zoning District.

Where abutting an arterial street, no portion of a parking lot shall be closer to such street than the principal building(s). The minimum setback for a parking lot shall be 20 feet from all property lines and access easements. On street parking shall be exempt from setback requirements.

b. Side and rear yards.

1. All principal buildings shall be set back a minimum of zero feet if part of a larger plan to join a building on an adjoining property. Where a building is planned to be joined with another building to form a series of buildings the design requirements provided for in Title 14, Chapter 3 [see now chapter 107, article 2] of the Farragut Municipal Code shall apply.

Where the adjacent property is zoned residential or agricultural, principal buildings shall be set back from the nearest point of any side or rear property line a minimum of 35 feet.

2. All accessory structures shall be set back a minimum of ten feet, unless a greater setback is otherwise required in this ordinance or the [Farragut] Municipal Code.

6. *Buffer Strips.*

- a. There shall be a buffer strip a minimum of 35 feet in width on all side and rear property lines when the abutting property is zoned residential or agricultural.

7. *Maximum Lot Coverage.* Total lot coverage: 80 percent.

8. *Land Area.* Minimum lot size of one acre.

9. *Height Regulations.*

- a. Unless provided for otherwise, buildings shall be a minimum of two stories in height or have the appearance, as viewed from all building elevations, of a building that is at least two stories in height. ~~Buildings shall not exceed four stories in height.~~ The minimum height requirement shall apply only to new buildings.

Where a building's height is proposed to be more than two stories, a concept plan shall first be provided to visually demonstrate where the building(s) is (are) envisioned, the uses proposed in the building(s), and a clear indication of what the building(s) will look like and how it (they) will be situated within the development. The concept plan shall first be approved before a site plan may be submitted. In their review of the concept plan, the Planning Commission may consider the surrounding plan of development, the relationship of the proposed building(s) to its (their) context, and the community objectives achieved with the additional height and the uses proposed therein. In no case shall a building exceed four stories in height.

- b. For existing lots of record that are not part of a larger development and that are less than three acres, the planning commission may consider allowing a building height that is less than two stories. This shall only be permitted if the proposed building is in compliance with all other building facade requirements that apply to the Mixed-Use Town Center and the applicable provisions of the Architectural Design Standards. An applicant shall also clearly demonstrate that the building(s) will advance and be consistent with the building design objectives of the Town Center District.

-
- c. Whenever the adjacent property is zoned residential (other than multi-family), or agricultural, no buildings to be constructed within 100 feet of a periphery property line shall exceed the maximum height permitted for principal dwelling units in the adjacent zoning district(s).
 - d. Parking garages shall not exceed three stories or 45 feet in height. Parking garages may not access streets classified as arterial. Other accessory structures shall not exceed 25 feet in height.
10. Parking spaces required.
- a. Number of parking spaces required. Unless the building is mixed use, the number of parking spaces required shall be as regulated by Chapter 4, Section XX of the Zoning Ordinance.

Mixed use buildings shall be governed by the following parking space provisions:

 - 1. One parking space per 250 square feet of gross floor area for the first [ground] floor;
 - 2. One parking space per 500 square feet of gross floor area for the second floor; and
 - 3. One parking space per 750 square feet of gross floor area for the third and fourth floors.
 - b. Required bicycle parking. One bicycle space per 5,000 square feet of gross floor area. Bicycle racks shall be provided in desirable locations and shall be conveniently located at each building. The rack placement should not impede pedestrian movement and should not cause conflicts between bicycles and pedestrians.
 - c. Shared parking. Shared parking within the area identified as MUTC shall be encouraged. The parking and access easements must be identified as part of the site plan review and a plat prepared and recorded which memorializes such easements prior to the issuance of a building permit.
11. *Streetscape and Outdoor Open Space.* An active and interconnected streetscape with visually appealing and functional public spaces shall be provided and specifically addressed in the site plan submittal. Some specific design objectives are as follows:
- a. Provide for pedestrian and bicycle connections between properties and connections to existing pedestrian and bicycle facilities. Provide for a development that creates a pleasant and functional pedestrian experience.
 - b. Encourage vehicular connections between adjoining properties.
 - c. Locate and orient outdoor open space (e.g., plazas, courtyards, patios, outdoor seating and benches, small park spaces or landscaped features) to provide a focal point to be actively used.
 - d. Provide landscape enhancements (e.g., bioswales, rain gardens, planters, flower gardens) to add visual interest, screen parking areas, and complement outdoor open spaces.
12. *Outdoor Site Lighting.* As regulated in Chapter 4, Section XIII of the Zoning Ordinance with the following additional provisions in the MUTC:
- a. New exterior lighting associated with new development or re-development within the MUTC shall have a consistency.
 - b. Street lighting shall follow the requirements in Chapter 3, Section XXVII.K.2. of the Zoning Ordinance.

- c. Parking lot lights shall have decorative posts and brackets and a decorative fixture, such as a bell shaped style fixture. The bulbs shall be contained within the fixture so that they are not visible.
- d. Building mounted lights shall be decorative, such as the acorn, lantern, or bell shaped styles. The bulbs shall be contained within the fixture so that they are not visible.
- e. Bollard lighting shall be permitted provided the bulbs are contained within the fixture so that they are not visible.

13. *Signage.* As regulated in the Farragut Sign Ordinance, with the following additional provisions which shall specifically govern all wall signage:

- a. Box or cabinet style signs on new buildings shall not be permitted;
- b. Lighting for all new wall signs shall be consistent and shall be limited to external or back lit illumination; and
- c. Signage shall be consistent with the applicable provisions of the Town's Architectural Design Standards.

F-1. *Streetscape and outdoor open space.* As part of a site plan review, a context appropriate (i.e., appropriate in relation to the proposed development and its physical surroundings) and interconnected streetscape with visually appealing and functional public spaces is encouraged. Some specific design objectives would be as follows:

- 1. Locate and orient outdoor open space (e.g., plazas, courtyards, patios, outdoor seating and benches, small park spaces or landscaped features) to provide a focal point to be actively used.
- 2. Provide landscape enhancements (e.g., bioswales, rain gardens, planters, flower gardens) to add visual interest, screen parking areas, and complement outdoor open spaces.

G. *Connectivity.* Development shall provide for context appropriate (i.e., appropriate in relation to the proposed development and its physical surroundings) pedestrian and vehicular connectivity. This shall include providing connections within the property and to abutting properties, pedestrian connections into the development from the public street(s), and the construction of pedestrian facilities along the public street(s) frontages.

H. *Low Impact Development.* Development shall incorporate a minimum of one of the following Low Impact Development (LID) practices into the design:

- 1. Twenty-five percent of the parking lot being constructed with permeable pavers;
- 2. Stormwater runoff draining to rain gardens;
- 3. A building(s) being constructed with a vegetated roof, commonly referred to as a green roof;
- 4. Stormwater draining to bios wales/bioretenion facilities; or
- 5. Rainwater being harvested for irrigation or gray water uses.

(Ord. No. 86-16, 4-1986; Ord. of 2-2006; Ord. No. 07-09, § 1, 5-10-2007; Ord. No. 07-20, §§ 1—4, 5-24-2007; Ord. No. 07-39, § 1, 1-10-2008; Ord. No. 08-01, § 1, 2-28-2008; Ord. No. 08-18, § 1, 1-8-2009; Ord. No. 11-21, § 2, 11-15-2011; Ord. No. 12-02, §§ 1, 2, 2-23-2012; Ord. No. 12-13, §§ 1, 2, 9-27-2012; Ord. No. 14-21, § 2, 1-22-2015 ; Ord. No. 15-02, §§ 1, 2, 3-26-2015; Ord. No. 16-13, §§ 1, 2, 7-28-2016; Ord. No. 16-17, § 1, 7-28-2016; Ord. No. 16-19, § 1, 7-28-2016; Ord. No. 16-25, § 1, 12-22-2016; Ord. No. 17-11, § 1, 8-10-2017; Ord. No. 19-19, § 3, 6-17-2019; Ord. No. 19-23, § 1, 8-22-2019; Ord. No. 20-16, §§ 2, 3, 9-10-2020; Ord. No. 20-25, § 1, 1-14-2021; Ord. No. 21-03 § 1, 1-28-2021)

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 3., Section XIII., Neighborhood/Convenience Commercial (NCC), to remove apartment buildings as a residential use and require a concept plan in association with a rezoning request to NCC (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: The NCC District was adopted on June 28, 2018, as a scaled down version of the General Commercial District (C-1). It was recommended by the CLUP Steering Committee to help serve as a transitional district that would include maximum building size provisions for non-residential buildings and a focus on enhanced control over site components, such as lighting and service area and drive through facility placement, that could otherwise have a negative effect on nearby residential developments. To further enhance the neighborhood-oriented objectives of the district, the NCC provides for the opportunity to mix residential uses with non-residential uses as part of a transition area plan that would be required for any site plan submittal in the district. As currently stated, residential uses could include both detached and attached single-family dwellings and apartment buildings not to exceed a density of eight units per acre.

Prior to the creation of the NCC District, the Town's commercial districts were only traditional arterial commercial that did not include limitations on building sizes or the opportunity to mix residential with non-residential. The creation of the NCC District established not only a new commercial option but also addressed a disconnect between the Zoning Ordinance and the CLUP regarding the Mixed-Use Neighborhood (MUN) land use. The NCC provided a zoning district that would correspond to the MUN land use so that there would be a rezoning option for properties identified as being potential candidates for a mixed-use neighborhood development.

Currently, there are only two properties that are zoned NCC. One is on the west side of N. Watt Road at the Town limits and the other is the property (Swan Farm) along Kingston Pike across from Way Station Trail and to the south of Union Road. There is also a third property that is on this month's Planning Commission agenda and that was reviewed for workshop discussion purposes at the December Planning Commission meeting. This property is located along N. Watt Road just south of the property that is currently zoned NCC.

DISCUSSION: In terms of the specific discussion involving the residential uses provided for in the NCC District and a concept plan requirement associated with a rezoning request, staff would note that the current language intentionally includes a variety of housing options to specifically account for what type of residential product might appropriately transition to its surrounding context and/or within the development itself. The density of up to eight units per acre and the maximum permitted height of 2.5 stories or 35 feet would limit options for larger apartment buildings and more likely result in more modest scale residential uses, such as attached single family. This is what occurred on the Swan Farm property which included attached single family of mostly four units per building that were approved as part of the

transition area plan. Attached single family is also what is envisioned on the property that is proposed for rezoning on N. Watt Road. In the NCC District, the Planning Commission is given the authority to consider the type, placement, scale, and general arrangement of residential buildings based on the context of the surrounding area and the plan proposed by the applicant during the evaluation process. This review, however, would currently take place after the property has been zoned to NCC.

The request to remove apartment buildings as a residential use in the NCC District and require a concept plan in association with a rezoning, was also initiated by Vice Mayor Povlin and presented as a workshop item to the Board of Mayor and Aldermen at their meeting on December 9, 2021. The Board was in support of both amendments and asked staff to prepare draft amendment language to present to the Planning Commission.

Included in the packet is draft amendment language proposed by staff. Should the Planning Commission agree with these amendments, staff will prepare an ordinance for consideration in February. In addition to removing apartment buildings as a residential use, staff has taken several of the concept plan submittal requirements developed for the OSMR in a similar amendment that was approved a few months ago by the Planning Commission and incorporated those into a request to rezone property to NCC.

Sec. XIII. Neighborhood/Convenience Commercial District (NCC)

- A. *General description.* This district is intended for small to medium commercial sites and areas located near existing or developing residential neighborhoods. The emphasis of the district is on uses which provide goods and services to nearby residential areas. Uses are intentionally limited in size and intensity to promote a local market orientation and to limit adverse impacts on nearby residential areas. Development is expected to be predominantly auto accommodating, except where the site is well connected to surrounding residential areas by pedestrian and bicycle facilities.

 B. *Application of the district.*

1. Since the NCC District provides for the opportunity to mix residential and non-residential uses, any application for rezoning to NCC shall include a Concept Layout Plan that clearly addresses the plan of development for the proposed rezoning area, including but not limited to; the envisioned location of all proposed permitted uses and structures, transportation networks, public and private open-space areas, and environmentally sensitive areas. The plan shall be prepared by a Tennessee licensed engineer or landscape architect, and/or a physical planner with comparable education, background, and experience. At a minimum, the concept plan shall be prepared at a scale of not less than 1" = 100', laid-out for printing on sheets of 24 inches by 36 inches, and shall include the following information:
 - a. A title block which specifically indicates that this plan is for rezoning application purposes and contains "conceptual information" which is "not intended for construction purposes."
 - b. Location map, property address(s), tax map and parcel number(s), graphic scale, approximate north arrow, map legend, and preparation and revision date information.
 - c. The names, addresses, and contact information for the property owners, representatives, and professionals involved in the plan. The professional seal of the individual principally responsible for preparing the plan shall also be affixed.
 - d. Property boundaries, acreage of the property in question, existing zoning, the approximate location of existing utilities expected to service the property and an indication of their availability and capacity to do so, and the locations and widths of any rights-of-way providing access to the property.
 - e. Sufficient information on the existing development within 150 feet from the boundaries of the subject property to indicate their relationships with the proposed development related to land uses, lot lines, open space corridors, vehicular and pedestrian circulation systems, environmentally sensitive areas, and other unique natural features of the landscape.
 - f. Site topography (KGIS), the general locations and acreage of tree covered areas, and the approximate location and extent of all other environmentally sensitive areas on the site including but not limited to springs, streams, water courses, identified floodplains and flood hazard areas, wetlands, slopes more than fifteen (15) percent, surface depressions, sinkholes and caves, and known endangered species habitat.
 - g. The envisioned uses and the general location and scale of proposed buildings and residential building envelopes, along with the proposed residential density of the overall development.
 - h. The general location of proposed outdoor open-space areas and streetscaping.
 - i. The type and location of proposed transition areas.
 - j. The proposed location of streets, sidewalks, and shared-use paths and how these proposed transportation elements will be connected to both the existing transportation systems and

adjacent properties. The location and distances between any existing intersecting roadways and driveways and those being proposed shall also be shown.

- k. A signed statement by the owner/applicant that they are aware of the Town's development requirements and standards and that they will be required to meet all applicable standards during development.
3. It is understood that a Concept Layout Plan is based on readily available information and that some modifications are possible as more detailed evaluation is completed. Since a rezoning to the NCC requires a Concept Layout Plan namely to establish the general type and location of envisioned uses, should changes be necessary to the Concept Layout Plan as more detailed analyses are conducted, it is necessary to establish what would constitute a major vs. a minor change. Major changes, as identified during the review process, shall require a re-review and approval from the Board of Mayor and Aldermen and would include the following:
- a. The type, scale, and/or mixture of buildings and/or uses substantially differs from the Concept Layout Plan that was provided for the rezoning.

Minor changes are those that would generally be associated with the site plan review process and adherence to the applicable provisions of the NCC District and that would not functionally alter the general scale, distribution and/or type of buildings and/or uses within the development. These changes may be approved by the Planning Commission as part of the site plan review process and would not be required to have additional review and approval from the Board of Mayor and Aldermen.

4. Consistent with the foregoing distinction between major changes and minor changes to the Concept Layout Plan, an initial rezoning to NCC by the Farragut Board of Mayor and Aldermen is conditioned upon there being no major changes to the Concept Layout Plan before the approval by the Planning Commission of the site plan for the proposed development. In the event major changes, as defined herein, to the Concept Layout Plan or the site plan are proposed after the conditional rezoning of the property by the Farragut Board of Mayor and Aldermen, then the proposed major changes must be submitted for approval by the Farragut Board of Mayor and Aldermen.

When a major change to a Concept Layout Plan or a site plan, based thereon, has not been approved by the Farragut Board of Mayor and Aldermen, then the condition precedent to the rezoning to NCC has not occurred. Thus, the rezoning to NCC has not been accomplished.

BC. *Permitted principal and accessory uses and structures.* Unless provided for elsewhere in this section, property and structures located in the Neighborhood/Convenience Commercial District shall be used only for the following purposes and in accordance with all applicable requirements:

- 1. Generally recognized retail sales. This excludes all outdoor sales or storage (unless part of an approved Farmers Market or similar seasonal retail pedestrian-oriented use), petroleum product fuel centers, and any "big box" entities where the total gross square footage exceeds 25,000 square feet.
- 2. Personal and professional services.
- 3. Financial and real estate services.
- 4. Restaurants, tea rooms, cafes, coffee houses, bistros, or other similar establishments serving food or beverage that is primarily consumed within the principal building or in designated outdoor seating areas associated with the principal building.
- 5. The retail sale of alcoholic beverages, as provided for in the Farragut Municipal Code.
- 6. Bed and breakfasts/inns.
- 7. Day care facilities.

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8. Veterinary facilities (indoor facilities only).
 9. Schools, public and private.
 10. Public, governmental, and general offices.
 11. Cultural activities.
 12. Parks and community facilities.
 13. Churches and other places of worship
 14. Utility uses. This excludes substations and telecommunication towers. These utility uses shall not be permitted.
 15. Residential uses, including both detached and attached single family dwellings, ~~and apartment buildings~~ not to exceed eight-units per acre provided they are developed as part of a transition area in this district; and/or residential units in mixed-use buildings provided they are not located on the ground floor.
 16. Permitted uses that may include drive-through facilities. A drive-through may be permitted for any of the uses permitted in this zoning district provided the following criteria are satisfied:
 - a. The drive-through is oriented so that stacking lanes do not extend across the front of the building;
 - b. Stacking lanes shall be separated from parking lots by landscaped raised islands or landscaped bioretention areas;
 - c. If a menu board is used, the following criteria shall be satisfied:
 - 1) The menu board and any associated apparatus shall be architecturally compatible with the principal building;
 - 2) The area around the menu board and any associated apparatus shall be landscaped and screened so that, throughout the year, they are not visible from adjacent properties that are zoned residential and/or public rights-of-ways;
 - 3) The screening plan for such menu board and associated apparatus shall be reviewed as part of the site and landscape plan review with the applicable standards in the Architectural Design Standards (ADS) also being applied.
 - 4) Menu board signage shall comply with the requirements in the Farragut Sign Ordinance.
 - d. The entrance and exit to the drive-through leads to a parking area or service drive. The drive-through lane shall not be directly connected to a public street; and
 - e. The design shall minimize vehicle/pedestrian conflicts. The drive-through lane shall not separate parking lots from rear building pedestrian access doors or other pedestrian access ways. Pedestrian routes shall be well delineated and provide direct access from public streets and sidewalks and parking lots to building entrances.
 17. Brewpub, provided the following development criteria are met:
 1. All manufacturing, processing, packaging, and distribution equipment shall be maintained within completely enclosed structures. All related storage shall also be contained completely within enclosed structures.
 2. Loading areas in a newly constructed facility shall be screened with opaque materials and shall not be visible from adjacent rights-of-way or residential districts. Such screening shall be architecturally compatible with the building.

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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.D. Maximum Building Size and Height: These maximum building size and height standards are intended to limit the size and intensity of development and to promote a local market orientation. The district is intended to provide for a range of small and medium sized businesses as a convenience to surrounding residential districts in the immediate area.

1. The maximum footprint area for a single-use freestanding building shall be 25,000 square feet.
2. The maximum footprint area for a single multi-use/shopping center building shall be 50,000 square feet with no individual use exceeding 50 percent of the total footprint area of the entire multi-use/shopping center building.
3. Where an abutting property is zoned for detached single family residential development the maximum footprint area for any non-residential building proposed within 75 feet of a peripheral side or rear property line shall be limited to 5,000 square feet. This maximum footprint area may be increased to 7,500 square feet where the abutting property is zoned for attached single family or two family residential development.
4. Where the property located on the opposite side of an abutting public street is zoned residential, the maximum footprint area for any non-residential building proposed within 75 feet of a peripheral front property line shall be 5,000 square feet where said street is classified as a local street on the Town's Major Road Plan; and 7,500 square feet where said street is classified as a collector.
5. No principal building shall exceed 2½ stories or 35 feet in height. No accessory structure shall exceed 15 feet in height, except as provided for elsewhere in this section.

D.E. Area regulations.

1. **Setback requirements.**
 - a. **Front yard.** All structures, including parking lots, shall be set back a minimum of 20 feet from the nearest point of any public right-of-way. This excludes signage (which would be subject to the provisions in the sign ordinance), detention basin structures (if associated with a low impact development measure), and/or non-roofed structures that provide for pedestrian engagement with the public street (such as outdoor patios, pedestrian facilities, sitting areas, public art). With the exception of linear pedestrian facilities that connect to similar facilities in the right-of-way, no structures shall encroach into the public right-of-way and/or platted utility easements. Service areas and their associated structures (e.g., dumpsters, loading areas, utility buildings) shall be located to the side or rear of a building to minimize visual impacts from the street and foster a more pedestrian friendly streetscape.
 - b. **Side and rear yards.** Unless provided for otherwise in this section, where an adjacent property is zoned residential, all principal buildings that are positioned along a side or rear property line shall be set back a minimum of 25 feet from the nearest side or rear property line(s). Where an adjacent property is zoned non-residential, all structures shall be set back a minimum of ten feet from the nearest side or rear property line(s).
 - c. **Accessory structures.** Unless specified otherwise in this section, where an adjacent property is zoned residential, all accessory structures, excluding fences, pedestrian facilities, signage, and structures associated with low impact development stormwater measures, shall be set back a minimum of 25 feet from the nearest side or rear property line.

Mechanical units five tons or greater, dumpsters, and other service areas, and drive-thru lanes, as measured from the outer edge of the outermost vehicle stacking lane, shall be set back a minimum of 50 feet from all side or rear property lines where the abutting property is zoned residential.

In all cases, site related components that could create a potential nuisance to adjoining existing residential developments shall be arranged on the site and buffered to prevent such nuisance from occurring.

2. *Transition areas.*

The intent of this zoning district is to provide smaller scale and less intense development that, in comparison with other commercial zoning districts, will transition more appropriately to nearby residential development.

- a. Unless specified otherwise in this section, where an abutting property is zoned residential, a transition area of at least 25 feet in width shall be provided. The intent of a transition area is to provide for a visually appealing interface to an abutting residential area that will serve to establish protection for but also context appropriate integration with the surrounding area and plan of development. Transition areas shall accommodate the connectivity requirements of this district. This will result in some modest breaks in the transition element. As provided for in this district, transition areas shall include, at a minimum, any one of the following or a combination thereof:
 - 1) A landscaped low impact development stormwater management area, such as a rain garden(s), bioswale(s), or naturalized areas with existing and/or new tree plantings that, in total, consume the full depth of the transition area. At a minimum, such an area shall include a plant unit count that equals the count required for a 25-foot buffer strip, as provided for in chapter 4 of this section. Under this option, the arrangement of plant material may include more flexibility than a traditional buffer strip planting, provided this arrangement best promotes the intended stormwater function of the low impact development measure(s);
 - 2) A heavily landscaped pocket park area designed for passive use and that is approved as part of a site and landscape plan as an equivalent to other natural transition measures provided for in this subsection. Such area could serve as a shared amenity between a use in this district and an abutting residential neighborhood;
 - 3) A traditional planted buffer strip area that complies with the 25-foot buffer strip plantings provided for in chapter 4 of this section;
 - 4) An existing tree covered area that consumes largely the full depth of the transition area and where the existing tree count within such area clearly exceeds the plant unit count and minimum tree sizes for a 25-foot buffer strip per 100 linear feet;
 - 5) Integrated planned residential development. Residential development may be proposed as a transitional element within a larger overall development plan. The type, placement, scale, and general arrangement of residential building(s) shall be evaluated as provided for in the Transition Area Plan required for this zoning district. The planning commission shall consider both the context of the surrounding area and the plan proposed by the applicant during the evaluation process. Proposed residential building envelopes shall be shown on all concept and final site plans, and platted as part of any final subdivision plat. Appropriate legal documentation shall also be provided for review, and recorded to assure that all present and future owners are appropriately bound to the approved development plan.

Where a development combines different transition elements, they shall be reflected on the site and landscape plans. Such an approach must clearly fulfill the intent of the transition area provision. Existing tree covered areas within transitions shall be protected. Exceptions would apply for the removal of invasive exotic plant material and context appropriate pedestrian and/or vehicular connections and utilities adjacent to such improvements that bisect the transition area in a generally perpendicular manner.

- b. A transition area plan shall be provided as part of any site plan submittal where a proposed development abuts residentially zoned property. This plan shall specifically demonstrate how the selected transition element(s) and overall development will be compatible with an adjacent residential district. Some key considerations would include an assessment of the surrounding plan of development, how buildings are arranged on the applicant's site, the size of buildings on different portions of the applicant's site, and the placement of structures or other design elements that may create a nuisance in terms of noise, light, smell, or other negative conditions. The planning commission shall refer to the Neighborhood Building Design Transitions section of the Farragut Architectural Design Standards for guidance on evaluating an applicant's proposed transition area plan. Where an applicant does not demonstrate compatibility, the planning commission shall have the authority to deny the site plan.

3. *Maximum lot coverage.* Total lot coverage: 60 percent

4. *Land area.* The minimum lot size for a Neighborhood/Convenience Commercial district zone shall be one acre.

E.F. *Streetscape and outdoor open space.* As part of a site plan review, a context appropriate active and interconnected streetscape with visually appealing and functional public spaces is encouraged. Some specific design objectives would be as follows:

1. Locate and orient outdoor open space (e.g., plazas, courtyards, patios, outdoor seating and benches, small park spaces or landscaped features) to provide a focal point to be actively used.
2. Provide landscape enhancements (e.g., bioswales, rain gardens, planters, flower gardens) to add visual interest, screen parking areas, and complement outdoor open spaces.

F.G. *Connectivity.* Development shall provide for context appropriate pedestrian and vehicular connectivity. This shall include providing connections within the property and to abutting properties, pedestrian connections into the development from the public street(s), and the construction of pedestrian facilities along the public street(s) frontages.

G.H. *Low Impact Development.* In terms of stormwater management for new developments, at least 25 percent of the development's total area shall be designed so that its runoff will be accommodated through Low Impact Development (LID) measures which would rely on infiltration, evapotranspiration, or capture/reuse of stormwater runoff. Such measures may include, but are not limited to, permeable pavers, rain gardens, bioswales, vegetated roofs, rainwater capture systems and/or a combination thereof. The use of LID measures to meet this requirement shall be demonstrated on the drainage plan and in the drainage calculations for the development and the applicable LID measures specified as part of the site and landscape plan submittals.

H.I. *Parking.* Parking, as regulated in chapter 4.

I.J. *Lighting.* Lighting, as regulated in chapter 4; except that the maximum number of footcandles permitted at the property line shall be reduced to 0.0 where a use/development is located adjacent to property that is zoned residential.

(Ord. No. 18-03, § 1, 6-28-2018; Ord. No. 20-16, § 4, 9-10-2020)

Editor's note(s)—Ord. No. 18-07 , § 1, adopted June 28, 2018, repealed the former Sec. III, and enacted a new Sec. III as set out herein. The former Sec. III pertained to General Commercial Storage District (CS-1) and derived from Ord. No. 07-22, § 1, 6-28-2007.

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 3., Section XXVI., Planned Commercial Development (PCD), to clarify that uses permitted in the General Commercial or Office zoning districts “may” rather than “shall” be permitted as part of a development plan submitted for a rezoning request to PCD (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: This agenda item was also initiated by Vice Mayor Povlin and presented as a workshop item to the Board of Mayor and Aldermen at their meeting on December 9, 2021. The PCD District currently allows any use permitted in the General Commercial (C-1) or Office (O) Zoning District. The requested amendment provides for more review and approval control regarding the uses allowed as part of a PCD project. The required concept plan would establish what uses would be appropriate, as ultimately stipulated by the Board of Mayor and Aldermen through the rezoning process.

DISCUSSION: The Board was in support of the requested amendment and asked staff to change the “shall” to “may” in relation to uses permitted in the C-1 and O Districts that could also be permitted in the PCD District. The effect of this change would place more emphasis on the development plan that is required for a rezoning to PCD. In this manner, the uses could be discussed and evaluated and tied to a concept plan that is associated with a rezoning to PCD.

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

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



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

- b. Uses within a PCD that are automobile oriented, such as fuel centers, drive-throughs, automobile services, retail rental and leasing of automobiles, etc., shall be arranged so that they are situated internal to the development;
 - c. The total land area of the PCD shall be designed as a planned development and, for the purposes of building and parking lot setbacks and landscaping requirements, shall be treated as a single parcel/lot;
 - d. The development shall be designed in a manner that ensures compatibility with adjacent land uses; and
 - e. Traffic circulation shall not route traffic through adjacent residential areas.
2. *General conditions.* By acceptance of approval of the PCD zoning, the applicant agrees to the conditions set forth in this section as part of such approval. As part of the approval of the PCD district, the town may require the following:
- a. Rearrangement of structures, open space, driveways, and parking areas;
 - b. Modification of density, setbacks, and buffering; and
 - c. Limitation of specific commercial uses.
3. *Area regulations.*
- a. *Front yard.*
 - 1) Unless provided for elsewhere in this ordinance or the [Farragut] Municipal Code, all structures shall be set back from the nearest point of any right-of-way a minimum of 20 feet;
 - 2) If the street is classified as a local street on the Major Road Plan and is constructed as part of the approved Development Plan, all buildings shall be set back from the nearest point of any right-of-way a minimum of ten feet;
 - 3) Driveway aisles, access ways, parking lots, and other vehicular ways shall be set back a minimum of 20 feet from all public rights-of-way and a perimeter parkway shall be maintained;
 - 4) In order to minimize the visual impact of surface parking, where parking is situated between a building and a street or is parallel with a building along a street, a berm shall be constructed or landscaping shall be planted so as to limit the viewability of the parking lot from the street. A minimum of 60 percent of the total parking lot length adjacent to the front property line shall be screened from view with a berm or landscaping.
 - b. *Peripheral side and rear property lines.* All buildings shall be set back a minimum of 35 feet from all peripheral side and rear property lines, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code. Any required buffer strip shall be included in the required peripheral structure setback.
 - c. *Transition areas.* Unless specified otherwise in this ordinance, where an abutting property is zoned residential and/or agriculture, a transition area of at least 50 feet in width shall be provided. The intent of a transition area is to provide for a visually appealing interface to an abutting residential area that will serve to establish protection for but also context appropriate integration with the surrounding plan of development. Transition areas shall accommodate the

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a draft Public Tree Care Ordinance that will be required to help meet one of the standards for an application for Tree City USA recognition (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: This item involves the review of a draft Public Tree Care Ordinance that is associated with the Town pursuing a Tree City USA recognition. There are four components of Tree City USA that a qualifying community must demonstrate as part of an application for consideration. Those components include the following:

1. The establishment of a tree board.
2. The development of a tree care ordinance.
3. A demonstration that the Town has a community forestry program with an annual budget of at least \$2 per capita.
4. An Arbor Day proclamation and observance.

DISCUSSION: As the Town has grown and significantly increased its tree cover on public properties, it became apparent that the Town should consider a Tree City USA recognition. During the past few months, the Public Works Director has evaluated tree related expenditures for the Town and determined that the \$2 per capita should easily be achieved. The other components are more administrative in nature.

The draft Public Tree Care Ordinance would not only fulfill the ordinance requirement listed above but would also establish the Town's tree board and their responsibility of helping to facilitate the Arbor Day proclamation and observance. Before moving forward with the Public Tree Care Ordinance, staff wanted to present this to the Planning Commission for their feedback. Ultimately, the Public Tree Care Ordinance will need to be recommended by the Planning Commission to the Board of Mayor and Aldermen. Staff will review the draft ordinance at the meeting. The Public Tree Care Ordinance includes the following sections:

1. Purpose and Intent
2. Definitions
3. Tree Board
4. Tree Planting Parameters for Public Properties

Unlike the landscaping requirements in the Zoning Ordinance and that are largely administered through the Visual Resources Review Board and involve private property, the Public Tree Care Ordinance is focused on trees that are situated on public property. Consequently, much of the Tree Board is proposed to include Town staff that are heavily involved with the selection and management of trees on public properties. In the development of the Public Tree Care Ordinance, staff has followed the general format suggested by the Arbor Day Foundation. Staff has also looked at what other communities do with their

tree care ordinances and who is often included on tree boards. Both the Parks and Recreation and Public Works Directors have reviewed the draft Public Tree Care Ordinance and agree with its provisions. Since public properties includes rights of ways that often have utilities, staff is proposing that a utility representative be a member of the Tree Board. This would aid in public tree care selection and maintenance and lessen utility related conflicts in the future that could adversely affect public trees.

Sec. ... Public Tree Care Ordinance.

A. Purpose and Intent. In recognition of the numerous benefits that trees provide to the Town of Farragut, this ordinance is intended to establish parameters for public tree care. This includes the creation of a Tree Board that will help to provide guidance on the selection, planting, maintenance, and removal of trees located on public property or publicly maintained property, as well as other duties described herein.

B. Definitions. The following definitions are provided to clarify how certain terms are to be applied in relation to this Ordinance.

Canopy Tree: An evergreen or deciduous tree whose mature height is commonly expected to exceed 30 feet and is commonly expected to have a crown spread of 30 feet or more.

Pruning: The selective removal of branches from a tree to improve the tree's structure, and direct new, healthy growth.

Public Tree: A tree growing on land owned by the Town of Farragut. This would also include trees situated within walking trail easements that are maintained by the Town of Farragut.

Street Tree: A tree situated within a public street right of way with a non-invasive root system and a canopy width that does not generally exceed 25 feet at maturity. Street trees shall have a single straight trunk and ideally be vase-shaped or otherwise lend themselves to proper pruning as they mature.

Topping: Inappropriate pruning technique to reduce tree size. Cutting back a tree to a predetermined crown limit, often at internodes.

Utility: An organization that maintains the infrastructure for a set of services consumed by the public: electricity, lighting, natural gas, water, sewer, telecommunications, or similar associated services.

Utility Tree: A tree which may be appropriate near an underground or overhead utility. Such trees shall have small or non-invasive root systems and not generally exceed a height of more than 20 feet at maturity.

C. Tree Board. There is hereby created a Tree Board for the Town of Farragut.

1. Membership. Since this Ordinance addresses trees on public properties, the Tree Board shall consist of seven (7) members that are familiar with tree related issues involving public property with a representative provided from the following:

- a. Town of Farragut Engineering
- b. Town of Farragut Public Works
- c. Town of Farragut Parks and Recreation
- d. Town of Farragut Planning
- e. Utility Representative
- f. Board of Mayor and Alderman or Planning Commission Representative

g. Member at Large with Background in Tree Care that is a Citizen of the Town

2. Appointment. Members shall be appointed by the Board of Mayor and Aldermen.
3. Term of Office. Members shall serve on an annual basis and may be re-appointed by the Board of Mayor and Aldermen for successive terms. Vacancies are filled by the Board of Mayor and Aldermen.
4. Operation. The Tree Board shall choose its own officers, make its own administrative rules and regulations, and keep a record of its proceedings. Meetings may be held quarterly, or more often if called by the chairman of the Board. A majority of the members shall constitute a quorum for transaction of business.
5. Duties and Responsibilities. The duties of the Tree Board shall include, but not be limited to the following:
 - a. Adopt administrative rules and regulations that apply to the Tree Board.
 - b. Assist staff, when needed, to help administer the provisions of this Ordinance, including providing input on selection, placement, installation, and maintenance of trees proposed or envisioned on public property (particularly in relation to road improvement, park, and streetscaping plans or projects).
 - c. Assist with recognizing Arbor Day.
 - d. Coordinate recognition of individuals, projects, donations, etc., that have notably contributed to the provision or maintenance of trees on public property.
 - e. Assist in developing and updating the Town's Street Tree list.
 - f. Provide input on ordinance amendments that may relate to or affect trees on public property.
 - g. Consult with arborists, foresters, and others with specific expertise in the subject area when performing their duties and responsibilities. Any compensation or contracts for services performed by such experts or professionals shall be approved by the appropriate Town authority.

D. Tree Planting Parameters for Public Properties

1. Size. The size of trees at the time of planting on public properties shall generally be as follows:
 - a. At least two inches in caliper for single stem deciduous trees.
 - b. At least six feet in height for evergreen trees.
 - c. At least eight feet in height for multi-stem trees.

Variations to size may be considered for trees that are donated or where a smaller tree would be acceptable due to context, plant availability, or other factors that are site or market specific.

2. Quality Specifications. All trees to be planted on public properties shall be specified as following the American Standard for Nursery Stock, ANSI Z60.1, latest edition.
3. Tree Spacing. In general, the following spacing shall be applied to trees planted on public property:

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- a. **Canopy Trees.** Canopy trees shall be planted at least 30 feet apart and are intended for open spaces where interference with above or below grade improvements is minimal. Canopy trees may be appropriate for parks, open spaces, aquatic buffer areas, and along greenways that are not parallel to a street right of way. Canopy trees generally shall not be planted within the public right of way, unless it is a median that is at least 10 feet in width and has no known utility conflicts. Where planted along a greenway, canopy trees shall generally be at least seven feet from the edge of the trail.
 - b. **Street Trees.** Due to their narrower or vase-shaped canopy, street trees may be planted as close as 25 feet apart, depending on desired effect. Where street trees are planted within the grass strip between street edge/curb and edge of pedestrian facility, such trees shall generally be centered in the grass strip with the objective of being approximately three feet from street edge/curb and edge of pedestrian facility. Street trees shall not be planted in grass strips less than six feet in width. Where street trees are planted along streets without pedestrian facilities, such trees shall be placed, where possible, at least five feet from street edge/curb. In all cases, coordination shall be made regarding utilities and the potential for roadway modifications in the future. Street trees shall be planted no closer to than 10 feet to a fire hydrant, utility pole, or streetlight.
 - c. **Utility Trees.** Due to their smaller form, utility trees may be planted as close as 20 feet apart, depending on the species selected and desired objective(s). Utility trees shall generally be the only type of tree planted on public properties where tree cover is desired but there are known overhead or underground utilities that may otherwise create a conflict. In addition, such trees should be specified in areas where utility modifications are unlikely and utility depths for water, sewer, electric, and gas are at least 36 inches below grade. Utility trees shall be planted no closer to than 10 feet to a fire hydrant, utility pole, or streetlight.
4. **Planting Techniques.** Trees to be planted on public properties shall be dug to give adequate room for the root system. The diameter of the hole should be at least 12 inches larger than the diameter of the root ball or root system. The depth of planting should be at the same level as the tree had grown previously. Backfill should be the same material that was removed from the hole, with no additives except low nitrogen fertilizer, which may be added if necessary. Holes dug by augers must have their sides chipped by a hand shovel to break glazing affected by the auger. Trees may be guyed in windy areas or on slopes. All such supports shall be removed within 18 months.
 5. **Tree Care.**
 - a. **Pruning.** Trees overhanging streets or pedestrian facilities should be pruned to a height of 8 feet for pedestrian facilities and 12 feet for streets. The standard tree pruning method will be branch collar pruning as opposed to stubs or flush cuts. Large limbs and branches will be precut to prevent excessive peeling of the bark, followed by cutting the remaining stub.

Tree pruning in the vicinity of power lines shall be undertaken by the utility district to assure the supply of electricity to its customers. Drop crotch pruning and pruning to laterals are the recommended methods.

In all cases, the topping of public trees shall not be permitted. Other measures shall be explored in consultation with the Tree Board. This may involve removal of un-planned or inappropriately placed trees that are in a location where such trees cannot reasonably be properly pruned. This may also include removal of invasive exotic trees, such as mimosa, ailanthus, and paulownia. Where this approach is used, re-planting shall be explored, if appropriate, and with trees that would be more suitable for the location.

- b. Fertilization. Fertilization of trees may be necessary if a tree or trees are determined to be deficient in nutrients. Determination is made by leaf color or size, twig growth, soil test or other diagnostic methods. Fertilizer will be applied on the soil surface at the appropriate time of year.
- c. Mulching. Where mulching is used the following standards should be followed:
 - i. If mulch is being applied for the first time, apply a thin layer of around two inches and extend it to the drip line of the tree where possible. Where this is not possible, the mulch circle should extend at least halfway out the drip line and no less than 3 feet from the base of the tree. Mulch shall not be in contact with the tree trunk.
 - ii. Where mulch is to be added in areas that have previously been mulched, the old mulch should be evaluated to see if it needs to be removed before applying a new layer. Otherwise, it could create a layer of mulch that is too thick and adversely affect the tree. Old mulch may sometimes only need to be raked to re-establish the look and function of adding a new layer. This should be evaluated prior to adding new mulch.
 - iii. In general, mulch should be applied in the middle of the spring, though any time of year is possible.
- d. Tree Removal. Public trees shall only be removed by the appropriate authorities where such trees are diseased, dead, creating hazards or recurring maintenance issues, exotic invasive, chronically interfering with overhead or underground utility lines, or shown on approved plans to be removed to complete work on public property. Otherwise, tree protection shall be governed by the applicable provisions in the Tree Protection Ordinance of the Town of Farragut.