



FARRAGUT MUNICIPAL PLANNING COMMISSION

AGENDA

October 17, 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 September 19, 2024 meeting**
- 3. Discussion and approval of moving the meeting time for the Farragut Municipal Planning Commission from 7:00 p.m. to 6:00 p.m.**
- 4. Discussion and public hearing on approval of a site plan for the Echo Suites Hotel, 11244 Outlet Drive, Parcel 154.02, Tax Map 130, west of the Cotton Eyed Joes, 3.1 Acres, Zoned OD-RE/E (Cox Universal Group, Applicant)**
- 5. 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)**
- 6. Discussion on a request for an amendment to the text of the Farragut Zoning Ordinance to allow a drive through lane to be permitted for a financial and real estate service in the Mixed-Use Town Center planning area of the General Commercial (C-1) Zoning District (Long, Ragsdale & Waters, P.C., Applicant)**
- 7. Discussion on the Town's existing requirements and potential updates related to Customary Home Occupations, as provided for in Chapter 4, Section VI., of the Farragut Zoning Ordinance**
- 8. Discussion on general plans, the Comprehensive Land Use Plan and the Mixed-Use Town Center area, and the adoption of the Mixed-Use Town Center Vision Plan**
- 9. Approval of utilities**
- 10. Citizen forum**

**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



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.

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.

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MINUTES – SEPTEMBER 19, 2024
FARRAGUT MUNICIPAL PLANNING COMMISSION

MEMBERS PRESENT

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

MEMBERS ABSENT

Ron Pinchok

Staff Representative: Mark Shipley, Community Development Director
Holley Marlowe, Code Enforcement Officer
Chris Sheffield, Operations Manager

1. Approval of agenda

The staff recommended approval of the agenda as submitted.

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

2. Approval of minutes for the August 15, 2024 meeting

The staff 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. Commissioner Devlin abstained due to being absent at the August meeting.

3. Approval of the installation of roughly 1,000 linear feet of comcast cable in new and existing two-inch conduit along a section of the south side of Parkside Drive and a section of the east side of Lakesedge Drive to service the building at 11513 Parkside Drive (Comcast, Applicant)

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

1. All new work is to be conducted using directional boring and in consultation with the Town's engineering staff;
2. A letter of credit is provided in an amount to be determined by the Town Engineer (this will cover the restoration of any areas that may be affected by this project);
3. Any erosion and/or traffic control being coordinated with the Town's engineering staff;
4. Comcast will need to provide franchise fees, as applicable to the service they are providing, of 5% to be remitted to the Town Recorder in the same manner currently provided by Charter and TDS.

Courtney Duritt and Josh Jones were present as the applicant. A motion was made by Commissioner St. Clair to follow the staff's recommendation. The motion was seconded by Commissioner Devlin and was approved unanimously.

4. 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)

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

1. Recording the plat that will combine the two affected lots;
2. Providing an irrevocable letter of credit for erosion control and site stabilization for \$6,000;
3. Providing the drainage fee payment based on an amount determined by the Town Engineer;
4. The retaining wall along the eastern property line must be at least 10 feet from the property line;
5. No finished slopes can exceed 2.5:1. Please modify the plan to show compliance with this provision;
6. Please correctly label the flood fringe and label the aquatic buffer per the recently surveyed information included on the plat that combines the two affected lots;
7. Please provide more detail on the proposed "horizontal seam architectural metal panel" on the rear (west) elevation to verify compliance with the Town's Architectural Design Standards;
8. Please show on the site plan how utilities are being extended to serve this new building. All new utilities must be underground;
9. Please coordinate the fire hydrant requirement with the Fire Marshal and include on the revised site plan set;
10. Please provide drainage calculations for Town Engineer approval;
11. Please provide the Stormwater Maintenance Agreement.

David Hutchins was present as the applicant. After a short discussion, a motion was made by Mayor Williams to follow the staff's recommendation. The motion was seconded by Commissioner Myers and was approved unanimously.

5. Discussion and public hearing on approval of a site plan for a 20x20 pavilion on the open space lot (Lot 35) for the Village at Ivey Farms Subdivision, 12616 Needlepoint Drive, .77 Acres, Zoned NCC (Goodall Homes, Applicant)

The staff reviewed this item and recommended approval as submitted.

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

6. Approval of utilities

None.

7. Citizen forum

None.

The meeting was adjourned at 7:32 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 approval of a site plan for the Echo Suites Hotel, 11244 Outlet Drive, Parcel 154.02, Tax Map 130, west of the Cotton Eyed Joes, 3.1 Acres, Zoned OD-RE/E (Cox Universal Group, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a site plan for a new hotel on the property where the West Park Inn had been located just to the west of the Cotton Eyed Joes along Outlet Drive. The property was recently rezoned to the OD-RE/E District in anticipation of this project.

Currently, the concrete foundation and asphalt parking lot for the former West Park Inn are situated across much of the property. This foundation and asphalt will be removed in the portion of the property where the hotel and parking lot are proposed. The applicant is requesting to use the existing access along Outlet Drive. The applicant will be submitting a re-subdivision plat to separate the eastern portion of the property from the lot that will be created for the hotel. The existing access would serve both lots, and an access easement will be platted on the re-subdivision plat.

As proposed, the hotel is four stories and will have 124 rooms. It includes some compact car spaces that will be properly designated as required in the Zoning Ordinance. A large area of permeable pavers is proposed in a portion of the parking lot on the north side of the building.

DISCUSSION: Some discussion items that were reviewed with the applicant at the October 1 Staff/Developer meeting were the following:

1. *Stormwater detention.* Most of the existing site is covered in concrete and asphalt and has no detention. The site development will decrease the existing percentage of the lot that is in an impervious cover by approximately 25%. The applicant is proposing a large area of permeable pavers to help with detention and to satisfy the low impact development requirements of the Town.

The designers consider the "existing conditions" to include the impervious surface of the old hotel. The staff (Town Engineer) contends the existing conditions should be considered prior to development of the old hotel, which would mean a greater difference between "existing" and "proposed" rates of runoff. The staff acknowledges that it is true that the development of this site will lower runoff rates but not to the point of pre-development of the old hotel. The Planning Commission may grant relief (or partial relief) at their discretion.

2. *Access.* The applicant is proposing to use the existing access at Outlet Drive. The access does not line up with the nearest access on Outlet Drive and does not meet the distance between driveway requirement for 400 feet in association with an arterial street – which is the street classification for Outlet Drive. In the initial review of the site plan, the staff had recommended to move the

access to the west so that it would be at least 400 feet from the nearest existing access. Another option was to try to line up the access with Corporate Point Way which would place the access on the easternmost end of the existing lot. As stated during the staff/developer meeting, the applicant would like to keep the access in the proposed location because of topography (there is a significant grade change in the western portion of the lot near Outlet Drive) and the fact that they are going to subdivide the lot, and the access will be shared with the new lot they will create to the east. This would help centralize the access for the two lots.

The access will need to be discussed with the Planning Commission in terms of whether they are okay with using the existing access. Since the old access was from an abandoned site, the applicant's access request will require approval from the Planning Commission and Board of Mayor and Aldermen of a variance from the distance between driveways requirement in the Driveways and Other Access Ways Ordinance. The existing access is roughly 110 feet from the nearest portion of Corporate Point Way to the northeast.

The staff understands the applicant's desire to have a more centralized access, and the topography is certainly challenging along the western portion of the lot. The staff is concerned, however, about the offset that the existing access would have in relation to Corporate Point Way. The parcel on the north side of Outlet Drive that is served by Corporate Point Way has a sizable amount of undeveloped area and could generate, in combination with the applicant's development, enough traffic where the offset would be undesirable due to conflicts in the center turn lane. The staff would recommend that, at a minimum, the access be shifted to the west to reduce conflict in the center turn lane. This would also center the access more for the two lots that it would serve.

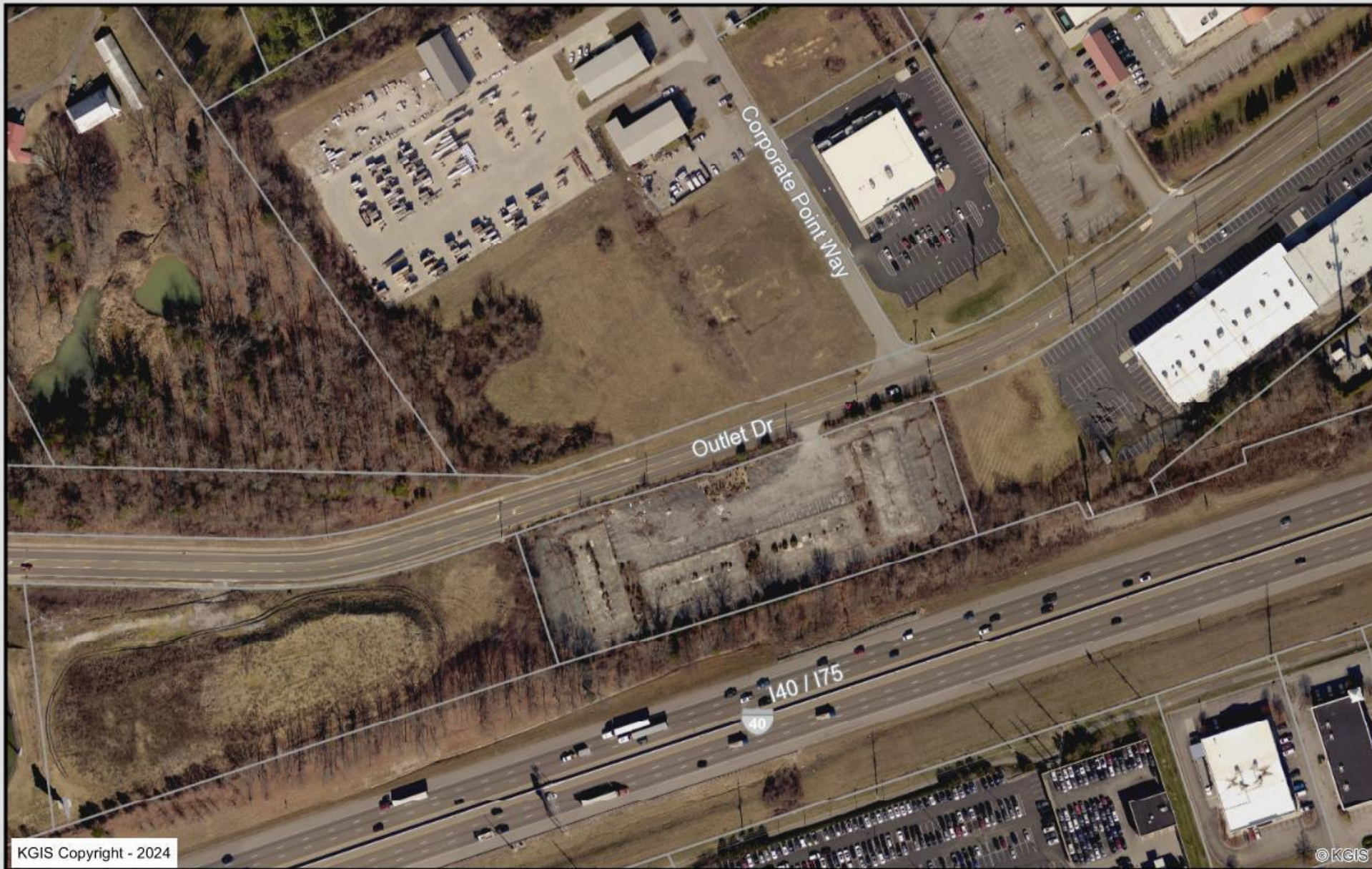
3. *Sidewalk along Outlet Drive.* During the review of the initial site plan, the staff noted that the sidewalk to be constructed along the applicant's frontage of Outlet Drive would have to connect to the existing sidewalk to the west. Currently, the existing sidewalk terminates with a steep drop off. It was noted during the staff/developer discussion that the tie in would require coordination with the property owner to the west that is also planning to develop a hotel soon. The applicant has contacted the adjacent property owner and they have agreed to work together to achieve the sidewalk connection.

RECOMMENDATION: Included in the packet is the revised site plan. The applicant will be bringing a color and materials board to the meeting. The hotel does meet the 25% masonry requirement and other provisions of the Architectural Design Standards for a building of this size and number of stories in the OD-RE/E District.

Access Variance. In terms of action to be taken on the requested site plan, the first will be a request for a variance from the distance between driveways requirement in the Driveways and Other Access Ways Ordinance. The existing access is roughly 110 feet from the nearest portion of the proposed access to the nearest portion of the access (Corporate Point Way) on the north side of Outlet Drive to the east of the proposed hotel. Thus, the variance would be for 290 feet based on topography and the desire to more centralize the access for the hotel lot and the lot to be created to the east. As noted above, the staff is concerned with the access offset and would support a modification that would reduce conflict in the center turn lane.

Site Plan. The staff is recommending approval of the site plan subject to the following conditions:

1. The access being shown on the site plan, as ultimately approved through the access variance process.
2. Please provide a letter of credit for \$27,300 for erosion control and site stabilization.
3. Please provide payment for a \$3,000 drainage permit.
4. FUD must sign off on the final site plan set that will be stamped for approval.
5. The designers consider the "existing conditions" to include the impervious surface of the old hotel. The staff (Town Engineer) contends the existing conditions should be considered prior to the development of the old hotel, which would mean a greater difference between "existing" and "proposed" rates of runoff. It is true that the development of this site will lower runoff rates but not to the point of pre-development of the old hotel. The Planning Commission may grant relief (or partial relief) at their discretion.
6. The site plan should reference that the re-subdivision plat will include a general area along the western property line for a possible joint access with the adjacent property should that be desired in the future.
7. All signage must be applied for, reviewed for compliance, and approved separately.



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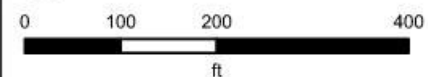
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Echo Suites

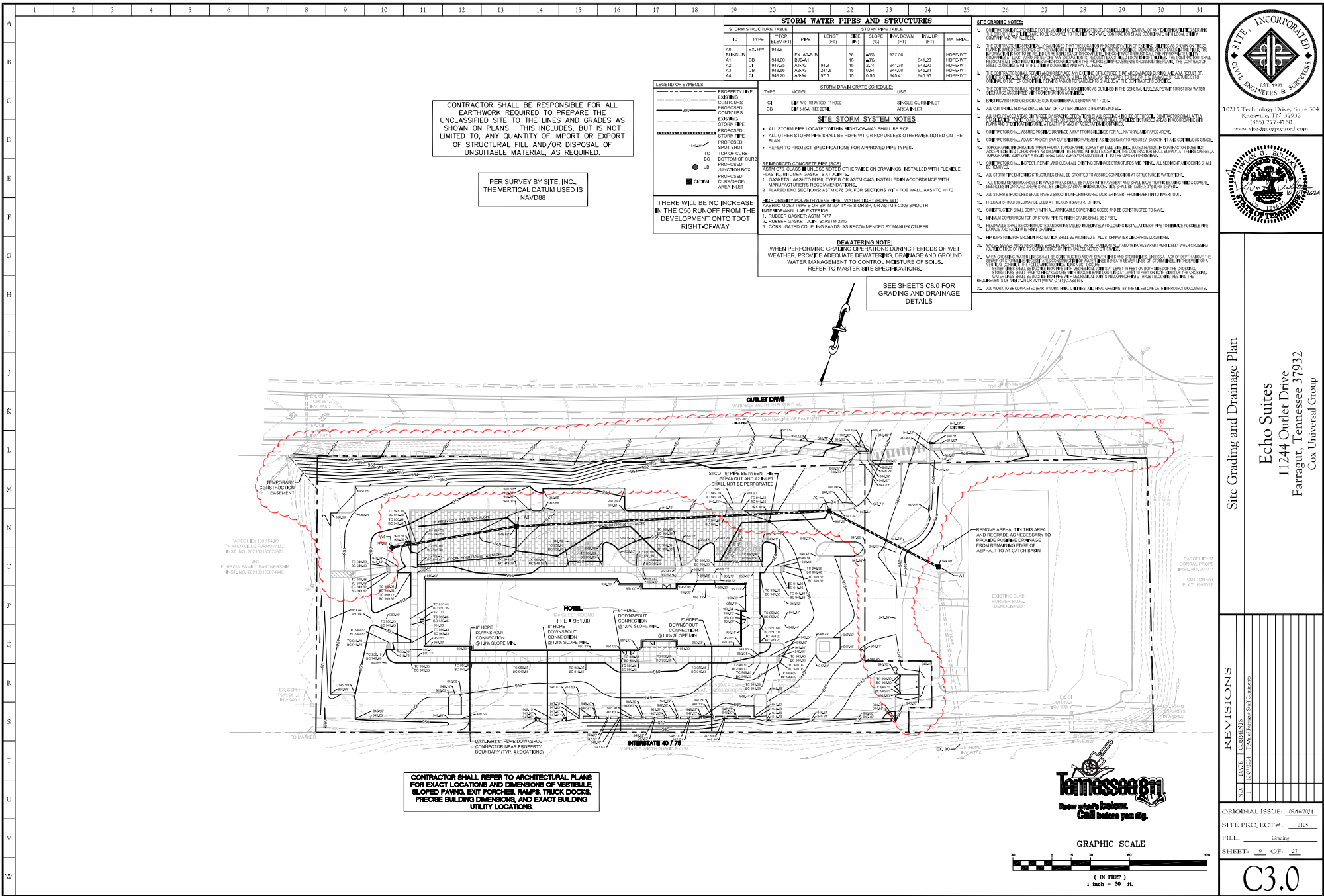
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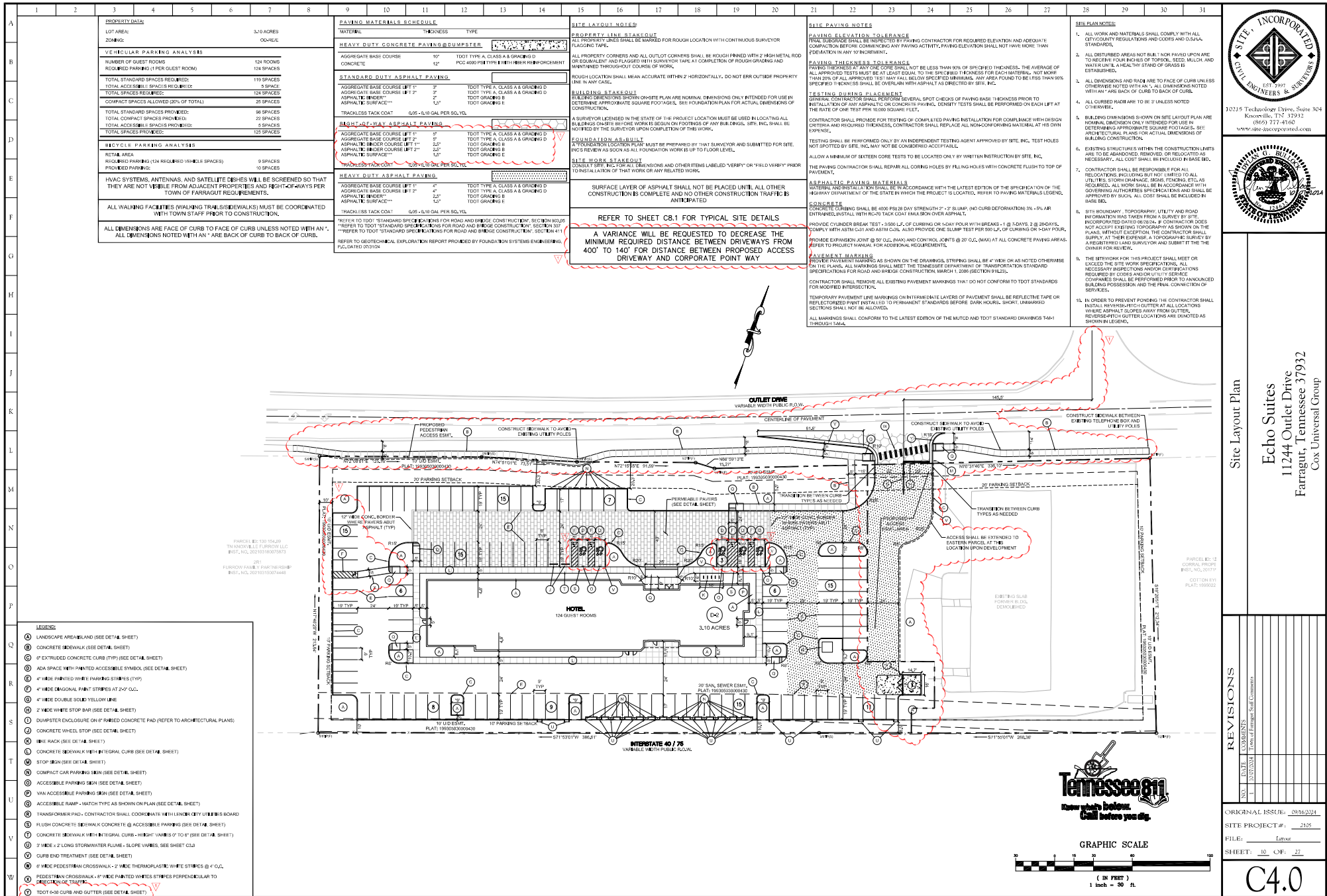


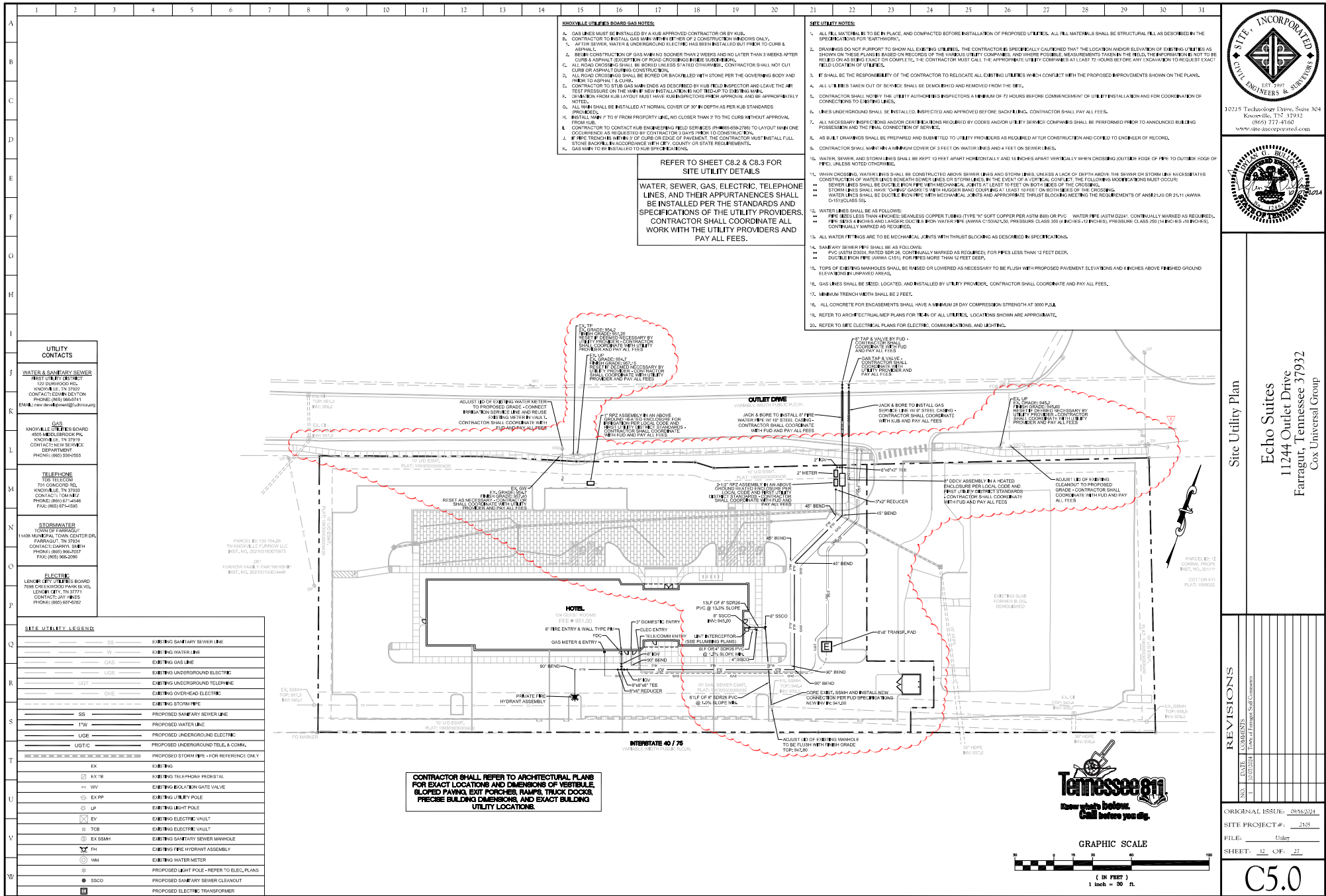
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CLIENT: COX GROUP

ECHO SUITES

FARRAGUT, TN

modus architecture

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DATE: 10/02/2024 SHEET 21 OF 27

PERSPECTIVE 02



CLIENT: COX GROUP

ECHO SUITES

FARRAGUT, TN

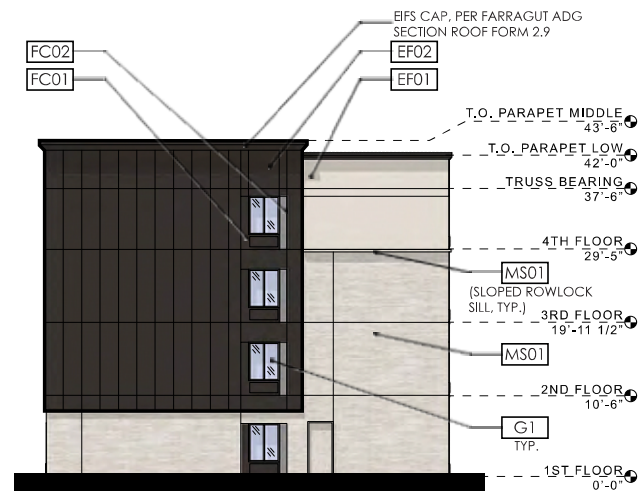
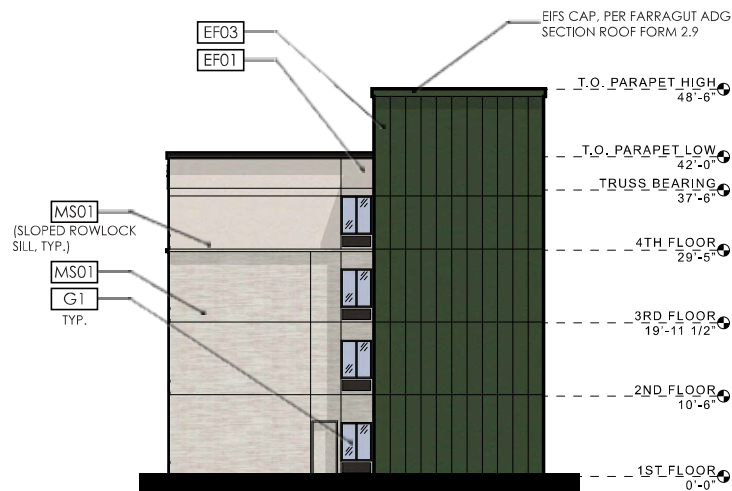
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DATE: 10/02/2024

SHEET 22 OF 27

SIDE ELEVATIONS



MASONRY

MS01
PRODUCT: CLOUD CERAMICS
SIZE: FULL BRICK VENEER 2 1/4" NORMAN
TEXTURE: VELOUR
COLOR: DOVE GRAY
PATTERN: HALF RUNNING BOND
MORTAR COLOR: LATICRETE MVIS
POINTING MORTAR 17 MARBLE BEIGE

EIFS

EF01
COLOR: ECHO 01 1030 ST
DRYVIT #103
NATURAL WHITE
TEXTURE: SANDBLAST

EF02
COLOR: ECHO 02 1030 S
SW 7674 PEPPERCORN
TEXTURE: SANDBLAST

EF03
COLOR: SW 6460
KALE GREEN
TEXTURE: SANDBLAST

FIBER CEMENT BOARD

FC01
COLOR: TO MATCH EF02
LOCATIONS: WINDOW ACCENT

FC02
COLOR: TO MATCH
DRYVIT #616 KINGS GRAY
LOCATIONS: WINDOW ACCENT,
FIELD HORIZONTAL LAPPED

GLAZING

G1
STOREFRONT/WINDOW
VINYL FRAME
FRAME COLOR: DARK BRONZE ANOD.

G2
1" CLEAR INSULATED LOW-E POST AP-
PLIED VINYL
COLOR: WHITE FLAT

COPING

COLOR: TO MATCH DARK BRONZE
ANODIZED

P-TAC GRILLE
COLOR: TO MATCH WINDOW FRAME
FINISH

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ECHO SUITES

FARRAGUT, TN

modus architecture

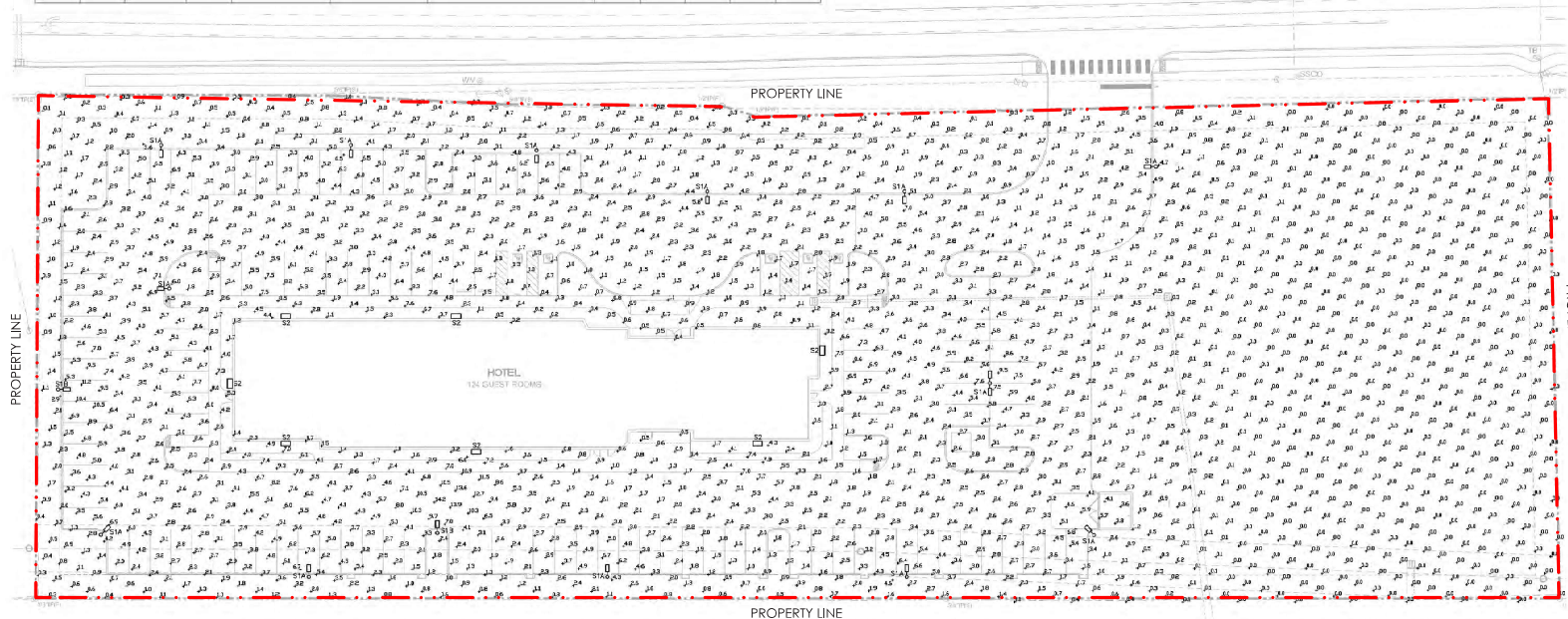
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DATE: 10/02/2024

SHEET 24 OF 27

PHOTOMETRICS AND SITE LIGHTING

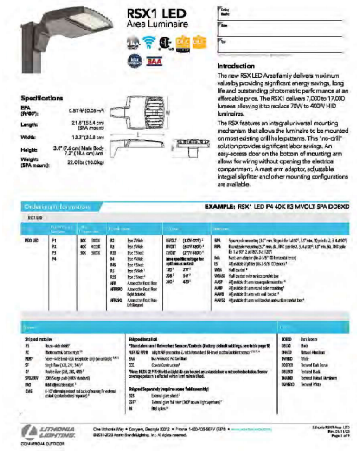
Schedule											
Symbol	Label	Image	TTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Bulb/In	LLF	Input Power	Mounting Height
	S1A		12	Uthonia Lighting	RSX1 LED PS 40K R4 COLOR TEMP 4,000K	RSX Area Fixture Size 1 PS Lumen Package 4000K CCT Type R4 Distribution	1	4296	0.912	169.44	20'-0" AFG
	S1B		2	Uthonia Lighting	RSX1 LED PS 40K R2 COLOR TEMP 4,000K	RSX LED Area Luminaire Size 1 PS Lumen Package 4000K CCT Type R2 Distribution with HS shield	1	10640	0.912	169.44	20'-0" AFG
	S2		7	HAB LIGHTING INC	COLOR 4,000K		1	4159	1	187.5	19'-0" AFG



1 PHOTOMETRIC SITE PLAN
SCALE: 1"=20'-0"



V3 CONSULTING ENGINEERS
VIGILANT · VIAL · VIRTUOUS
NO PROJECT # 24059



CLIENT: COX GROUP

ECHO SUITES

FARRAGUT, TN

modus architecture

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DATE: 10/02/2024

SHEET 27 OF 27

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 discussed for workshop purposes at the August 15 Planning Commission meeting. Though open to the idea of a second dwelling unit under certain conditions, some of the commissioners were concerned about how this may be applied throughout the Town and if there were options that would further limit the application. The staff noted at the August meeting that there were around 150 existing lots zoned R-1 that are greater than 1.5 acres.

DISCUSSION: Based on the discussion in August, the staff looked at the tracts zoned R-1 that are greater than 1.5 acres and that could not be further subdivided in compliance with the Subdivision Regulations. The map of these tracts is included in the packet. This reduced the number of qualifying tracts to around 25. With this in mind, one of the parameters that could be added for the option of having a second dwelling unit on a lot would be that the second dwelling unit would only be permitted for an existing lot of record in the R-1 Zoning District that is greater than 1.5 acres and that could not be further subdivided in compliance with the Town's Subdivision Regulations. Other restrictions related to setbacks, distance between dwelling units, access, and code compliance could also be included if the commission requests for the staff to proceed with the development of ordinance language. This item is for discussion purposes only.

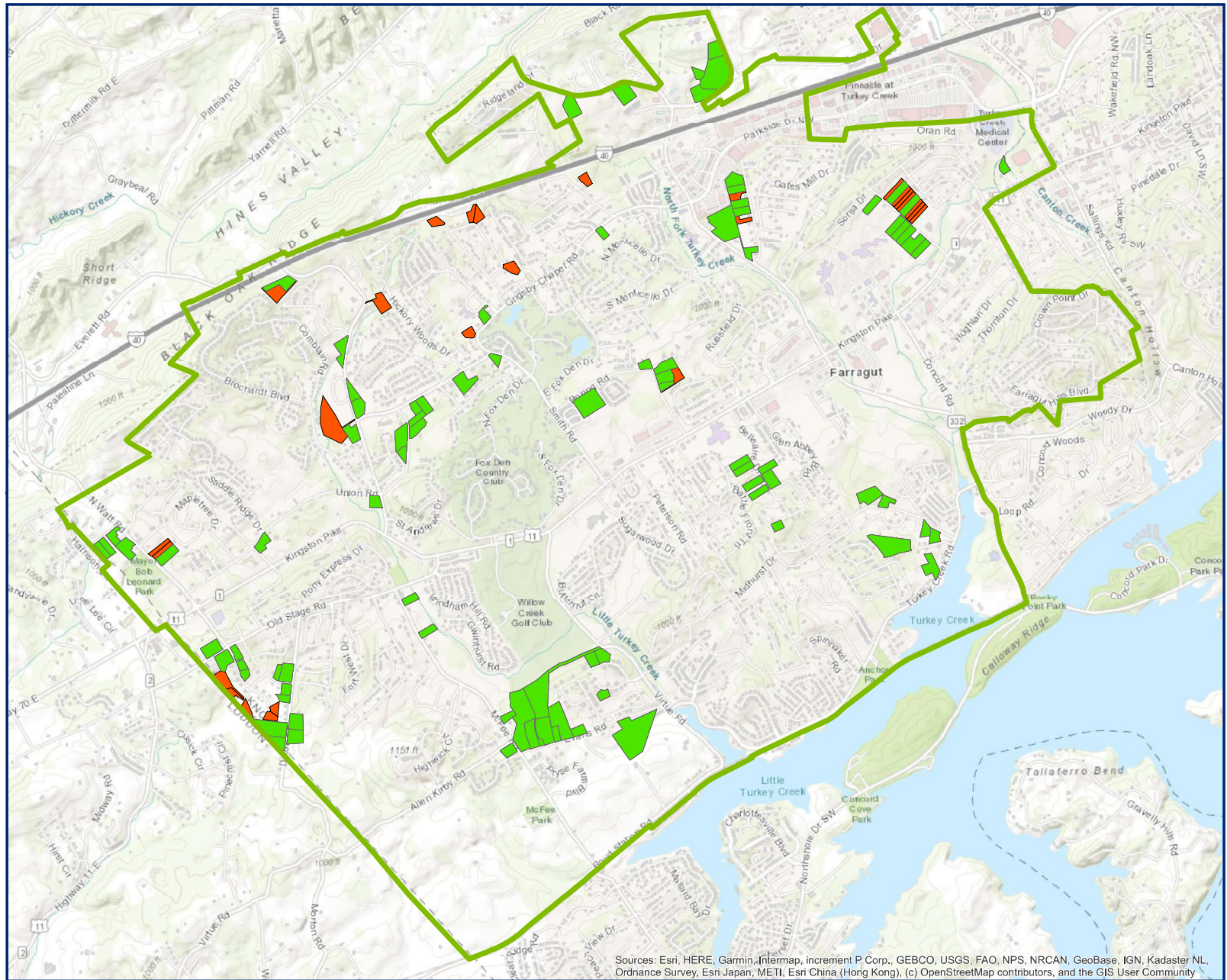


Parcels Zoned R-1 Over 1.5 Acres Street Frontage

-  R-1 Parcel Over 1.5 Acres with less than 150 ft Street Frontage
-  R-1 Parcel Over 1.5 Acres with over 150 ft Street Frontage



1 inch = 2,700 feet
Map Prepared: 9/5/2024



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

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a request for an amendment to the text of the Farragut Zoning Ordinance to allow a drive through lane to be permitted for a financial and real estate service in the Mixed-Use Town Center planning area of the General Commercial (C-1) Zoning District (Long, Ragsdale & Waters, P.C., Applicant)

INTRODUCTION AND BACKGROUND: This item is for discussion purposes only and involves a request to amend the text of the Farragut Zoning Ordinance to provide for a drive-through service lane and window for financial (banks) and real estate services in the Mixed-Use Town Center (MUTC). Currently, a drive-through lane is only permitted in the MUTC for establishments serving food or beverage on lots of record that are a minimum of two acres and subject to a number of additional criteria to basically limit the scale and visibility of the drive-through. A copy of the existing provisions is included in the packet.

DISCUSSION: The applicant's text amendment request refers to the surrounding context as a consideration for permitting a drive-through as requested. Though not necessarily relevant to the text amendment from the staff's perspective, the location where the bank is interested in is to the immediate west of the Campbell Station Inn. There are three banks in close vicinity with drive-through service lanes and windows.

Though this is only a workshop discussion, the staff does not support the text amendment request for the following reasons:

1. Incompatibility with the CLUP. In the Comprehensive Land Use Plan (CLUP), an auto-oriented layout for a bank type use is not consistent with a built environment that prioritizes walkability and pedestrian activity with lively outdoor spaces and places to gather and that include buildings that engage the street and that are inviting to pedestrians. The land to the west of the Campbell Station Inn could include a use that would be consistent with this language and that would complement the activities that take place at McGill Plaza. The text amendment is incompatible with the CLUP.
2. Incompatibility with the Town's Strategic Plan. The Town's Strategic Plan has the Critical Success Factor of Enhancing the Town's Financial Position and one of the Strategic Planning Priorities under this Critical Success Factor is to "Identify potential retailers to increase local sales tax revenue with remaining commercially zoned properties left to develop." The large undeveloped area to the west of the Campbell Station Inn should, consistent with the Strategic Plan, be promoted for a tax revenue generating use that would be consistent with the CLUP and complement the activities at McGill Plaza. Amending the Zoning Ordinance, as requested by the applicant, would adversely affect this effort and is incompatible with the Strategic Plan.
3. Consistency. When the Chase Bank, which is within the MUTC, approached the Town initially with a layout that included drive-through service lanes and windows, the staff noted that it was

not permitted in the MUTC. Chase Bank revised its layout to not include drive-through service lanes for vehicles to pass through and facilities with microphones, underground transport tubes, and windows that allow customers and bank personnel to see, hear, and pass documents to one another so banking business could be completely conducted by the customer from their vehicle. This revised layout, which only has an ATM that is separate from the building, was deemed by the Town Attorney as consistent with the existing language in the Zoning Ordinance and would be permitted. The Chase Bank also added some outdoor seating along its east side to promote this as a place to gather and to complement the restaurant use to the east in a pedestrian friendly interface. To change the ordinance to allow something that Chase Bank was not permitted to do would be an inconsistent application of the ordinance.

4. Precedent. If the surrounding context was a determining factor in what uses and layouts may be provided for future developments in the MUTC, this could be problematic. The area to the west of the Chase Bank, for example, is a gasoline service bay use. The fact is that the Town's MUTC area has older uses, like gasoline service bay areas and banks with drive-through service lanes and windows, that pre-date the current provisions in the MUTC. The provisions in the MUTC portion of the General Commercial (C-1) Zoning District are in place because they are consistent with the CLUP and are designed to incrementally create, with new developments and re-developments, an area that has the look and feel of something different and that could be recognized as the "downtown" of Farragut. If the ordinance were amended to perpetuate a pre-MUTC, more auto oriented site layout, the incremental effort to promote the character described in the CLUP would be compromised and could lead to other precedent setting amendment requests based on existing developments in other portions of the MUTC.

Farragut
Zoning/Municipal Code Text Amendments
2024-366-CT

Submitted by Taylor Forrester
tforrester@lrwlaw.com
(865) 584-4040

Address of Proposed Work: **11539 KINGSTON PIKE**

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

Contact Information

Applicant's Contact Information

Title: First Name: **Taylor** Last Name: **Forrester** Suffix:

Business Name: **Long, Ragsdale & Waters, P.C.**

Mailing Address: **1111 N. Northshore Dr.**

City: **Knoxville** State: **TN** Zip: **37919**

Email Address: **tforrester@lrwlaw.com**

Cell Phone: Work Phone: **(865) 584-4040** Home Phone:

Owner's Contact Information

Title: First Name: **White Realty** Last Name: Suffix:

Business Name: **White Realty**

Mailing Address: **416 Bearden Rd**

City: **Knoxville** State: **TN** Zip: **37919**

Email Address:

Cell Phone: Work Phone: **(865) 588-2244** Home Phone:



You can complete this application and view application updates online at
MyGovernmentOnline.org

Application Questionnaire (* denotes required question)

Ordinance Text Amendment

Proposed Amendment Necessity *

The proposed amendment is necessary due to the following changed or changing conditions: (be specific)

The proposed development is on an outparcel in the Village Green Shopping Center. There are at least two outparcels located in the Village Green Shopping Center that have been developed as a financial service use, two separate bank branches, that include drive through service lanes. The use of drive through service lanes on these two outparcels does not appear to cause any negative impact on the surrounding area.

Application Acknowledgement *

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS ACCURATE AND COMPLETE AND I AM THE APPLICANT OR THE LEGAL REPRESENTATIVE OF THE APPLICANT FOR THIS PROJECT.
enter your full name to acknowledge.

Taylor D. Forrester

Project Name *

A text amendment to the zoning ordinance for a drive through lane to be permitted for a financial and real estate services that is presently prohibited under Subsection F.2.c. under Section XII of the Zoning Ordinance. The proposed development is for a Fifth Third Bank branch on the an available outparcel in the Village Green Shopping Center.

CHANGE REQUESTED *

Amend Zoning Ordinance, Sign Ordinance, or Municipal Code text as follows:

To amend Subsection F.2.c. under Section XII of the Zoning Ordinance to allow a drive through subject to the review and approval of either the Planning Commission or the Board of Zoning Appeals.



You can complete this application and view application updates online at
MyGovernmentOnline.org

Documents Uploaded

The following documents are attached to the Application.

aerial of property.pdf

Zoning Municipal Code Text Amendment Files

section xii. farragut, tn code of ordinances.pdf



You can complete this application and view application updates online at MyGovernmentOnline.org

 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;
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-way;
 - 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.



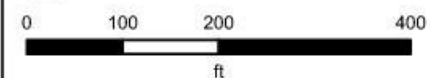
Letter Landscape

Knoxville - Knox County - KUB Geographic Information System

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REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Bart Hose, Assistant Community Development Director
Holley Marlowe, Codes Enforcement Officer

SUBJECT: Discussion on the Town's existing requirements and potential updates related to Customary Home Occupations, as provided for in Chapter 4, Section VI., of the Farragut Zoning Ordinance.

INTRODUCTION: The Town and staff have recently faced issues regarding the permitting and operation of "home occupations". There have been permitting questions along with complaints from residents regarding the conduct of home occupations in their immediate area. The Town has also recently revamped its Business Privilege License process, which is likely to increase the demand for home occupation permit requests. The Town's Zoning Ordinance does address "customary home occupations", however, the recent issues we've experienced raise questions regarding the application of the Town's current regulations to the wide range of possible home occupations, and the Town's intent and preferences for regulating such uses.

BACKGROUND: According to an American Planning Association (APA) "Knowledgebase" publication on home occupations and the US Census Bureau, approximately half of all businesses in the U.S. were home-based, and nearly eight million people worked from home before the onset of the Covid-19 pandemic. In addition, the number of people working from home has been increasing since the 1980's due to changes in technology and widespread home shipping services.

The publication notes that "In zoning, a home occupation is any business operated (or paid work performed) by a resident as an accessory use to a dwelling unit". Broadly speaking, "this may include professional and personal services, online or in person retailing, or manufacturing or assembly activities occurring on the same lot as a principal residential structure". Many local governments, including Farragut, limit the range of businesses and/or activities permitted based on their community and goals for regulating home occupations within their jurisdiction. Unfortunately, changes in the economy and home-based business activities have resulted in a need to at least review and possibly amend the Town's current approach to regulating home occupations.

The APA notes that home occupations can be seen as falling into one of three categories:

1. Home occupations that pose no distinct land-use impacts to neighboring properties and public roads. For example, an individual engaged in simple remote office work from home.
2. Home occupations and activities that pose ambiguous land-use impacts. For instance, a neighbor would be able to tell that a home-based business was present, but a casual observer or visitor would not.
3. Home occupations and activities that pose clear land use impacts. These might include activities that produce noticeable noise and smells, or that involve frequent visits by employees, customers, or commercial vehicles.

The first of the above categories, home occupations with no real impacts, is clearly the easiest to provide for and regulate. Categories two and three pose greater challenges because the Town must determine what types of activities and levels of impact are potentially incompatible within a residential neighborhood. This is made more difficult because what one neighbor might think is an objectionable activity or impact, another may consider to be minor and not a problem. The community must look to strike a balance between residents that may want to have a home occupation and those that want no such activities around them, regardless of the level of impact.

According to APA and the Town staff's review of home occupation regulations from other communities, there are several common approaches to regulating home occupations. Some communities provide specific lists of permitted and prohibited business types, categories, or activities (e.g. dressmaker, personal services, tutoring). Other communities focus on performance standards and impacts (e.g. location on the property, size/area, number of employees, traffic generation), permitting any business that meet the standards. While others combine elements of both approaches. The Town's current regulations take the combined approach but, from the staff's perspective, need to be reviewed to ensure that they are relevant, reasonably enforceable, and meet the Town's regulatory objectives (see attached).

The following are examples of the types of complaints that the Town staff has received regarding home occupations (home based businesses) or suspected home occupations within the Town over the past several years.

- Noise
- Food trucks
- The presence of dumpsters on site
- Excessive deliveries/increased traffic
- Homes being used for business with no one living there
- Short term rentals
- Daycare operations
- Cars with dealer tags, # of cars, parking on site
- Vehicle repair
- Motorcycle repair and sales with on-street testing
- Employees meeting on site and parking
- Parking equipment (trailers on streets)/blocking streets
- Presence of large trucks and equipment on site
- Material and product storage on site
- Taxidermy (skinning of animals)

DISCUSSION: The staff would like to discuss these issues and obtain input regarding the Town's preferences and intent for regulating home occupations. Specific points of discussion include the following:

- What types of business activities does the Town consider to be customary home occupations and why? Should there be a distinction made between home occupations that are considered to be customary by the community and all other potential occupation types? Are the impacts of a business use more of a concern than the actual use, or is it a combination of both? What impacts is the community most concerned about and at what level?
- What, if any, approach does the Town want to take toward regulating and permitting home occupations? This could take the form of specific permitted business types/uses, regulating undesirable impacts, or a combination of both. Other considerations could include things like a tiered approach that separates low impact uses from higher potential impact uses, owner occupancy as opposed to rental properties, and storage of commercial vehicles.

- What can the Town reasonably enforce given current resources and the difficulty in documenting potential violations? Considerations include Town staff resources, legal support and court actions, possible need for law enforcement presence when interacting with potentially hostile violators.
- Is the Town willing to put residents out-of-business or negatively impact them financially to enforce adopted regulations? If so, under what conditions, i.e. what types or levels of impact is the Town willing to act upon?

Existing Home Occupation Provisions in Chapter 4 of the Farragut Zoning Ordinance

Sec. VI. Customary home occupations.

It is the intent of this section to establish the permitting process and the development criteria for Customary Home Occupations.

- A. Application/permit process.
 - 1. Applicants shall submit a completed Customary Home Occupation Application and the required fee to the town hall;
 - 2. Town staff shall review the application for conformance with the requirements and approve or deny the application within 15 working days of submittal. If the application is denied, the applicant may appeal staff's decision to the Farragut Board of Zoning Appeals (BZA); and
 - 3. The approved application shall represent the permit and shall constitute a contract agreement.
- B. All Customary Home Occupations shall comply with the following development criteria:
 - 1. Home occupations shall be undertaken by the residents of the dwelling unit;
 - 2. No more than one person other than members of the family residing on the premises shall be engaged in such occupation;
 - 3. The space devoted to the home occupation shall not exceed 20 percent of the gross floor area of the principal building;
 - 4. No alteration to any building shall indicate from the exterior that the building is being used for other than residential purposes;
 - 5. No articles, materials, goods, or equipment indicative of the home occupation shall be visible from any public street, or adjacent properties. Outdoor sales and storage is prohibited;
 - 6. No traffic shall be generated by the home occupation in greater volume than would normally be expected in a residential neighborhood. Off-street parking shall be provided;
 - 7. The proposed uses shall not increase noise, vibration, glare, fumes, odors, or electrical interference;
 - 8. Where applicable, recognized professional licenses and required permits of the occupant(s) trade or trades which are practiced shall be obtained and maintained as valid; and
 - 9. Dwelling units and accessory buildings shall not be used as a primary or incidental storage facility for a business, industry, commercial, or agricultural activity conducted elsewhere.
- C. The following occupations are permitted as customary Home Occupations:
 - 1. Artist, photographer, sculptor, graphic artist, wood worker, writer, or author;
 - 2. Craftsperson;
 - 3. Dressmaker, milliner, seamstress, tailor, baker, or interior decorator;
 - 4. Personal services such as masseuse, manicurist, cosmetologist, hair dresser, and barber;
 - 5. Sales representative;

-
6. Lawyer, engineer, architect, land planner, drafts person, manufacturing or company representative, off-site inspector, broker, financial or business consultant, real estate representative, insurance agent, or accountant;
 7. Computer programmer, word processor, telemarketer, telephone answering service, information specialist, or similar uses which are in support of computer related technology;
 8. Teaching, including tutoring, musical instruction, or dancing;
 9. Home day care and babysitting, provided that the total number of clients does not exceed four and that such clients are cared for less than 18 hours per day; and
 10. Other similar occupations as determined by the Board of Zoning Appeals.

(Ord. No. 86-16, 4-1986; Ord. of 2-2006)

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on general plans, the Comprehensive Land Use Plan and the Mixed-Use Town Center area, and the adoption of the Mixed-Use Town Center Vision Plan

INTRODUCTION: Over the past year, the consultant (TSW Consultants) hired by the Town to develop a vision plan for the Mixed-Use Town Center portion of Farragut has been working with the community to determine their desires for this area. This outreach has involved steering committee and stakeholder meetings and four well attended community meetings. There were also two surveys conducted with over 1,200 responses. A complete draft of the plan, which is titled, Town of Farragut Mixed-Use Town Center Vision Plan (the Plan), was taken to the Planning Commission for a workshop discussion at their meeting on May 16, 2024.

Some suggested modifications were made to the Plan at the May Planning Commission meeting and the Plan was taken back to the Planning Commission on June 20, 2024 for a recommendation to the Board of Mayor and Aldermen. The staff presented the Plan as an ordinance to enhance the level of support for the concepts in the Plan and to be consistent with how the Architectural Design Standards were adopted and how the Mixed-Use Town Center area has been treated, from a regulatory perspective, since 2015. Some concerns were raised about approving the Plan as an ordinance and the Planning Commission recommended postponement and for the staff to consult further with the Town Attorney.

PURPOSE: The main purpose of this workshop is to review background information on plans, how they are applied in the Town and, more specifically, the Mixed-Use Town Center area. This same presentation was made to the Board of Mayor and Aldermen at a workshop session on September 26, 2024. The Board provided input on the Plan's approval and the staff will review this feedback with the Planning Commission with the intent of presenting the Plan for approval at the November Planning Commission meeting.

Included in the packet is a copy of the Power Point that will be reviewed at the workshop session.



TOWN OF FARRAGUT
Mixed Use Town Center and CLUP
Discussion

October 17, 2024

Purpose of Workshop

- Review the requirement for a “General Plan”
- What is a “Plan” as it applies to land use regulation?
- How has the Plan been applied in the Town?
- What are some key strategies in the current Plan?
- How is the Plan applied to the Mixed-Use Town Center?
- Why is the Plan currently applied differently to the MUTC?
- In what manner should the MUTC Vision Plan be approved?



General Plan Requirement

- Town was founded in 1980 with a desire for more control over how it develops
- Planning is critical component
- Municipal Planning Commission (MPC) created in 1980
- Tennessee Code Annotated (TCA) Section 13-4-201 – Function and duty of planning commission to make and adopt an official general plan
- TCA 13-4-202 – Municipal Planning Commission and the chief legislative body may adopt parts of the general plan
- Farragut Community Plan adopted by Planning Commission in October 1980 – certified to the BMA



What is a General Plan?

- In Tennessee, a general plan (plan) is typically a guide for how a community wishes to develop during a specified time frame
- Plans are not usually requirements
- Plans can be approved in a number of ways (MPC must adopt in some fashion)
- Plans include broad concepts and strategies
- Requirements for how to implement plans are found typically in Zoning and Subdivision Regulations with their basis in the concepts and strategies in the plan
- The CIP is also an implementation tool



The General Plan and Farragut

- Farragut - long history of developing land use related plans
- Farragut Community Plan 1980, Farragut Land Use Plan 1982, Farragut 2000 Plan, Farragut 2004 Plan
- Farragut Land Use and Transportation Policy Plan 2001-2010 (FLUTPP)
 - Detailed policy statement plan
 - Adopted by both the MPC and the BMA in Feb 2001



The General Plan and Farragut (continued)

- Current Plan..
- Comprehensive Land Use Plan (CLUP) Update 2010
 - Update to FLUTPP
 - Adopted by the Planning Commission as a resolution in December 2012 and certified to the BMA
 - Not originally adopted either by ordinance or resolution by the BMA
- CLUP was first plan to map future land uses



Current Future Land Use Map - FLUM



Future Land Use

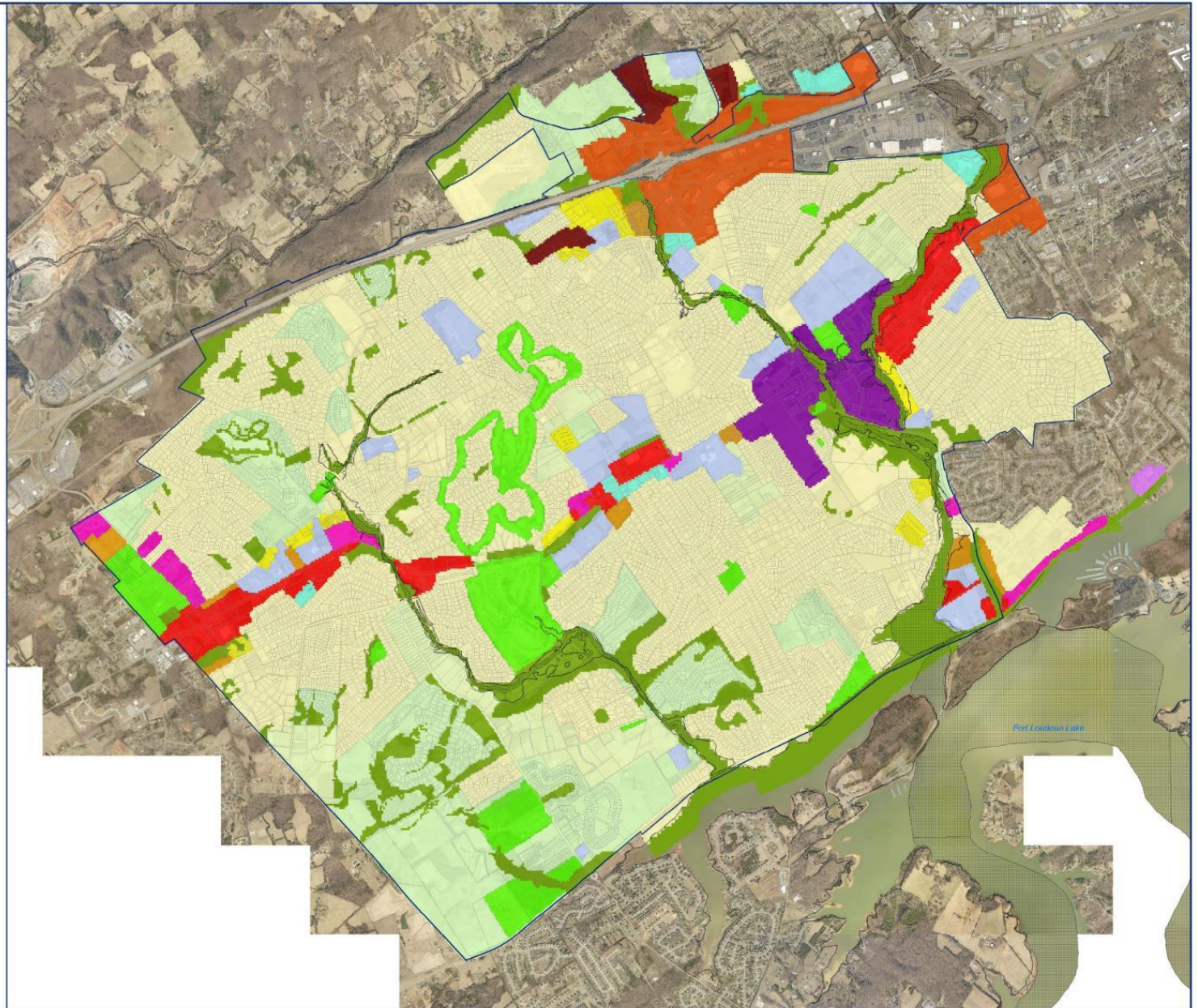
Legend

-  Floodway
-  0.2% Chance of Flood
-  Civic/Institutional
-  Office/Light Industrial
-  LU Industrial
-  Commercial
-  Regional Commercial
-  Open Space
-  Parks and Rec
-  Open Space Cluster Residential
-  Rural Residential (> 1 Acre lots)
-  Very Low Density Residential (2-4 DUs / Acre)
-  Low Density Residential (3-6 DUs / Acre)
-  Med Density Residential (6-8 DUs / Acre)
-  High Density Residential (9-12 DUs/Acre)
-  Mixed Use Neighborhood (Up to 8 DUs / Acre)
-  Mixed Use Town Center (8-15 DUs / Acre)



1 in = 1,300 ft

Current as of: 8/22/2024



Application of CLUP

- CLUP - tool used by the Planning Commission
- Guides the development of regulations (requirements)
- Referenced in CIP projects intended to address concepts and strategies in the CLUP
- Referenced for recommendations involving requested changes to the Zoning Map
- Future land use designation compared to Zoning Map change for consistency



Current Zoning Map



Zoning Map

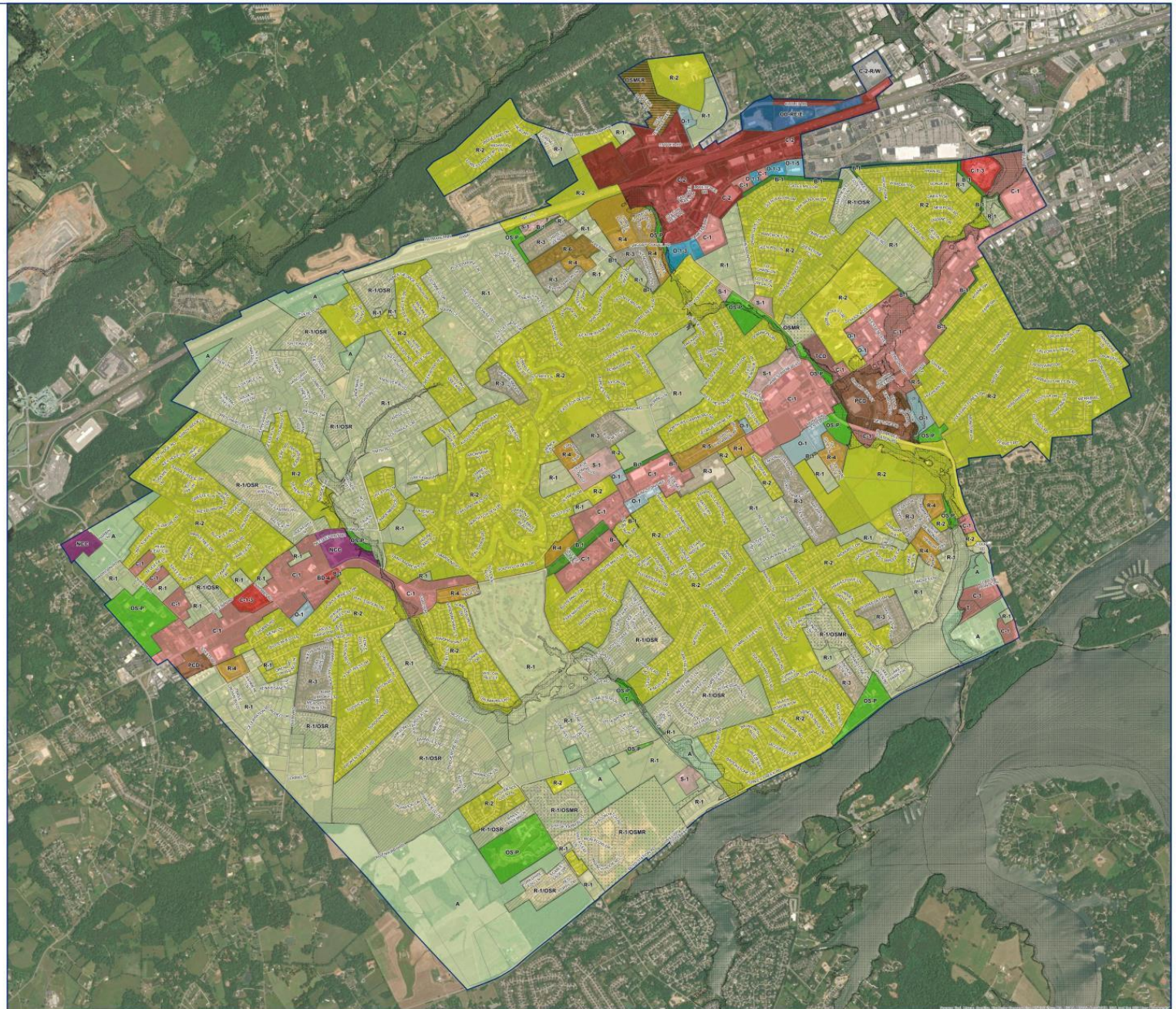
Legend

-  Town of Farragut Boundary
- Floodplain District**
 -  100 Year Floodplain
 -  500 Year Floodplain
- Town of Farragut Zoning**
 -  A, Agricultural
 -  BD-4, Business District Four Story
 -  B-1, Buffer
 -  OS-P, Open Space/Park
 -  S-1, Community Service
 -  R-1, Rural Single-Family Residential
 -  R-1-S-A, Rural Single-Family Acre Residential
 -  R-2, General Single-Family Residential
 -  R-3, Small Lot Single-Family Residential
 -  R-4, Attached Single-Family Residential
 -  R-5, Two-Family Residential
 -  R-6, Multi-Family Residential
 -  R-6/OSMFR, Open Space Multi-Family Residential Overlay
 -  R-1/OSR, Open Space Residential Overlay
 -  R-1/OSMR, Open Space Mixed Residential Overlay
 -  T, Telecommunication Tower Overlay Zone
 -  O-1, Office
 -  O-1-3, Office, Three Stories
 -  O-1-5, Office, Five Stories
 -  OD-RE/E, Outlet Drive Regional Entertainment and Employment District
 -  NCC, Neighborhood/Convenience Commercial
 -  TCD, Town Center District
 -  C-1, General Commercial
 -  C-1-3, General Commercial, Three Stories
 -  C-2, Regional Commercial
 -  C-2-R/W, Regional Commercial, Retail/Warehousing
 -  PCD, Planned Commercial Development



1 in = 1,000 ft

Current As Of: 8/22/2024



FLUM vs. Zoning Map

- FLUM is mapped vision of land uses desired in different portions of Town
- FLUM has no inherent requirements
- FLUM is a guide to use when the Zoning Map is being amended - consistency
- Zoning Map reflects zoning districts
- Zoning districts have requirements in text of Zoning Ordinance
- Requirements include: uses permitted, setbacks, height, coverage, parking, landscaping, exterior lighting, etc.



Strategies in CLUP

- The text and mapped vision (FLUM) in CLUP focus on addressing “Eight Key Strategies” identified as issues facing Farragut, including:
 - Bringing About a Downtown
 - Repair Aging Shopping Centers
 - Allow/Encourage Greater Housing Choice
 - Increase Connectivity
 - Capitalize on Our Heritage
 - Expand Our Borders
 - Enhance Our Identity
 - Plan for Remaining Vacant Parcels

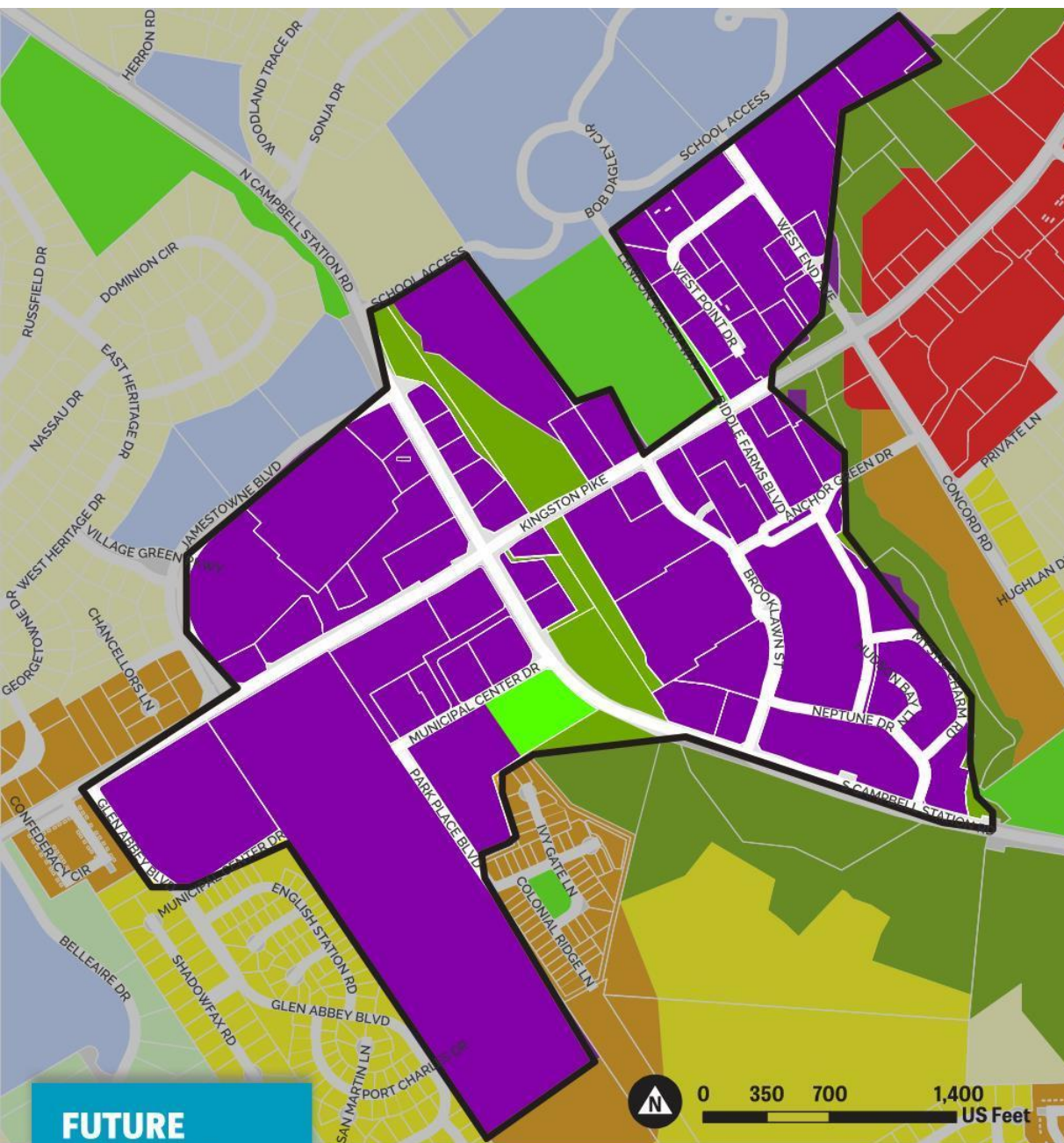


Historic Desire for a Downtown

- A main strategy identified in the CLUP is to “Bring About a Downtown”
- Historically desired
- Reflected in land use plans developed in the Town
- CLUP includes text and a mapped designation for the area identified as being appropriate for a Mixed-Use Town Center (MUTC)
- Current map and text in CLUP related to the MUTC..



Map of Existing MUTC Area



FUTURE LAND USE

- | | | |
|---|---|---|
| Mixed Use Town Center | Medium Density Residential | Parks and Recreation |
| Commercial | Civic/Institutional | Parcels |
| Very Low Density Residential | Open Space Residential | Study Area |
| Low Density Residential | Open Space | |

Uses

-
- Map of the City of Raleigh showing the location of the proposed new light rail station. The map highlights two Mixed Use Neighborhoods (6-8 DUs / Acre) in pink and a Mixed Use Town Center (8-15 DUs / Acre) in purple. The station is located at the intersection of N. Campbell Station Rd. and N. Raleigh Rd. The map includes a scale bar from 0.5 to 2 miles and a legend.

Figure 26: Mixed use land uses (Mixed use town center and Mixed use neighborhood).

Text for Existing MUTC Area



Character

- Well-connected internally and externally for bicycles and pedestrians.
- Lively outdoor spaces and storefronts with a high degree of transparency.
- Places to gather for a variety of different types of events.
- Buildings that engage the street and that are inviting to pedestrians with wide sidewalks, outdoor dining, street trees, benches, planters, and other streetscaping enhancements.
- On-street parking and a gridded or semi-gridded street layout system.
- Appropriately scaled buildings that reflect an emphasis on form and arrangement that promotes uses consistent with the surrounding context.



Figure 27: Mixed use town center character.

How is the CLUP applied to the MUTC?

- Initially, only administered through the Planning Commission like the remainder of the Town
- Text and map in the CLUP - general guides
- Planning Commission only initially used these to evaluate changes to regulations, new developments and/or rezonings affecting the MUTC
- No requirements initially in the Zoning Ordinance to help “Bring About a Downtown”
- Disconnect existed between the CLUP and how it would be implemented

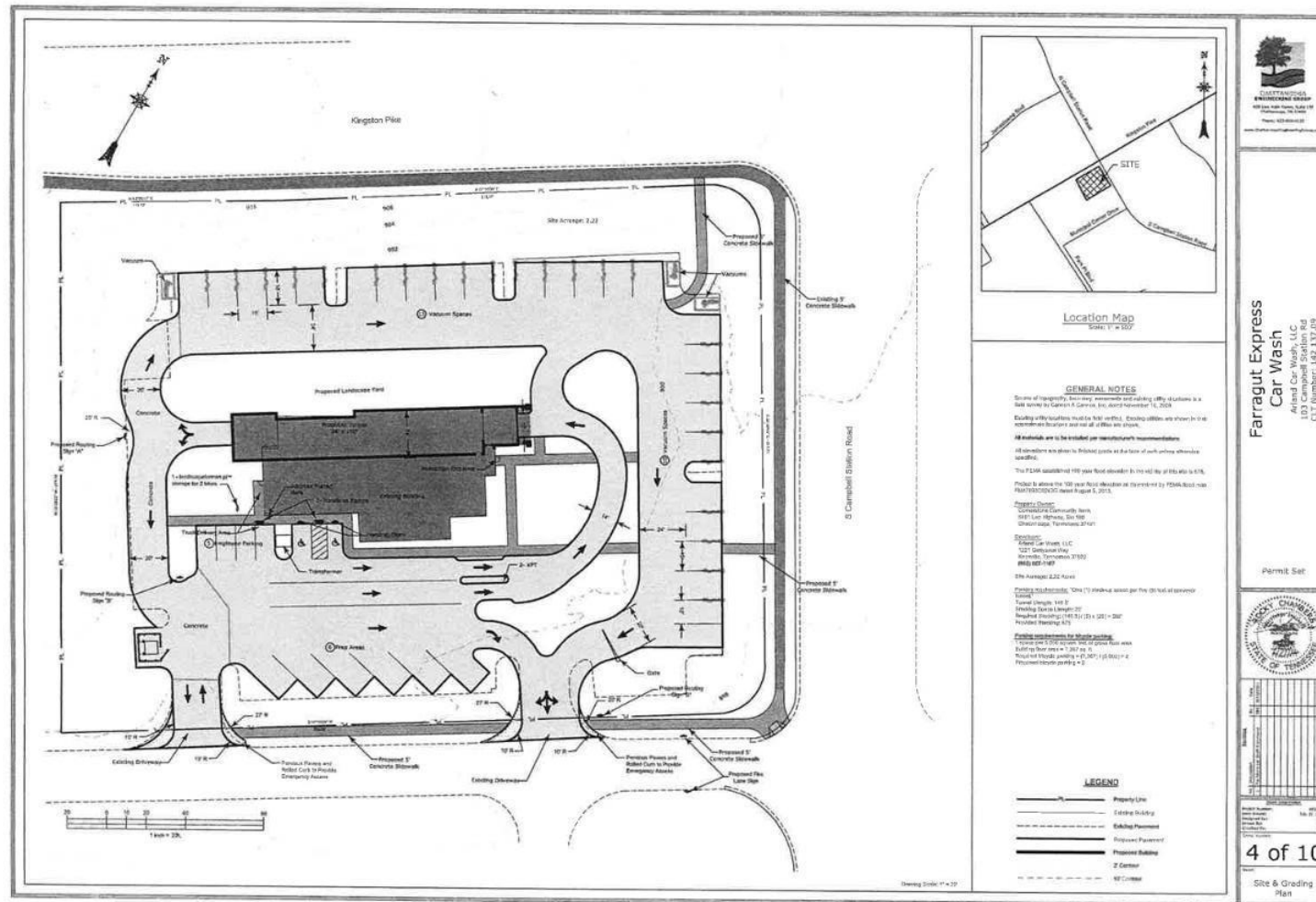


Why was MUTC Adopted by Ordinance?

- August 21, 2014 – site plan Express Car Wash (S. Campbell Station Road and Kingston Pike)
- Property was zoned General Commercial (C-1)
- Car wash was a permitted use in C-1 (zoning provides requirements; the CLUP is only a guide)
- Staff recommended denial of site plan
- Car wash - inconsistent with the text of the CLUP applied to the MUTC
- Planning Commission denied the site plan - there were concerns - car wash was a permitted use by zoning



farragut
TENNESSEE



Proposed Express Car Wash



Other Factors in Adopting MUTC by Ordinance

- The heart of the Town - far removed from a “Town Center”
- No requirements in Zoning - vulnerable to projects inconsistent with the strategy of “Bringing About a Downtown”
- Car wash project revealed that permitted uses in the Zoning Ordinance should be re-visited
- Key sites within the MUTC were either abandoned or outdated
- Those included:
 - The former Kroger building and Mexican restaurant site
 - The former Silver Spoon building and site
 - The former Phillips 66 building and site
 - The Campbell Station Inn building and site



Old Kroger Site



Old Kroger Site



Old Mexican Restaurant Site



Old Silver Spoon Site



Old Phillips 66 Site



Old Campbell Station Inn Site



Old Campbell Station Inn Site



Old West End Center Site



Actions Taken to Address MUTC

- Workshops - Aug 13 and 21, 2014 to review options
- Preferred option – establish requirements in Zoning Ordinance for new or substantial redevelopment (Ordinances 14-21 through 14-25)
- Reviewed with BMA at workshop on January 8, 2015
- Zoning modifications addressed:
 - Permitted uses (did not allow auto oriented uses)
 - Building façade/height and placement (more flexible building placement to enhance developability and create identity)
 - Provisions for streetscaping and gathering spaces
 - Parking flexibility
 - Lighting and signage to create a distinct identity in the MUTC



Other Actions Taken

- Adopt, by ordinance, the text and map in the CLUP that applies to the MUTC – the effect was to:
 - Tie Zoning Ordinance to text and map in the CLUP
 - Demonstrate more commitment to the strategy of “Bringing About a Downtown”
 - Add an extra layer of protection to ensure that land use decisions involving the MUTC are consistent with the CLUP (inconsistency would not only have to be approved by the Planning Commission but also the BMA)
- Farragut Architectural Design Standards – Approved by Planning Commission and BMA by Ordinance in 2015
 - Included specific provisions associated with the Town Center Subarea



Results of Action Taken Regarding the MUTC

- Area mapped for the MUTC has developed and redeveloped toward a built environment indicative of a “downtown”
- Old abandoned sites have been developed or redeveloped with iconic architecture and building arrangement and form that creates an identity
- Area is now visually and functionally separate from its surroundings
- Some examples of how these areas have changed are as follows:



Biddle Farms at Farragut Town Center at Former Kroger Site



Biddle Farms at Farragut Town Center at Former Kroger Site



Chase Bank at Former Mexican Restaurant Site



Farragut Gateway at Former Silver Spoon Site



35 North at Former Phillips 66 Gas Station



35 North at former Phillips 66 Gas Station



Campbell Station Inn and McGill Plaza



McGill Plaza



West End Center Redevelopment



CLUP Priority Areas

- In 2017, Town initiated updates to CLUP and FLUM for “priority areas”
- N. Watt Road {(amended FLUM and created Neighborhood/Convenience Commercial Zoning District (NCC)}
- Outlet Drive {(amended FLUM and created the Outlet Drive Regional Entertainment and Employment Zoning District (OD-RE/E)}
- McFee Road (amended FLUM)
- Boring Road Area {(amended FLUM, developed requirements for concept plan for Community Service Zoning District (S-1)}



MUTC Priority Area

- Text amendments made to Zoning Ordinance and MUTC portion of CLUP in 2020 - namely related to high density residential
- Extensive review of the MUTC Priority Area
 - Historical importance of Bringing About a Downtown
 - BMA budgeted - outside consultant to develop a vision plan
 - TSW worked with community for almost one year
 - Numerous public workshops with two surveys that received over 1,200 responses
 - Finished the MUTC Vision Plan in May 2024



Implementing the MUTC Vision Plan

- Staff conducted workshop with MPC in May 2024 on draft version of final MUTC Vision Plan
- Recommended modifications were made
- Staff presented the Plan for approval, by ordinance, at the June 2024 MPC meeting
- Staff presented as ordinance for the following reasons:
 - To provide consistency with how land use related provisions associated with the MUTC have been applied since 2014
 - To provide for a clear commitment to the concepts and recommendations in the Plan
 - To promote greater adherence to the concepts and recommendations in the Plan



Current Status of MUTC Vision Plan

- Action postponed at the June 2024 MPC meeting
- Concerns over adopting Vision Plan by ordinance
- Town Attorney input requested
- Board workshop to review background and options – September 26, 2024
- Approval related considerations:
 - Are the Vision Plan concepts and recommendations generally supported by the MPC and BMA?
 - If the MPC and BMA wishes to adopt the Vision Plan in some fashion how best should this be accomplished?



Considerations Relevant to Approval Approach

- Zoning requirements now in place to control the type of development that can now occur in the MUTC – changes to zoning will still have to go through both the MPC and the BMA (2 readings)
- Built environment created in recent years for portions of the MUTC
- Along with Vision Plan – these guide development and redevelopment in the MUTC (this is what the community is looking for)



Considerations Relevant to Approval Approach

- Is the BMA's adoption of the MUTC by ordinance still necessary to create additional protections for the strategy of "Bringing About a Downtown?"
- Does not adopting the MUTC Vision Plan by ordinance compromise the strategy of "Bringing About a Downtown?"
- How do ordinances and resolutions differ?



Ordinance vs. Resolution

- **Ordinances**

- More formal
- Requires two readings with BMA – more difficult to amend
- Often associated with regulations (requirements) and local laws enforced by local government

- **Resolutions**

- Less formal and often non-legislative or temporary in nature
- Easier to amend – may only need to go to the MPC; would not require two readings with BMA
- Demonstrates support in a more flexible fashion
- Can still guide decisions involving regulations/CIP



Considerations Relevant to Approval Approach

- The MUTC Vision Plan – concepts, not requirements
- Approval could be by resolution without harming the strategy of “Bringing About a Downtown”
- If Vision Plan is supported – should approve in some manner
- Lack of any approval could ultimately adversely affect the strategy of “Bringing About a Downtown”
- The staff and the BMA were in support of approving the Vision Plan as a resolution
- BMA recommends removal of reference to 3 story vertical mixed use where currently noted



Questions?

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