



FARRAGUT MUNICIPAL PLANNING COMMISSION

AGENDA

August 15, 2024

Farragut Community Center – Assembly Room

7:00 p.m.

For questions, please e-mail Mark Shipley at mshipley@townoffarragut.org, Bart Hose at bhose@townoffarragut.org, or Holley Marlowe at hmarlowe@townoffarragut.org

- 1. Approval of agenda**
- 2. Approval of minutes for the July 18, 2024 meeting**
- 3. Discussion and public hearing on a request to rezone Parcel 191.1, Tax Map 130, south of Home Federal Bank off Parkside Drive, 1.57 Acres, from Office District, Three Stories (O-1-3) to General Commercial (C-1) (Turkey Creek Land Partners, LLC, Applicant)**
- 4. Discussion and public hearing on a request to rezone a portion of the property at 12715 Union Road from General Single-Family Residential (R-2) to Rural Single-Family Residential (R-1), 8.64 Acres (Wil Glafenhein, Applicant)**
- 5. Discussion and public hearing on approval of a site plan for the Campbell Station Retail Building, Parcel 119.02, Tax Map 130, .73 Acres, Zoned C-2 (Hutchins Associates PC, Applicant)**
- 6. Discussion on a request to amend the text of the Farragut Zoning Ordinance to permit a second dwelling unit on an existing lot of record that is greater than 1.5 acres in the Rural Single-Family Residential (R-1) Zoning District (Tyler Butler, Applicant)**
- 7. Approval of utilities**
- 8. Citizen forum**

Public Comment Protocol

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. 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.

**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



The Commission also seeks public comment on regular agenda items during the portion of the meeting devoted to discussion and consideration of the specific agenda item.

The Chairman may recognize individuals for public comment during both the regular agenda and Citizen Forum portions of the meeting based on the following guidelines.

1. The Chairman shall maintain and control the meeting to provide a professional and objective environment conducive to presentation and discussion of the agenda items;
2. Any Farragut resident interested in speaking should fill out a blue comment card stating which agenda item they would like to comment on and turn it in to the Planning Director;
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; provided that when additional time is allowed, speakers with differing points of views are allowed the same amount of time if requested. Time is not transferable to other speakers;
5. Speakers should strive to avoid redundancy; different considerations than expressed by previous speakers on a subject are encouraged;
6. Comments that threaten violence or imminent physical harm toward any individual will not be tolerated.
7. Comments may support or oppose issues or measures;
8. Personal attacks on the character of individuals who hold different points of view that have no relationship to the merits of the matter or issue raised for discussion will not be tolerated.
9. An applicant, and/or their representative(s), for an item on the regular agenda shall be afforded the time necessary to present their request and respond to questions. The five (5) minute limitation shall not apply. However, the Chairman may ask an applicant to stay on point in order to facilitate the efficiency of the meeting.

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

Tennessee Code Annotated 39-17-306. Disrupting meetings or processions.

- a) A person commits an offense if, with the intent to prevent or disrupt a lawful meeting, procession, or gathering, the person substantially obstructs or interferes with the meeting, procession, or gathering by physical action or verbal utterance.
- b) A violation of this section is a Class A misdemeanor.



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

July 18, 2024

MEMBERS PRESENT

Scott Russ, Chairman
Ed St. Clair, Vice Chairman
Ron Williams, Mayor
Louise Povlin, Vice Mayor
Shannon Preston, Secretary
Jeff Devlin
Jon Greene
Anna Presley, Youth Representative

MEMBERS ABSENT

Noah Myers
Ron Pinchok

Staff Representative: Mark Shipley, Community Development Director
David Smoak, Town Administrator
Tom Hale, Town Attorney
Chris Sheffield, Operations Manager

1. Election of Officers

A motion was made by Commissioner St. Clair to re-appoint Scott Russ as the Chairman. The motion was seconded by Mayor Williams and was approved unanimously. Chairman Russ abstained.

A motion was made by Vice Mayor Povlin to re-appoint Ed St. Clair as Vice Chairman. The motion was seconded by Mayor Williams and was approved unanimously. Vice Chairman St. Clair abstained.

A motion was made by Vice Mayor Povlin to re-appoint Shannon Preston as Secretary. The motion was seconded by Mayor Williams and was approved unanimously. Secretary Preston abstained.

2. Approval of agenda

The staff noted that Agenda Item #10 was requested for postponement by the applicant.

A motion was made by Vice Povlin to approve the agenda with Agenda Item #10 being removed. The motion was seconded by Mayor Williams and was approved unanimously.

3. Approval of minutes for the June 20, 2024 meeting

The recommended approval of the minutes as submitted.

A motion was made by Mayor Williams to follow the staff's recommendation. The motion was seconded by Commissioner St. Clair and was approved unanimously.

4. Approval to replace existing two-inch steel gas main lines with new two-inch Medium Density Polyethylene (MDPE) plastic gas main lines along various streets in the Village Green Subdivision (KUB, Applicant)

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

1. Obtaining a right of way permit through the engineering department that will cover traffic control and site restoration.
2. Other than the tie in locations, all work is to be performed using directional boring.
3. Notifying affected property owners of the project.

Colton Watson was present on behalf of KUB. Commissioners reiterated that significant outreach would be needed with affected residents due to the potential scale of disturbance on private property. A motion was made by Vice Chairman Povlin to follow the staff's recommendation. The motion was seconded by Mayor Williams and was approved unanimously.

- 5. Approval to add approximately 385 linear feet of new fiber optic communication cable in a new conduit and approximately 1,000 linear feet of fiber optic communication cable in an existing conduit along a portion of the east side of West End Avenue and extending to the macro cellular tower under construction in the northeast corner of the West End Center (ADB Engineering on behalf of MCI Network, Applicant)**

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

1. Obtaining a right of way permit through the engineering department that will cover traffic control and site restoration.
2. Other than the tie in locations, all work is to be performed using directional boring.
3. Notifying affected property owners of the project.
4. Providing a letter of credit in an amount provided by the Town Engineer for site restoration.

Mike Majka was present on behalf of Verizon and reiterated that most of the work would be within an existing conduit. A motion was made by Vice Chairman Povlin to follow the staff's recommendation. The motion was seconded by Commissioner St. Clair and was approved unanimously.

- 6. Discussion on the approval of the Town of Farragut Mixed Use Town Center Vision Plan (Town of Farragut, Applicant)**

This item was for discussion purposes only. Town Attorney, Tom Hale, discussed the State Law related to the application and adoption of land use related plans. The staff noted that they would coordinate with the Town Attorney on the best way to move forward with recommended action on the Vision Plan.

- 7. Discussion on a request to rezone Parcel 191.1, Tax Map 130, south of Home Federal Bank off Parkside Drive, 1.57 Acres, from Office District, Three Stories (O-1-3) to General Commercial (C-1) (Turkey Creek Land Partners, LLC, Applicant)**

For discussion purposes only.

- 8. Discussion and public hearing on approval of a plat of correction related to Parcel 191.1, Tax Map 130, south of Home Federal Bank off Parkside Drive, to amend the buffer strip width from 50 feet to 35 feet, 1.57 Acres, Zoned O-1-3 (Turkey Creek Land Partners, LLC, Applicant)**

The staff reviewed this item and recommended approval subject to obtaining the required signatures.

A motion was made by Mayor Williams to follow the staff's recommendation. The motion was seconded by Commissioner St. Clair and was approved unanimously.

9. Discussion and public hearing on approval of a plat involving the re-subdivision of Lots 1 and 2, Parcels 3.22 and 3.24, Tax Map 143, into three lots, 27.35 Acres, Zoned PCD (Biddle Farms Residential, LLC, Applicant)

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

1. A completion letter of credit for surface course, sidewalk, and greenway being provided in an amount determined by the Town Engineer associated with Neptune Road.
2. The platted right of way for Neptune Road should either be consistent throughout or clear dimensions provided where the right of way varies so that it can be easily recreated in the future for ownership and maintenance purposes.
3. Obtaining all required signatures on the plat.

A motion was made by Vice Mayor Povlin to follow the staff's recommendation. The motion was seconded by Commissioner Greene and was approved unanimously.

10. Discussion on a request to amend the text of the Farragut Zoning Ordinance to permit a second dwelling unit on an existing lot of record that is greater than 1.5 acres in the Rural Single-Family Residential (R-1) Zoning District (Tyler Butler, Applicant)

Postponed at the request of the applicant.

11. Discussion on a request to rezone the property at 12715 Union Road from Rural Single-Family Residential (R-1) and General Single-Family Residential (R-2) to Agricultural (A), 8.64 Acres (Wil Glafenheim, Applicant)

For discussion purposes only.

12. Discussion and public hearing on amendments to the Future Land Use Map in the Comprehensive Land Use Plan Update involving the following locations: 1) Updating the land purchased by Knox County Schools off Boring Road to reflect a Civic/Institutional land use designation, 2) Updating the land purchased by the Town of Farragut off McFee Road to reflect a Parks and Recreation land use designation, 3) Updating the areas that are currently shown as Medium Density Residential and Low Density Residential south and east of the Ford property and the Park Place Subdivision to reflect a Very Low Density Residential land use designation, and 4) Updating the areas that are currently shown as Medium Density Residential along a portion of Concord Road to reflect a Low Density Residential land use designation in the northern portion and a Civic/Institutional land use designation for the Pleasant Forest Cemetery and the area abutting the cemetery to the north (Town of Farragut, Applicant)

The staff reviewed this item and recommended approval of Resolution 24-09.

A motion was made by Vice Mayor Povlin to follow the staff's recommendation. The motion was seconded by Commissioner St. Clair and was approved unanimously.

13. Approval of utilities

14. Citizen forum

FMPC Minutes

July 18, 2024

Page 4

The meeting was adjourned at 8:54 p.m.

Shannon Preston, Secretary

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a request to rezone Parcel 191.1, Tax Map 130, south of Home Federal Bank off Parkside Drive, 1.57 Acres, from Office District, Three Stories (O-1-3) to General Commercial (C-1) (Turkey Creek Land Partners, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This item was discussed last month and involves a rezoning request for the last undeveloped tract in the Turkey Creek development off Parkside Drive. The tract in question is just south of the Home Federal Bank and abuts N. Campbell Station Road but is accessed through a joint access easement shared with Home Federal Bank and the Publix shopping center. No access is permitted to N. Campbell Station Road for this tract.

DISCUSSION: Both the Home Federal tract and the tract that is the subject of this rezoning are zoned O-1-3, which permits office type uses up to three stories. Given that the property is visible from N. Campbell Station Road, the applicant has been approached with different restaurant concepts. However, under the O-1-3 District, restaurants are not permitted uses.

The applicant is requesting to rezone this property to General Commercial (C-1), which is the same district as the property to the east where the Publix shopping center is situated. As noted last month, the staff would view the C-1 District as a better fit for this property than the O-1-3 given the size of the tract. The O-1-3 has a 70-foot building setback from abutting zoning lines and is not large enough to provide for a three-story office building and associated parking should that be desired. The C-1 District would provide the applicant with more options to market the property and a restaurant use would provide good sales tax revenue for the Town. It is also adjacent to land zoned C-1 and would be compatible with that built environment.

RECOMMENDATION: Included in the packet is Resolution PC-24-12 which recommends approval of the requested rezoning through Ordinance 24-15. The staff recommends approval of Resolution PC-24-12.

RESOLUTION PC-24-12

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF THE PROPERTY REFERENCED AS PARCEL 191.1, TAX MAP 130, SOUTH OF HOME FEDERAL BANK OFF PARKSIDE DRIVE, FROM OFFICE DISTRICT, THREE STORIES (O-1-3) TO GENERAL COMMERCIAL (C-1)

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

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

WHEREAS, a public hearing was held on this request on August 15, 2024;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval of Ordinance 24-15 to the Farragut Board of Mayor and Aldermen, an ordinance amending the Farragut Zoning Map, Ordinance 86-16, by rezoning the above noted property from O-1-3 to C-1.

ADOPTED this 15th day of August 2024.

Scott Russ, Chairman

Shannon Preston, Secretary

ORDINANCE: 24-15
PREPARED BY: Shipley
REQUESTED BY: Turkey Creek Land Partners, LLC
CERTIFIED BY FMPC: August 15, 2024
PUBLIC HEARING: _____
PUBLISHED IN: _____
DATE: _____
1ST READING: _____
2ND READING: _____
PUBLISHED IN: _____
DATE: _____

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

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

SECTION 1.

The Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended by rezoning the property referenced as Parcel 191.1, Tax Map 130, south of Home Federal Bank off Parkside Drive, from O-1-3 to C-1 (See Exhibit A).

SECTION 2.

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

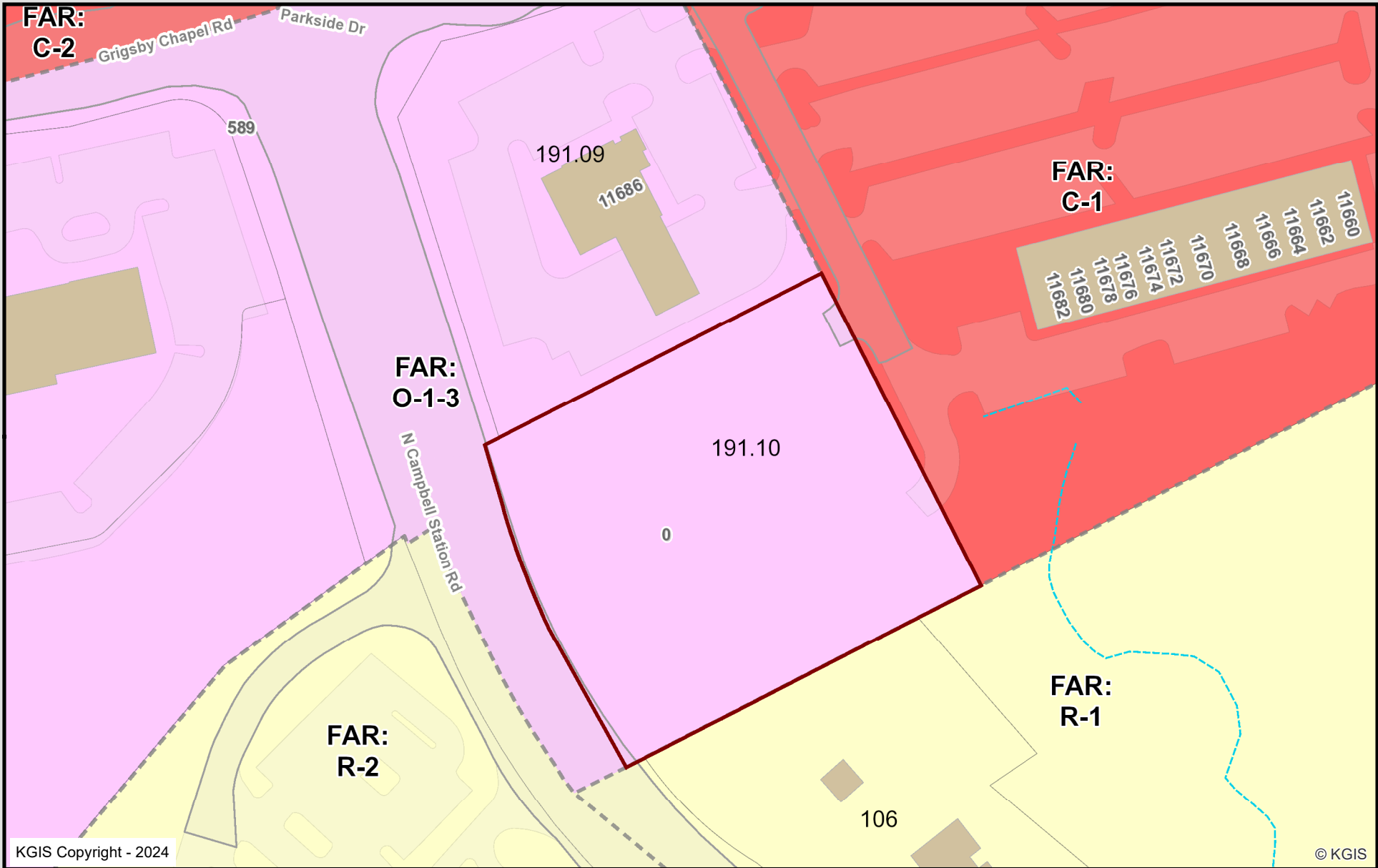
Ron Williams, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this ____ day of _____, 2024, with approval recommended by the Farragut Municipal Planning Commission (FMPC).

Scott Russ, Chairman

Shannon Preston, Secretary



Letter Landscape

Knoxville - Knox County - KUB Geographic Information System

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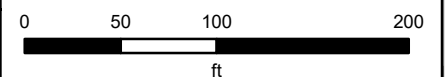




Exhibit A Ordinance 24-15

Rezone of 0 N. Campbell Station
Parcel 191.1 Tax Map 130 19110

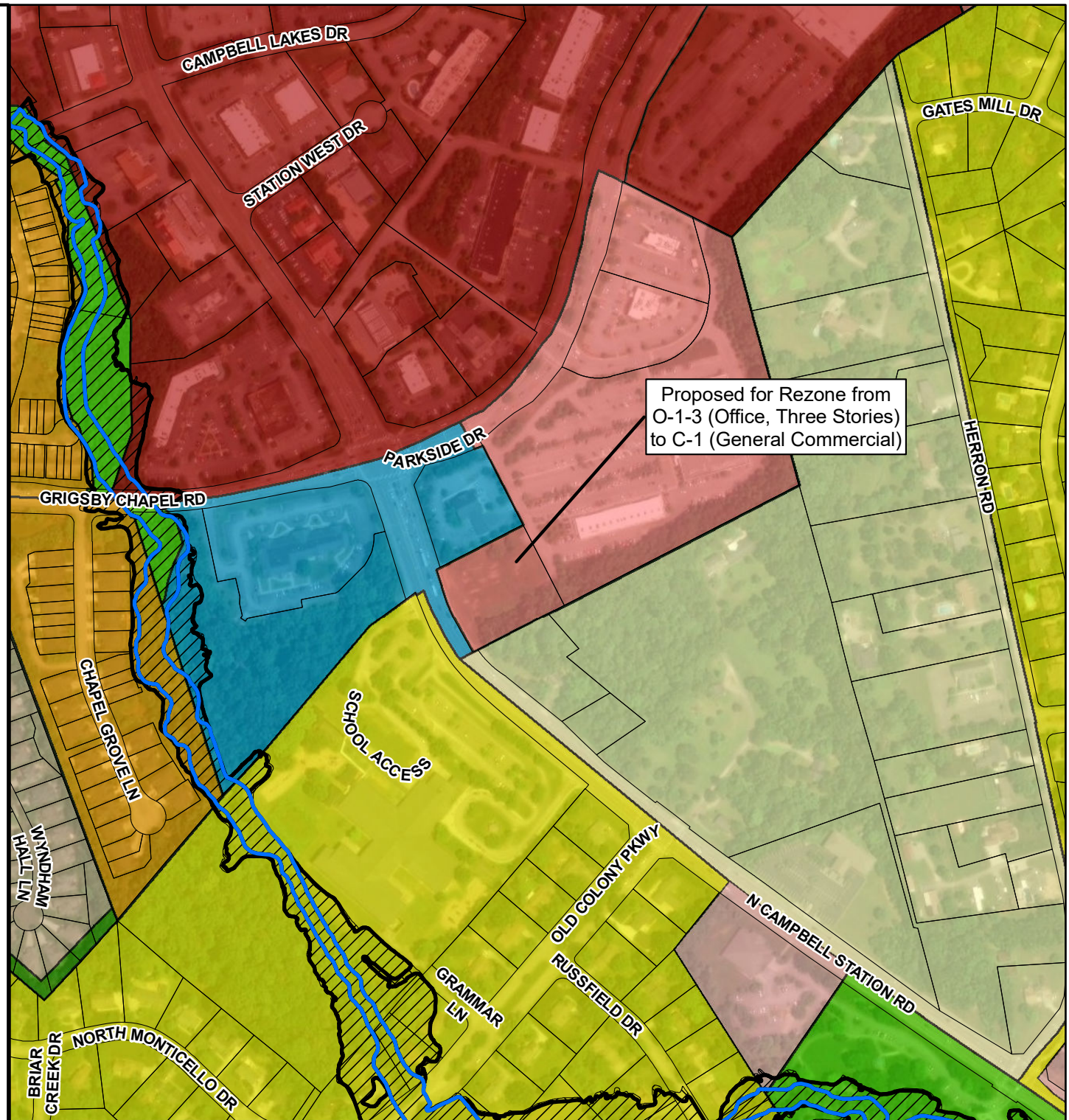
Proposed for Rezone from
O-1-3 (Office, Three Stories)
to C-1 (General Commercial)

Legend

- Floodway
- 100 year Flood Zone
- 500 year Flood Zone
- Parcels
- Subject Area
- B-1, Buffer
- OS-P, Open Space/Park
- S-1, Community Service
- R-1, Rural Single-Family Residential
- R-2, General Single-Family Residential
- R-3, Small Lot Single-Family Residential
- R-4, Attached Single-Family Residential
- O-1-3, Office, Three Stories
- C-1, General Commercial
- C-2, Regional Commercial



1 in = 400 ft



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a request to rezone a portion of the property at 12715 Union Road from General Single-Family Residential (R-2) to Rural Single-Family Residential (R-1), 8.64 Acres (Wil Glafenhain, Applicant)

INTRODUCTION AND BACKGROUND: This item was discussed last month. The property in question fronts along Union Road just to the west of the Fox Run Subdivision. The property has one dwelling unit and is bisected by a stream that is a tributary of Little Turkey Creek. On the west side of the stream where the dwelling unit is situated, the property is zoned R-2. On the east side of the stream that abuts a number of dwelling units in the Fox Run Subdivision, the property is zoned R-1.

As mentioned last month, it was discovered through a citizen request that the applicant has chickens in a pen that is situated on the land that is zoned R-2. Within the R-2 District the only agricultural uses permitted are crops on tracts that are at least five acres. The applicant's rezoning request is mainly intended to zone the property so that it can have chickens.

DISCUSSION: During discussion at the July meeting, the staff noted that although the applicant had requested a rezoning of the entire property to the Agricultural District (A), a more appropriate option would be to rezone the R-2 portion of the property to the R-1 District. Currently, as noted above, a portion of the applicant's property is zoned R-1, and that portion of the property abuts other parcels that are zoned R-1. Given the fact that the applicant's land is more than one acre, chickens would be a permitted use under the R-1 District just like the Agricultural District. Thus, the original goal of the rezoning request would still be accomplished.

The Planning Commission agreed and felt that the R-1 District would be more appropriate than the Agricultural District. Consequently, the rezoning request has been amended accordingly.

RECOMMENDATION: Included in the packet is Resolution PC-24-13 which recommends approval of the requested rezoning through Ordinance 24-16. The staff recommends approval of Resolution PC-24-13.

RESOLUTION PC-24-13

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 A PORTION OF THE PROPERTY AT 12715 UNION ROAD FROM GENERAL SINGLE-FAMILY RESIDENTIAL (R-2) TO RURAL SINGLE-FAMILY RESIDENTIAL (R-1)

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

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

WHEREAS, a public hearing was held on this request on August 15, 2024;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval of Ordinance 24-16 to the Farragut Board of Mayor and Aldermen, an ordinance amending the Farragut Zoning Map, Ordinance 86-16, by rezoning a portion of the property at 12715 Union Road from R-2 to R-1.

ADOPTED this 15th day of August 2024.

Scott Russ, Chairman

Shannon Preston, Secretary

ORDINANCE: 24-16
PREPARED BY: Shipley
REQUESTED BY: Wil Glafenhein
CERTIFIED BY FMPC: August 15, 2024
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 a portion of the property at 12715 Union Road from R-2 to R-1 (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 _____, 2024, with approval recommended by the Farragut Municipal Planning Commission (FMPC).

Scott Russ, Chairman

Shannon Preston, Secretary

Exhibit A Ordinance 24-16

Rezone of 12715 Union Road
Parcel 141 Tax Map 108.12

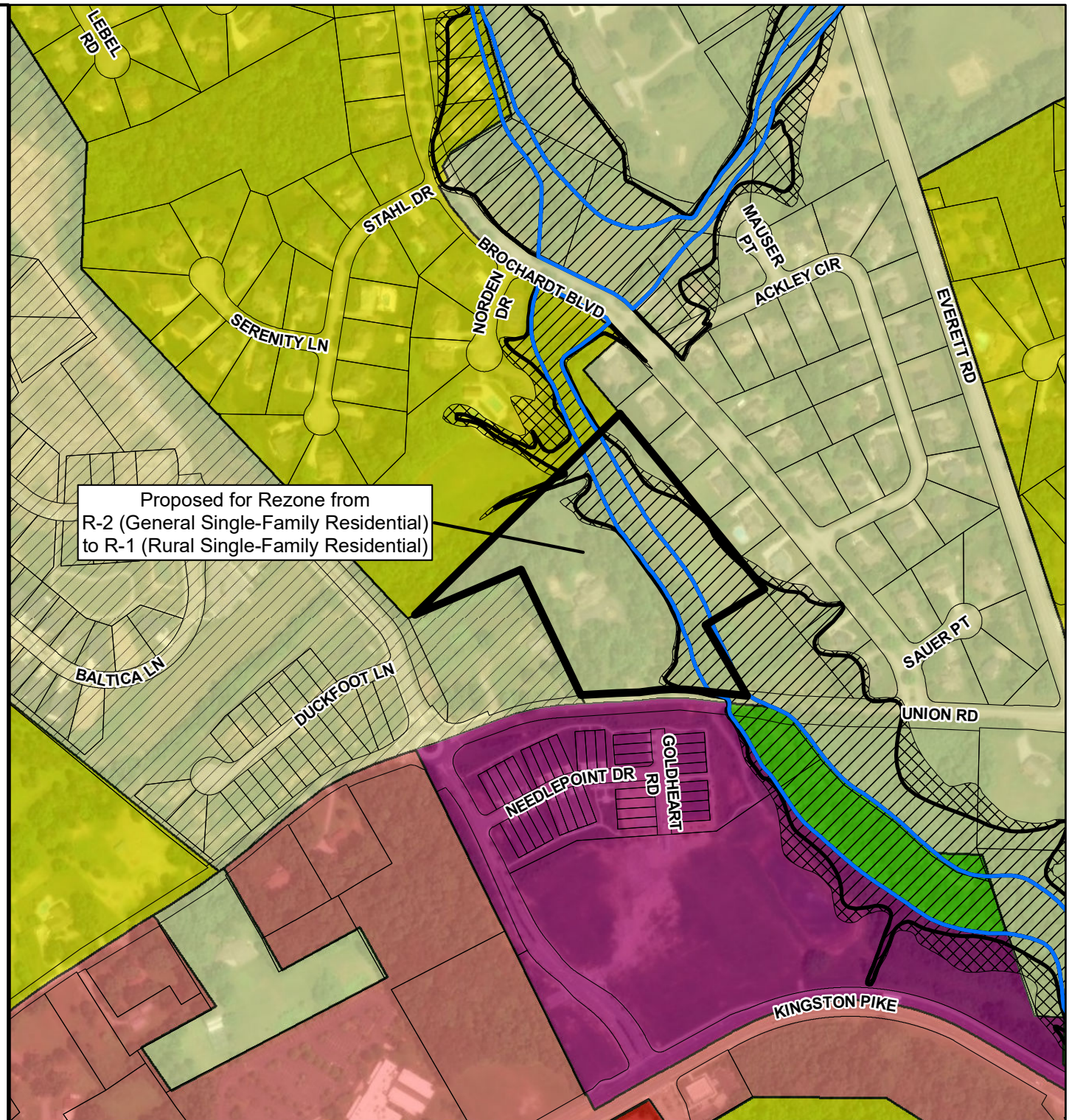
Proposed for Rezone from
R-2 (General Single-Family Residential)
to R-1 (Rural Single-Family Residential)

Legend

-  Floodway
-  100 year Flood Zone
-  500 year Flood Zone
-  Parcels
-  Subject Area
-  Business District Four Story
-  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



1 in = 400 ft



MEETING DATE: August 15, 2024

AGENDA ITEM #5

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on approval of a site plan for the Campbell Station Retail Building, Parcel 119.02, Tax Map 130, .73 Acres, Zoned C-2 (Hutchins Associates PC, Applicant)

Postponed at the request of the applicant.

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a request to amend the text of the Farragut Zoning Ordinance to permit a second dwelling unit on an existing lot of record that is greater than 1.5 acres in the Rural Single-Family Residential (R-1) Zoning District (Tyler Butler, Applicant)

INTRODUCTION AND BACKGROUND: This item was postponed last month and is for discussion purposes only. The item involves a request to have the Farragut Zoning Ordinance amended in the R-1 Zoning District to permit the option for a second dwelling unit on an existing lot that exceeds 1.5 acres.

DISCUSSION: As discussed at the July 2 Staff/Developer meeting, the applicant has an existing lot off Fretz Road that pre-dates the Town's Subdivision Regulations. The lot does not have direct frontage on an existing public street. There is an existing home on the lot that is accessed through a private access easement that also provides access to one other lot.

The applicant initially discussed trying to subdivide the lot but, given its configuration and the presence and proximity of dwelling units on the lots that abut the applicant's property, there was no way to do this in compliance with the Subdivision Regulations. The applicant has a parent that lives on the existing property and would like to construct a home on the property to help with the parent as a means of aging in place.

The staff noted that since subdividing would not be possible in this case the language in the Zoning Ordinance could be re-visited in this regard to see if there is interest in providing for this. As with any request for a text amendment, the staff must assess the impact of the change throughout the Town.

There are currently roughly 150 lots in Town that are zoned R-1 and exceed 1.5 acres. Fifteen of these lots are either open space owned by homeowner's associations or churches. During discussion at the Staff/Developer meeting the staff noted that the main initial question before moving forward with this would be whether the Commission and ultimately the Board of Mayor and Aldermen would be open to providing for a second dwelling unit on a lot exceeding 1.5 acres in the R-1 Zoning District. If this is not something that is desired, then this request would not likely need to proceed. If there is an openness to allowing the second dwelling unit what would be some of the requirements that could be added to prevent envisioned issues? Some of these could be similar to the Agricultural Zoning District which was amended in 2021 to provide for a second single-family detached dwelling. Those requirements included:

1. The second dwelling being a single-family detached unit.
2. A minimum lot size of five acres (the applicant's request would be 1.5 acres – which is the typical minimum lot size of what is referred to as an "estate lot").
3. Setback compliance with the requirements for dwelling units in the Agricultural District.
4. Minimum distances between dwelling units.
5. No additional access being required for the second dwelling unit.

6. Adherence to applicable utility, code, and fire suppression requirements.

There was also language requiring frontage of at least 100 feet on an existing public street. As mentioned above, the applicant's property does not have frontage on a public street so this requirement would have to be evaluated in relation to the text amendment requested at this time.

Another consideration is that the second dwelling unit, when not used by a family member, may become a rental unit. This is not necessarily an issue as many subdivisions within the Town have rental homes, but it is certainly a consideration. Most lots that are more than 1.5 acres are either not within subdivisions or in older subdivisions that do not have active homeowner's associations or covenants that may further apply restrictions to these additional dwelling units.

From the staff's perspective there is an obvious benefit to a property owner to provide more options for the housing and/or care of relatives, especially given housing and elderly care costs. This would also promote one of the eight strategies identified in the Comprehensive Land Use Plan to provide more housing choice. If this moves forward, it will be essential to establish appropriate requirements for these so that unintended negative impacts could be avoided.

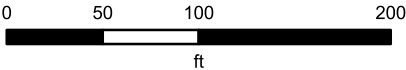


Letter Landscape

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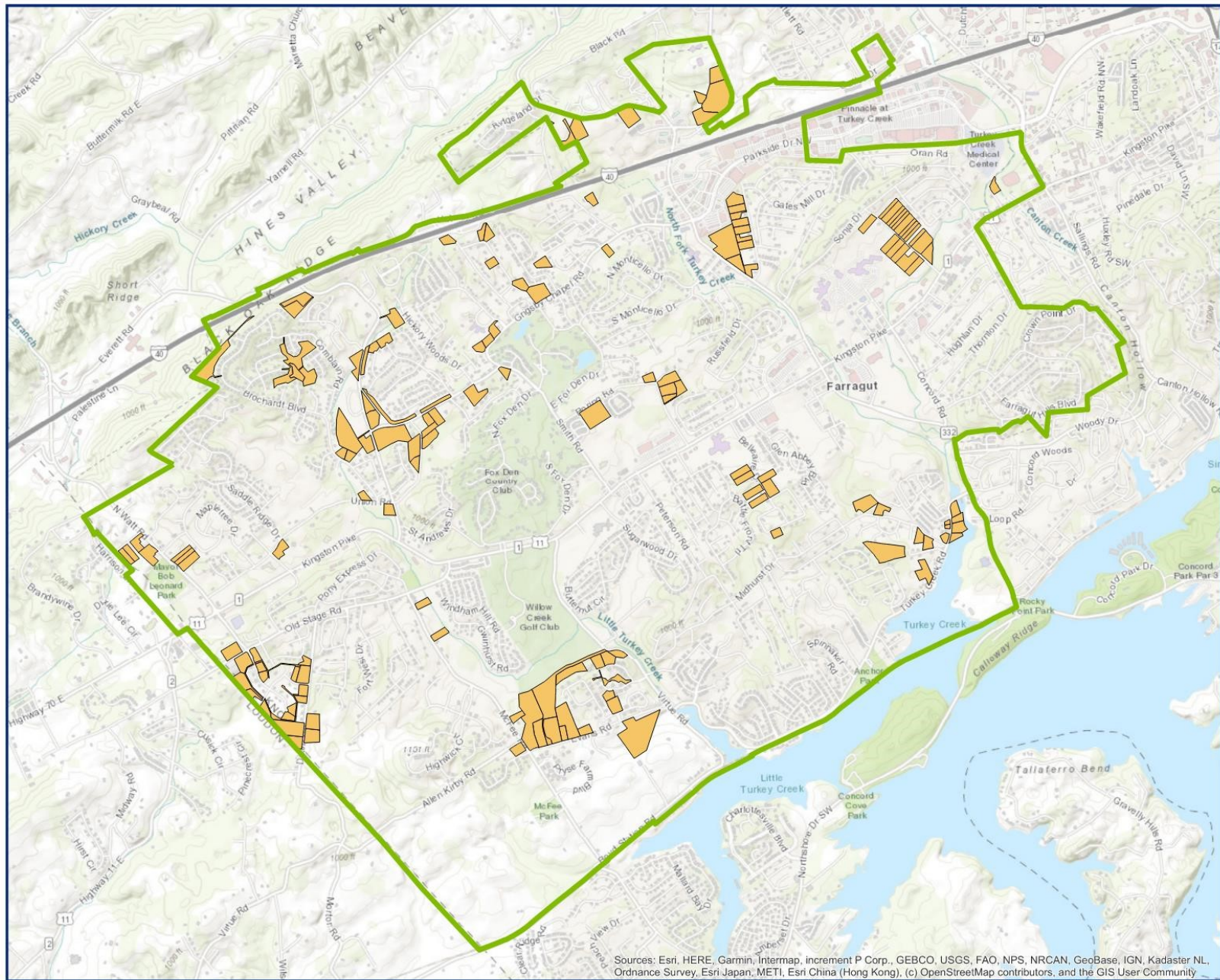
Parcels Zoned R-1 Over 1.5 Acres

 R-1 Parcel Over 1.5 Acres



1 inch = 2,800 feet

Map Prepared: 6/27/2024



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community