



FARRAGUT MUNICIPAL PLANNING COMMISSION

AGENDA

November 21, 2024

Farragut Community Center – Assembly Room

5:00 p.m.

Retirement Party for Ed St. Clair

Farragut Community Center – Assembly Room

6:00 p.m.

Regular Agenda

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

1. Approval of agenda
2. Approval of minutes for the October 17, 2024 meeting
3. Discussion and public hearing on approval of a re-subdivision plat and a variance to not construct a sidewalk along the frontage of Lot D-2R2 at this time in association with 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)
4. Approval of a right of way plan for Comcast cable on an existing aerial system from Kingston Pike along Concord Road and ending at the FUD wastewater treatment facility at 1051 Concord Road (Comcast, Applicant)
5. Discussion and public hearing 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 and public hearing on a site plan for two additions to the Weigel's building at 12001 Kingston Pike, 1.5 Acres, Zoned General Commercial (C-1) (Weigel's, Applicant) – **POSTPONED AT THE REQUEST OF THE APPLICANT**

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

It is the policy of the Town of Farragut not to discriminate on the basis of race, color, natural origin, gender, gender identity, sexual orientation, age, religion, disability or veteran status pursuant to Title VI of the Civil Rights Act of 1964, Public Law 93-112 and 101-336 in its hiring, employment practices and programs. To request accommodations due to disabilities, please call 865-966-7057 in advance of the meeting



- 7. Discussion and public hearing on approval, by resolution, of the Mixed-Use Town Center Vision Plan**
- 8. Discussion on a request to amend the Farragut Zoning Map for the property at 12823 Kingston Pike (formerly Summit View Nursing Home) from General Commercial (C-1) to Community Service (S-1), 5 Acres (Benefield Richters, Applicant)**
- 9. Approval of utilities**
- 10. 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.

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

October 17, 2024

MEMBERS PRESENT

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

MEMBERS ABSENT

Jon Greene

Staff Representative: Mark Shipley, Community Development Director
Holley Marlowe, Code Enforcement Officer
Chris Sheffield, Operations Manager
Darryl Smith, Town Engineer
David Smoak, Town Administrator

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 September 19, 2024 meeting

The staff recommended approval of the minutes as submitted.

A motion was made by Commissioner St. Clair to follow the staff's recommendation. The motion was seconded by Commissioner Myers and was approved unanimously. Commissioner Pinchok abstained due to being absent at the September 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.

A motion was made by Commissioner St. Clair to approve changing the meeting time from 7:00 p.m. to 6:00 p.m. The motion was seconded by Commissioner Pinchok and was approved unanimously.

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)

The staff reviewed this item and noted some discussion items that were mentioned during the October 1 staff/developer meeting. One was the proposed access and the other was how to address stormwater detention. The staff noted that the applicant was proposing to use the old, abandoned access that was used by West Park Inn. The access is approximately 110 feet to the west of the nearest access to the northeast and the Driveways and Other Access Ways Ordinance requires a minimum distance of 400 feet between access points along arterial streets, like Outlet Drive. Thus, the applicant was requesting a variance of 290 feet due to topography (the property steeply drops off Outlet Drive along the western portion of the lot) and the desire to centralize the access for this lot and a new lot to be created to the east.

The staff indicated that this would require separate action prior to acting on the site plan. The staff noted that they did not support the access in the proposed location due to potential conflicts in the center turn lane and, at a minimum, the access should be shifted to the west to help lessen this conflict.

The other item mentioned for discussion was stormwater detention. It was noted that the applicant's designers consider the existing conditions from which stormwater detention is measured to be based on the impervious surface of the old hotel and parking lot. The development would reduce the impervious coverage by about 25% and an area of permeable pavers were being provided to address the Town's low impact development requirements and would also capture some stormwater runoff. The Town Engineer commented that the stormwater should be detained to the pre-development stormwater detention which would be prior to development of the old hotel.

To initiate discussion, a motion was made by Commissioner Devlin to recommend approval. The motion was seconded by Commissioner Meyer. A long discussion ensued. Grant Berry and Phillip Cox spoke on behalf of the applicant. The Town Engineer, Darryl Smith, also discussed both the access and stormwater detention items.

Access. Regarding the access, commissioners were not in support of the applicant's request to use the existing abandoned access. Commissioner Devlin withdrew his original motion. A motion was made by Commissioner Myers to move the access to the point where the nearest portion of the applicant's access, excluding the turning radius, would be at least 200 feet from the nearest portion of Corporate Point Way to the northeast. Thus, the variance would be 200 feet due to topography associated with the steep slopes along the western portion of the frontage along Outlet Drive. The motion was seconded by Mayor Williams and was unanimously approved. The access variance would now go the Board of Mayor and Aldermen for their approval.

Site Plan. Regarding the site plan, the staff reviewed the remaining items with the most significant being stormwater detention. It was noted that a couple of projects in the past few years have been given some relief on stormwater detention due to the development creating reductions in impervious coverage. A motion was made by Commissioner Myers to follow the staff's recommendation but, on the detention, have a design modification and updated drainage calculations that would show stormwater being detained to at least 50% of the pre-development (pre-hotel) condition. Commissioner Myers also noted that he would support reversing the building if necessary to accommodate the Planning Commission's approval without having to come back to the Planning Commission. The motion was seconded by Mayor

Williams and was approved unanimously. The remaining staff comments that, in addition to the stormwater detention comment, were conditions of approval include:

- 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 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.*
 - 6. All signage must be applied for, reviewed for compliance, and approved separately.*
- 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)**
For discussion purposes only.
- 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)**
For discussion purposes only.
- 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**
For discussion purposes only.
- 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**
For discussion purposes only.
- 9. Approval of utilities**
None.
- 10. Citizen forum**
None.

The meeting was adjourned at 11:02 p.m.

Shannon Preston, Secretary

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

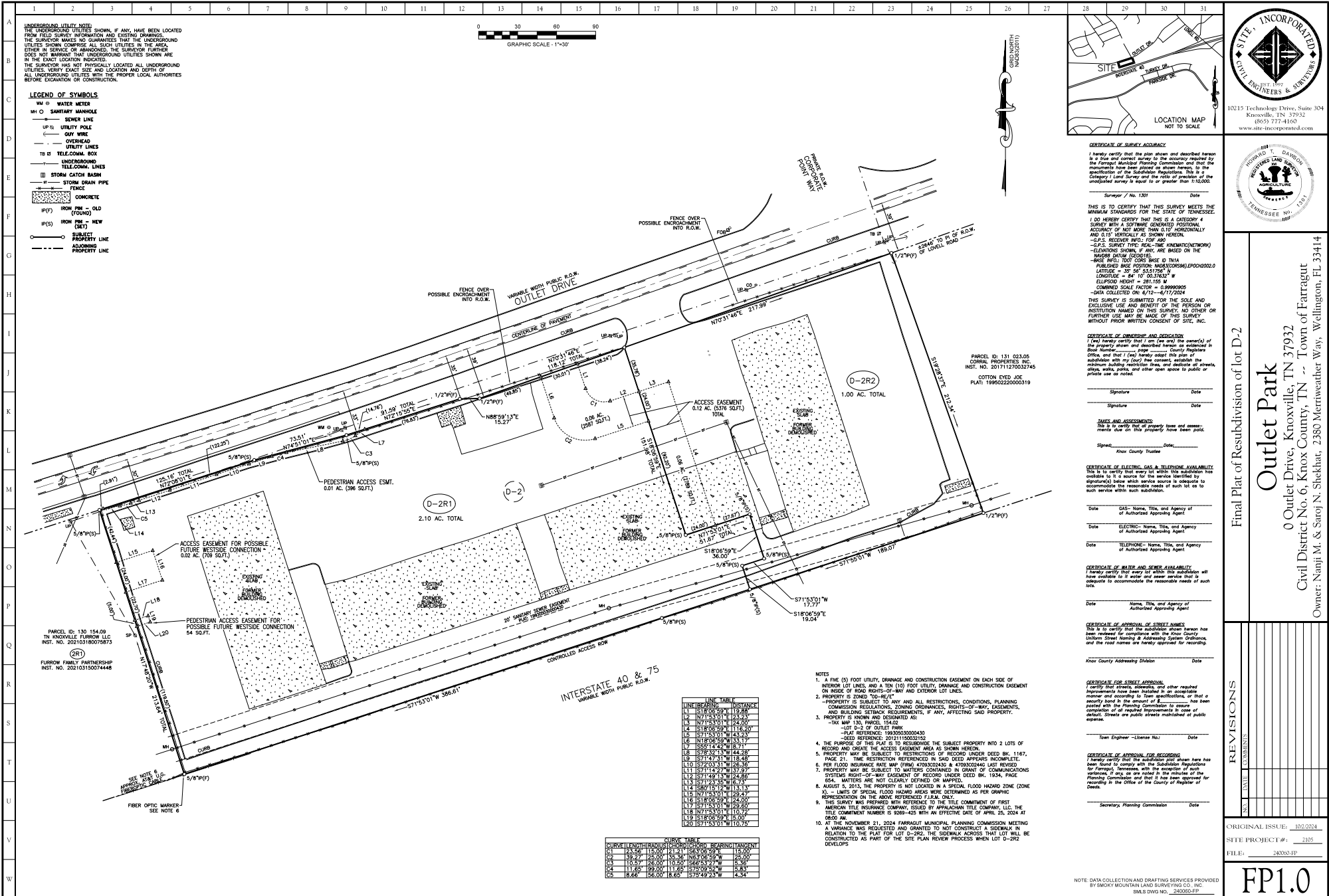
PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on approval of a re-subdivision plat and a variance to not construct a sidewalk along the frontage of Lot D-2R2 at this time in association with 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 Subdivision Regulation variance associated with a re-subdivision of the property where the former West Park Inn was situated at 11244 Outlet Drive. At last month's Planning Commission meeting a site plan was conditionally approved for an Echo Suites Hotel on the portion of the existing parcel that is referenced as Lot D-2R1 on the re-subdivision plat included in the packet. There are no immediate plans to develop the lot being created to the east and referenced as Lot D-2R2.

As part of this re-subdivision plat, the applicant has requested a variance from the requirement in the Subdivision Regulations for a pedestrian facility to be constructed along the Outlet Drive frontage of Lot D-2R2. This variance will need to be acted on prior to acting on the plat.

RECOMMENDATION: The staff supports the variance request provided a note is added to the plat which clarifies that the requirement for constructing a pedestrian facility along the frontage of Lot D-2R2 will be satisfied when this lot is developed. This would be handled through the site plan approval process and subject to all applicable Town of Farragut requirements. The staff also recommends approval of the re-subdivision plat. When Lot D-2R2 develops, an access easement will be needed to provide for a possible connection to the east. Since the layout for a development on Lot D-2R2 is unknown at this time, this is not part of the current plat.



REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Approval of a right-of-way plan for Comcast cable on an existing aerial system from Kingston Pike along Concord Road and ending at the FUD wastewater treatment facility at 1051 Concord Road (Comcast, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request for approval of a right of way plan for Comcast to install over 8,000 linear feet of new cable in both existing and new conduit along predominantly the overhead utility line system from the intersection of Kingston Pike and Concord Road along both sides of Concord Road and ending at the FUD wastewater treatment facility at 1051 Concord Road.

RECOMMENDATION: The plan set and an overview of the affected area are included in the packet. The staff recommends approval subject to the following conditions:

1. A right of way permit being obtained from the Town's engineering department. This would include any erosion control, traffic and traffic signal coordination, and utility location markings where boring is involved.
2. No open trench installation. All non-aerial work must be with directional boring to a depth of at least 36 inches.

- NOTES:
- CONSTRUCTION TYPE: NEW BUILD
 - COMCAST WILL FOLLOW ALL TRAFFIC CONTROL PER THE CURRENT EDITION OF THE MUTCD
 - COMCAST WILL NOT DISTURB ANY PAVEMENT
 - TRENCH AT MINIMUM DEPTH OF 36" AND WITHIN BACK 5' OF ROW
 - ALL ROAD BORES WILL BE DIRECTIONAL BORE AT A MINIMUM DEPTH OF 48"
 - NO LANES WILL BE BLOCKED BEFORE 9 AM OR AFTER 4 PM

ALL WORK TO BE DONE
IN BACK 5' OF ROW

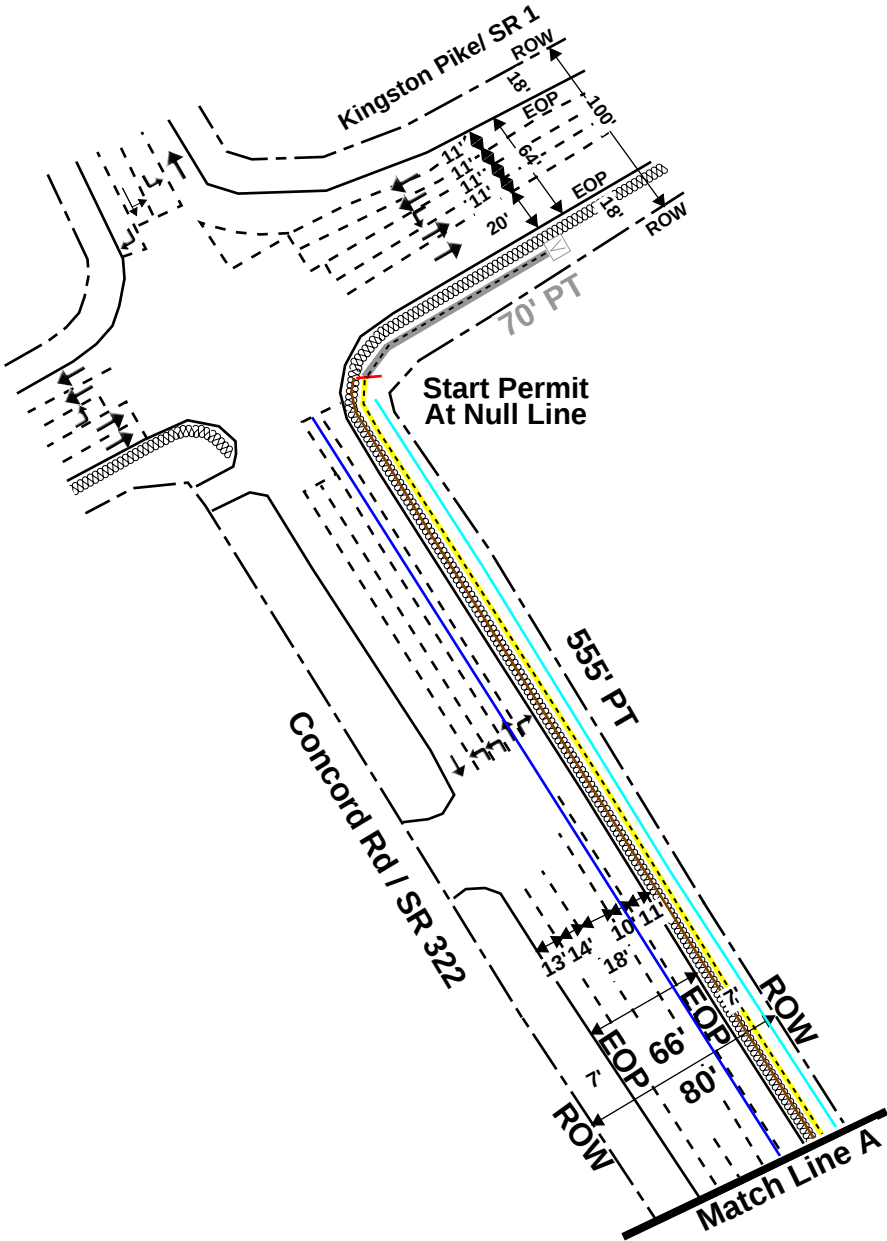
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MYGOV #BP8821

- AERIAL LEGEND
- PROPOSED OVERLASH
 - PROPOSED NEW AERIAL
 - DROP POLE
 - TELEPHONE POLE
 - JOINT USE POLE
 - JOINT USE POLE W/ TRANSFORMER
 - POWER POLE
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- UNDERGROUND LEGEND
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 - UNK FIBER
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 - ROAD BORE
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 - TRENCH
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JOB# JB0001104565
PERMIT# TNCR1051-AEUG-CITY
OPP NAME: First Utility District of Knox County Phase II
OPP ADDRESS: 1051 Concord Rd, Farragut, TN 37934

DESC: COMCAST is to new attach, bore, pull thru, and install a total of 8,731' .625 coaxial cable along 46 existing poles and in new and existing 2" conduit, including 8,098' new aerial, 83 bore, and 555' pull thru in existing ROW, then continue construction on to private property to service 1051 Concord Rd.

COMCAST CABLE
3425 Malone Dr
Chamblee, GA 30341

Farragut City
PERMIT APPLICATION

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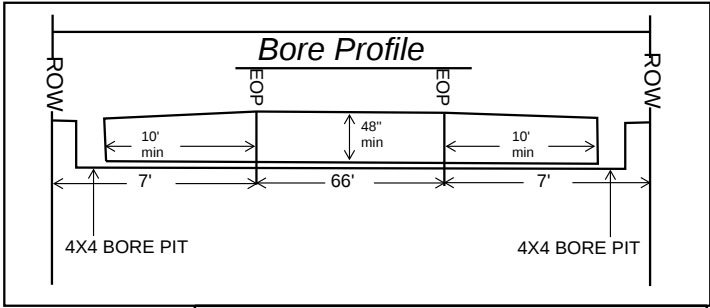
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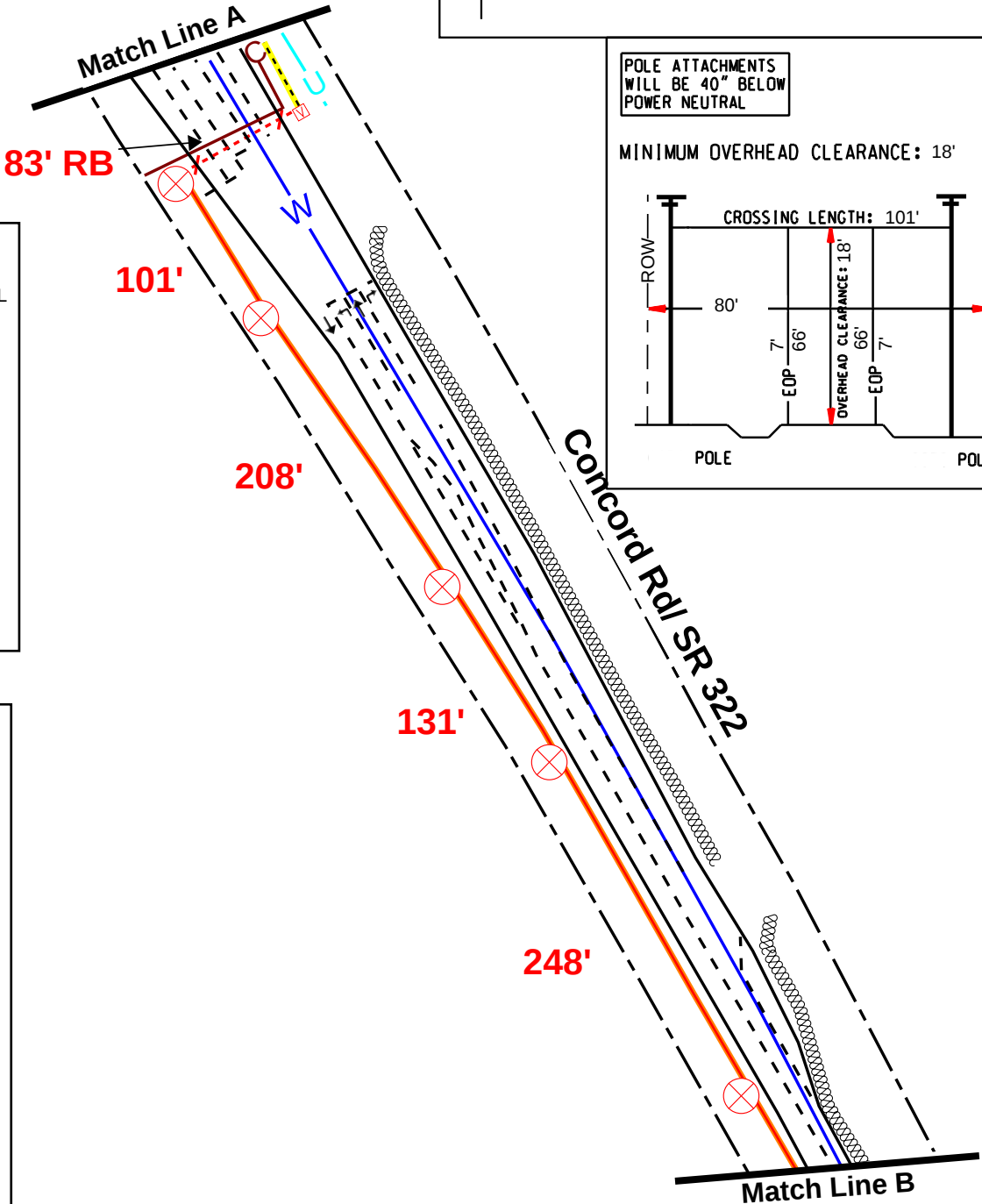
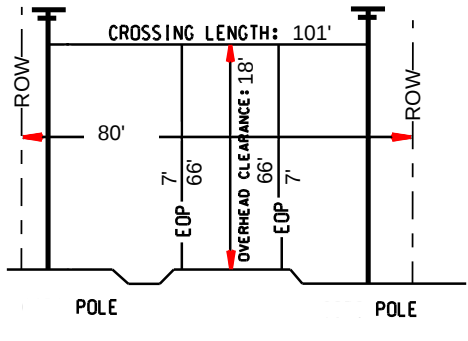
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POLE ATTACHMENTS
WILL BE 40" BELOW
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MINIMUM OVERHEAD CLEARANCE: 18'



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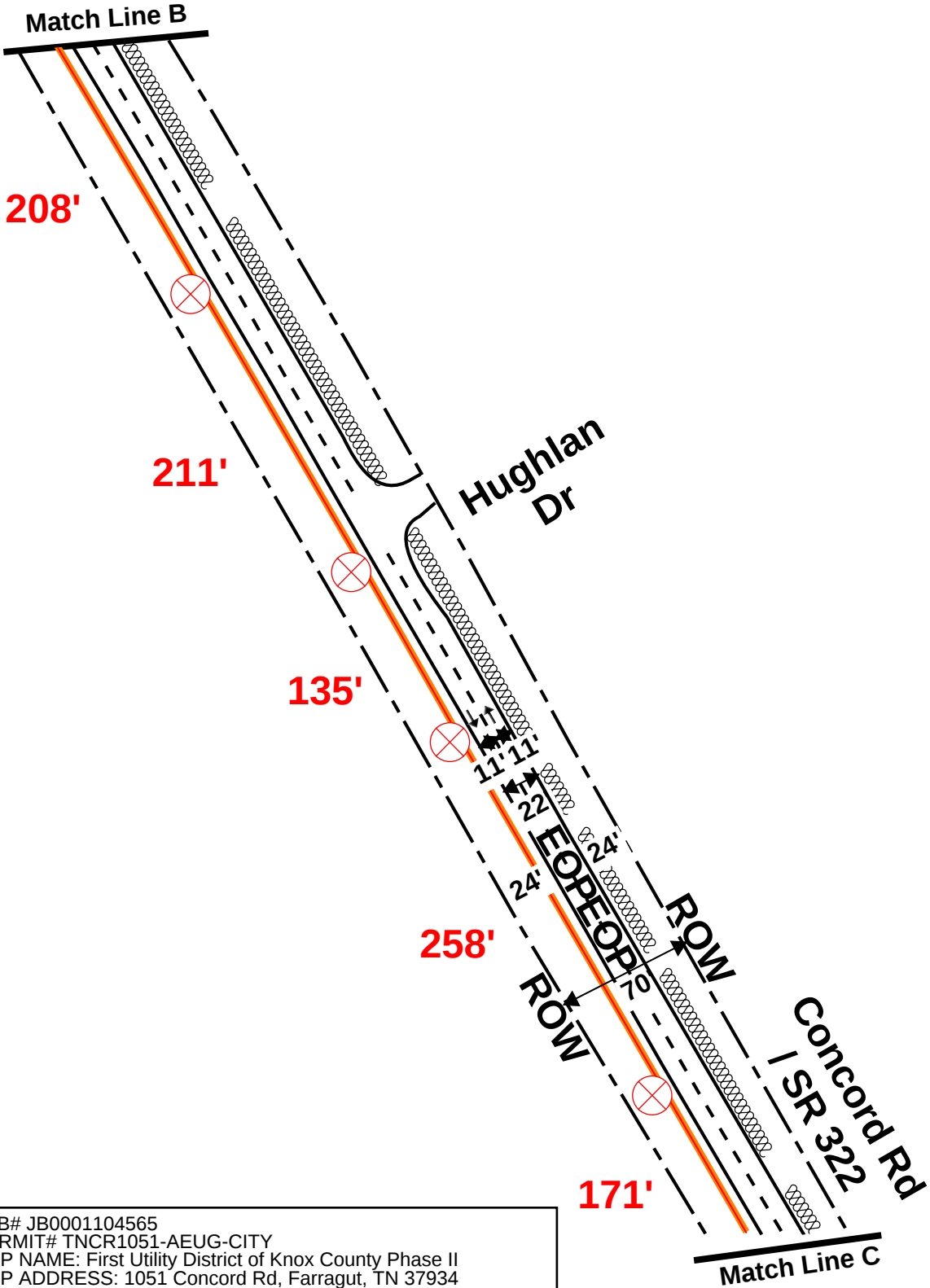
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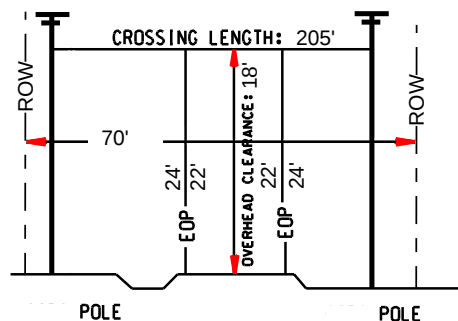
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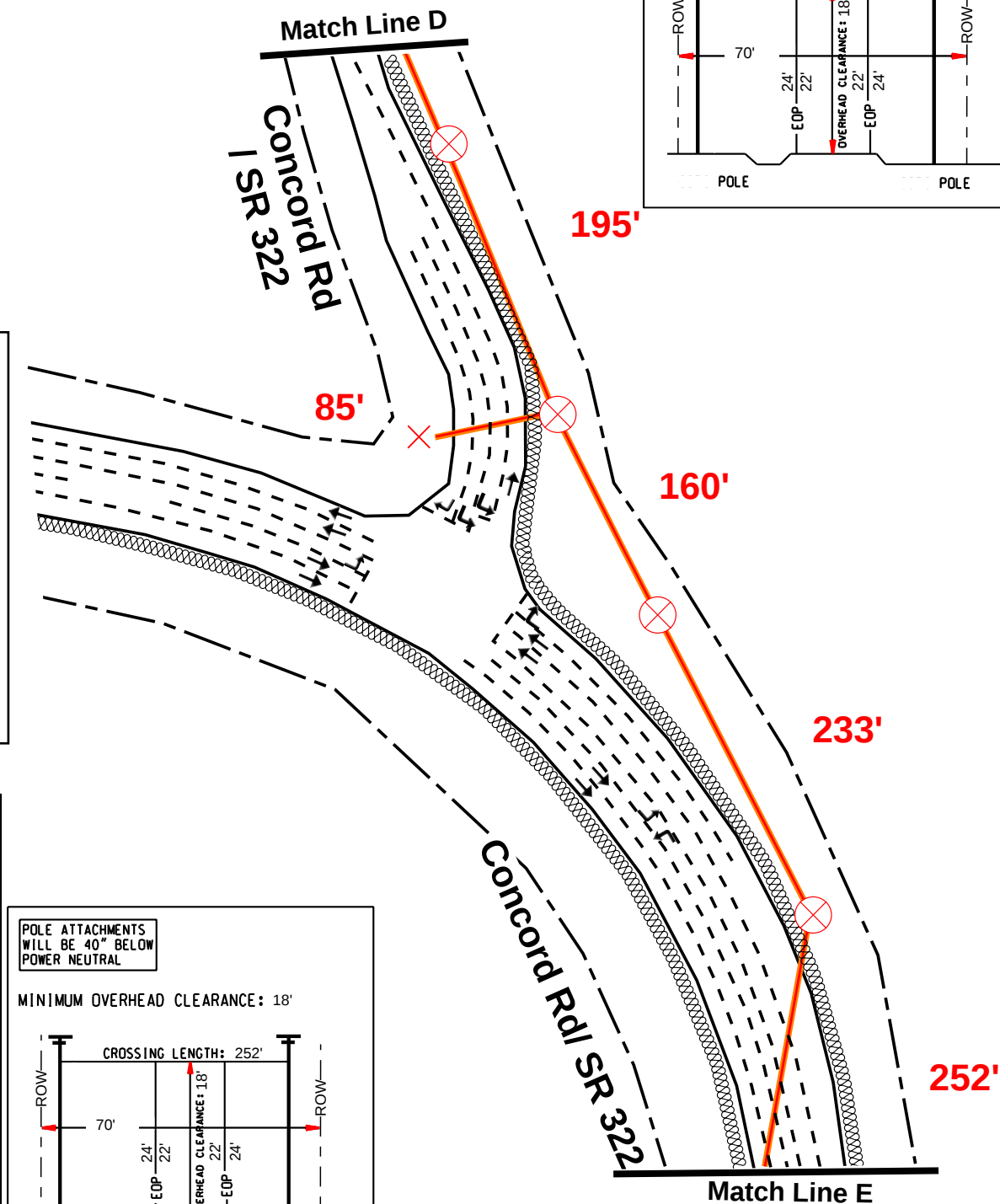
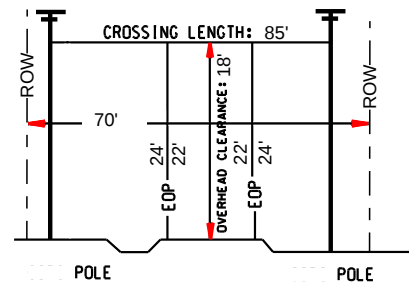
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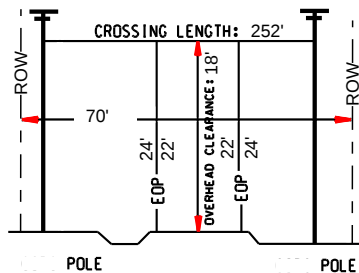
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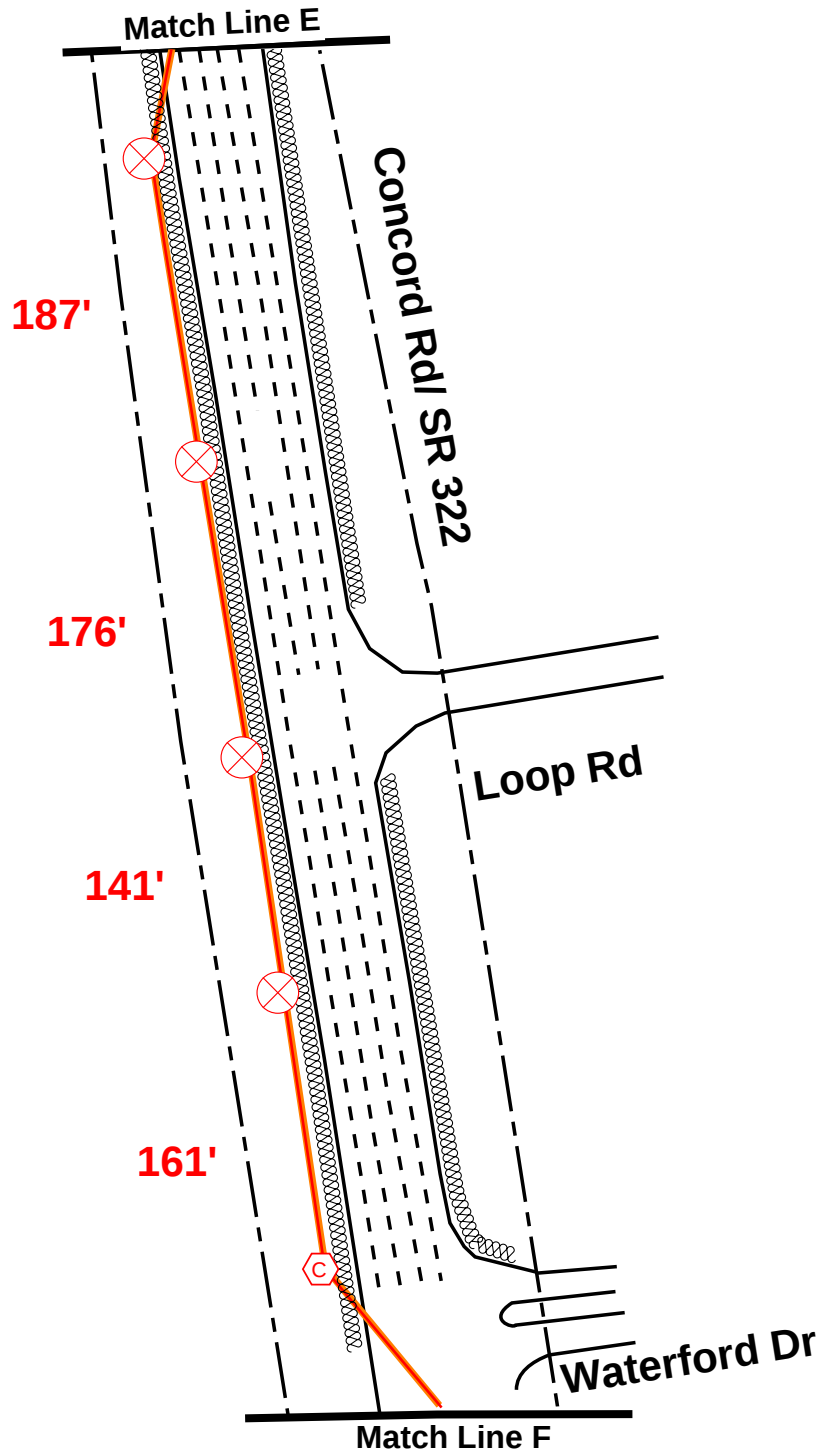
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PERMIT APPLICATION

- NOTES:
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 - COMCAST WILL NOT DISTURB ANY PAVEMENT
 - TRENCH AT MINIMUM DEPTH OF 36" AND WITHIN BACK 5' OF ROW
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ALL WORK TO BE DONE
IN BACK 5' OF ROW



AERIAL LEGEND

- PROPOSED OVERLASH
- PROPOSED NEW AERIAL
- ⓓ - DROP POLE
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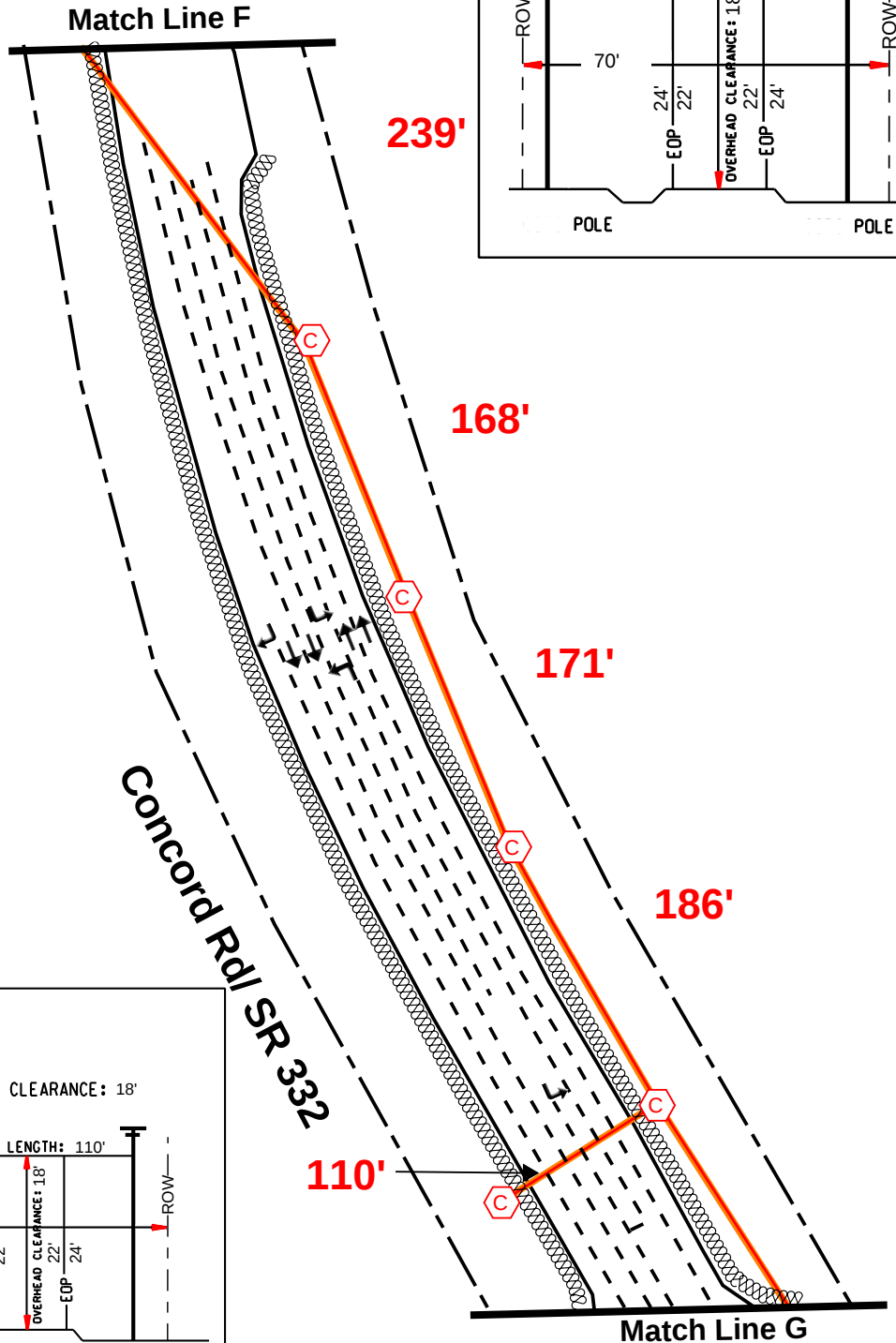
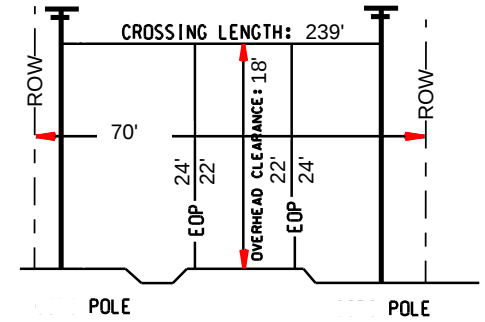
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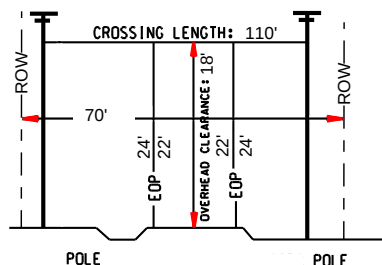
POLE ATTACHMENTS
WILL BE 40" BELOW
POWER NEUTRAL

MINIMUM OVERHEAD CLEARANCE: 18'



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JOB# JB0001104565
PERMIT# TNCR1051-AEUG-CITY
OPP NAME: First Utility District of Knox County Phase II
OPP ADDRESS: 1051 Concord Rd, Farragut, TN 37934

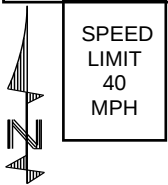
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3425 Malone Dr
Chamblee, GA 30341

Farragut City
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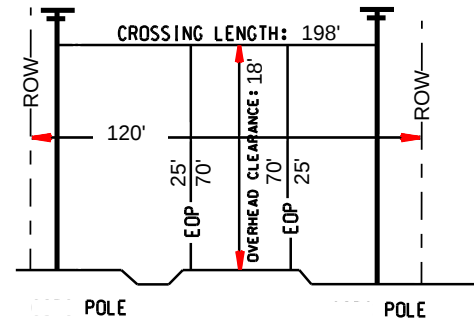
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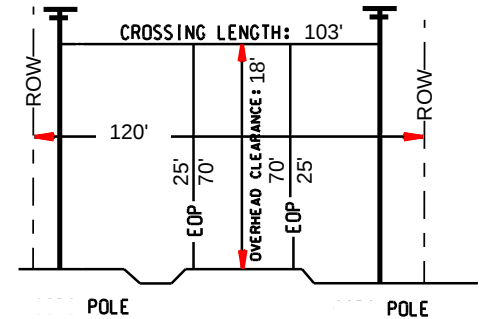
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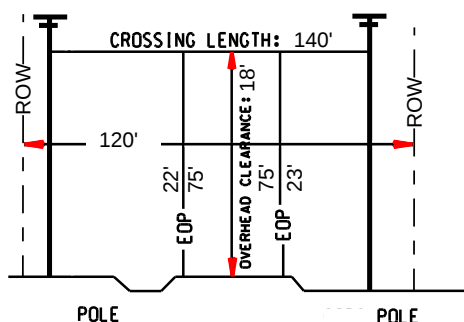
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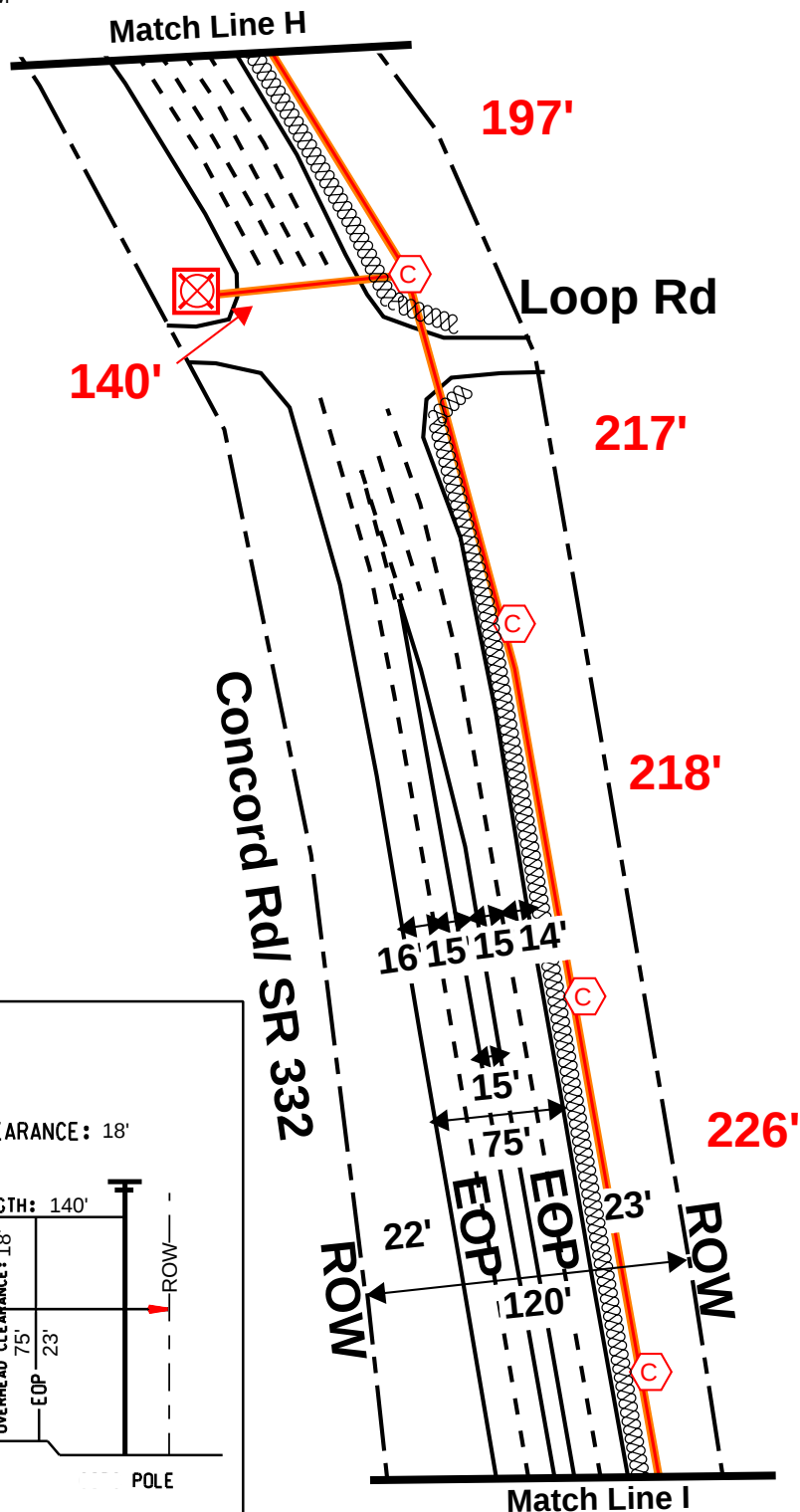
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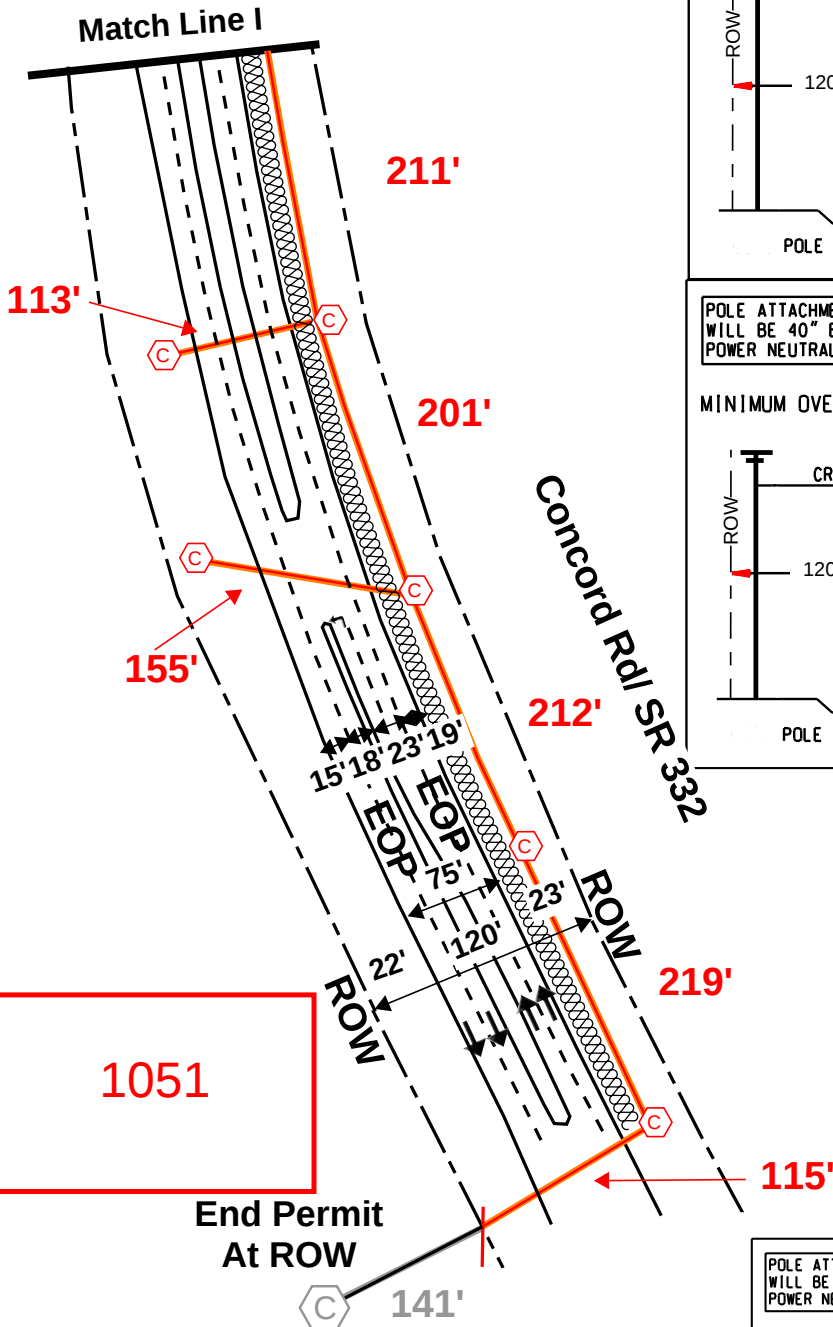
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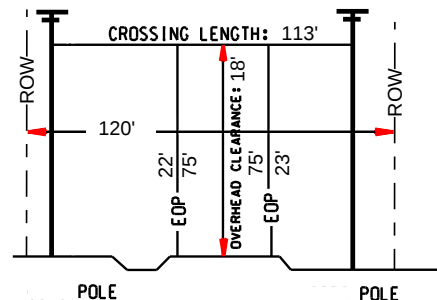
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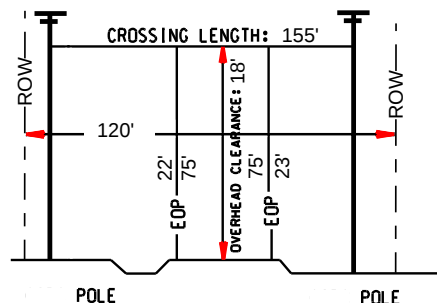
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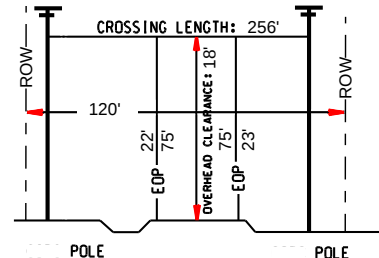
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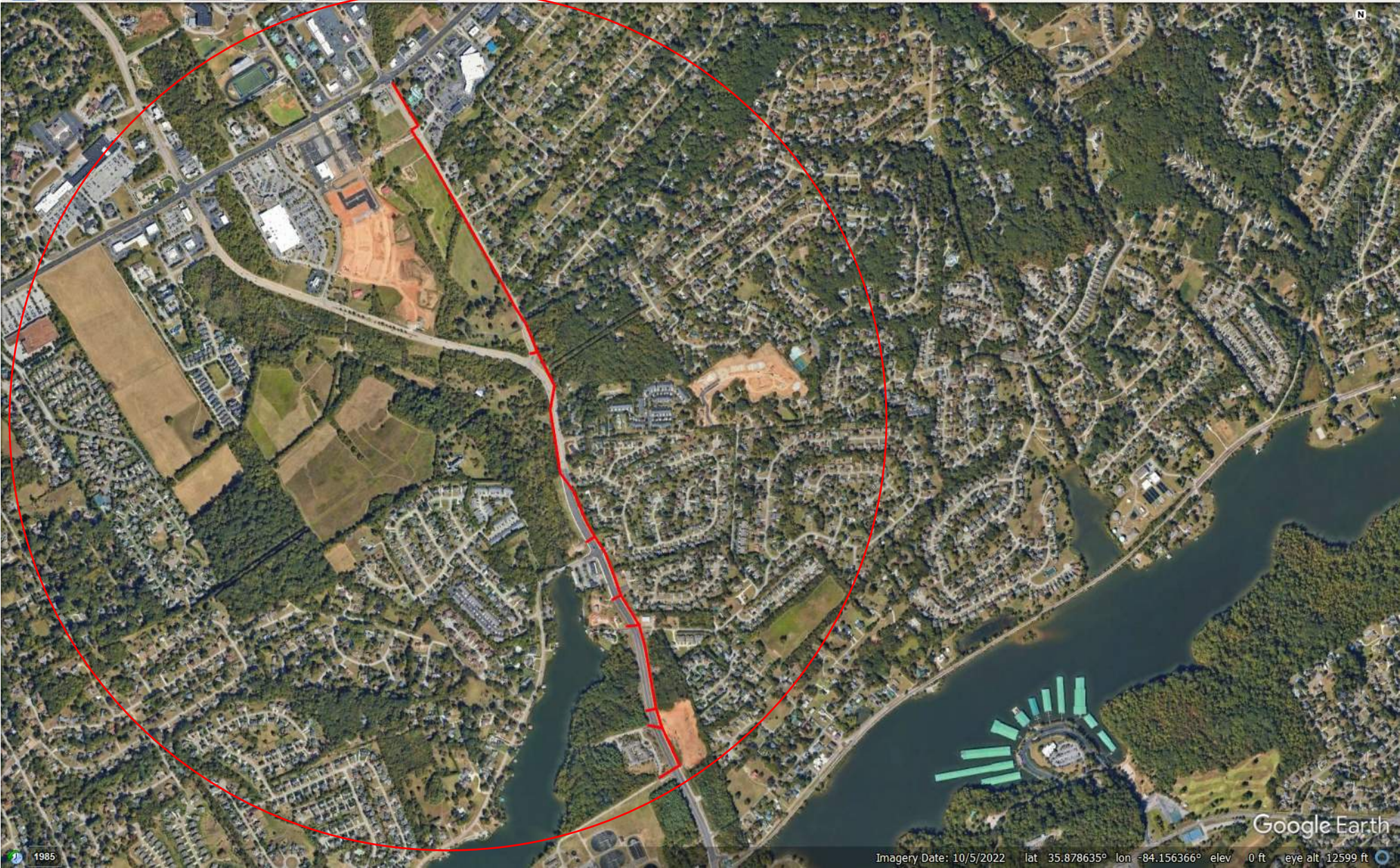
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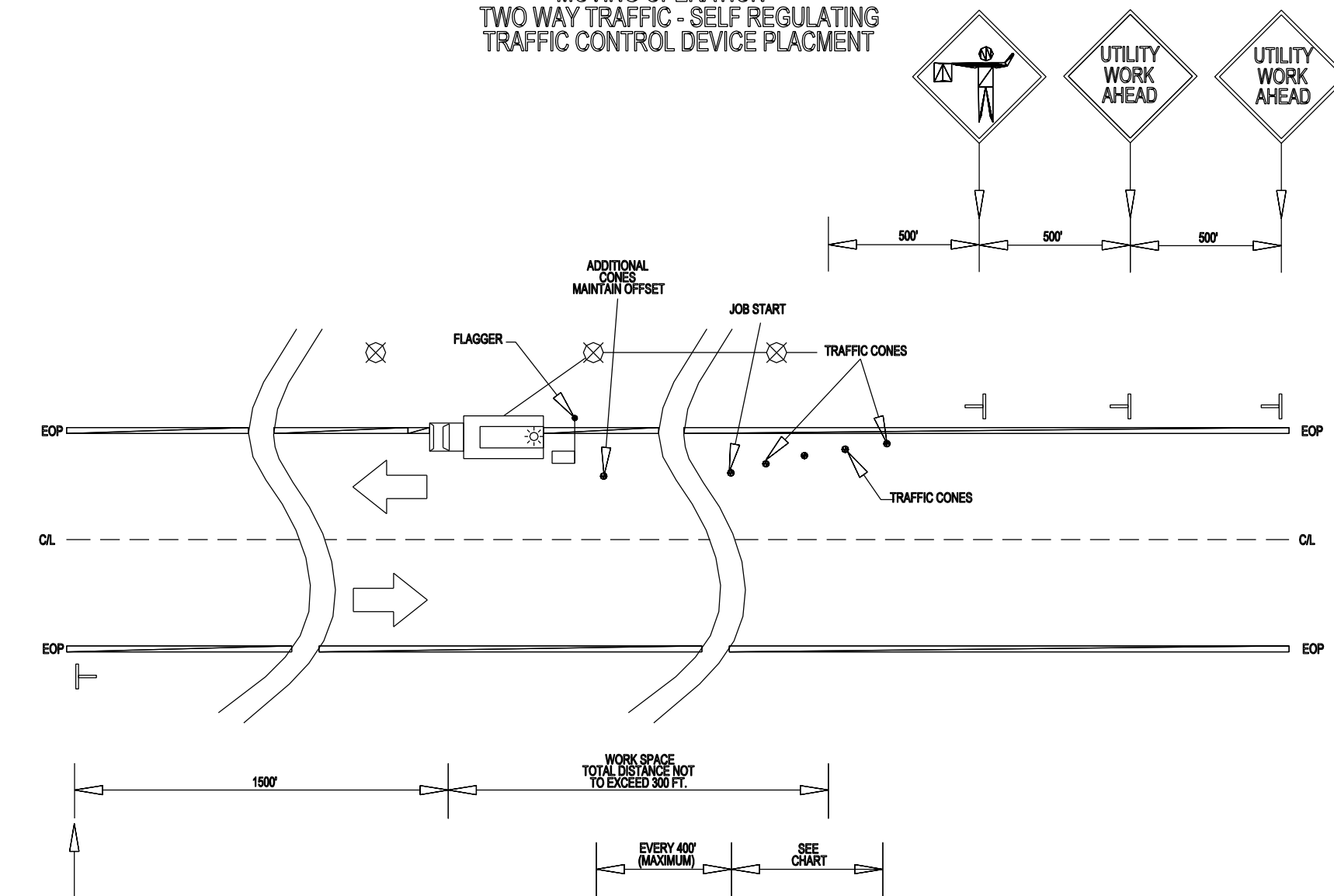




1985

Imagery Date: 10/5/2022 lat 35.878635° lon -84.156366° elev 0 ft eye alt 12599 ft

MOVING OPERATION TWO WAY TRAFFIC - SELF REGULATING TRAFFIC CONTROL DEVICE PLACEMENT



- NOTES: 1.NO PARKING OF VEHICLES/EQUIPMENT ON THE ROADWAY SHOULDER OPPOSITE OF THE WORK AREA.
2.DIAGRAM SHOWN FOR SPEED LIMIT OF 55MPH; FOR OTHER SPEED LIMITS, SEE CHART
3.OPEN PORTION OF AFFECTED TRAFFIC LANE MUST BE AT LEAST TEN (10) FEET IN WIDTH.
4.WHEN AERIAL FACILITIES ARE BEING PLACED WITH EQUIPMENT PARTIALLY ON THE TRAVELED PORTION OF THE HIGHWAY PLACE WARNING DEVICES AS ILLUSTRATED
*MAY USE "LANE NARROWS"

CONE AND WARNING SIGN SPACING AND TAPER LENGTHS					
SPEED LIMIT (MPH)	CONE SPACING (FT)	TAPER LENGTH (FT)	NUMBER OF CONES REQ'D	WARNING SIGN SPACING (FT)	MINIMUM SIGN SIZE
25	25	125	6	250	36"X36"
35	35	245	8	250	36"X36"
45	45	540	13	500	48"X48"
55	55	660	13	500	48"X48"
INTERSTATE, EXPRESSWAY AND LIMITED-ACCESS ROADWAYS				1000	48"X48"
				2640	48"X48"
				5280	48"X48"

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing 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 October 17 Planning Commission meeting. The staff reviewed some conditions that would lessen the frequency of where a parcel could qualify for a second dwelling unit. Those conditions are now reflected in Ordinance 24-19. A copy of the existing language in the R-1 Zoning District is also included in the packet with the proposed language highlighted in red.

RECOMMENDATION: The staff recommends approval of Resolution PC-24-17 which recommends approval of Ordinance 24-19 to the Board of Mayor and Aldermen.

Sec. III. Rural single-family residential district (R-1).

- A. *General description.* It is the intent of this zone to provide for low density residential use in designated areas of the town, and especially in areas where natural factors such as steep slopes, high erosion potential, etc., or public service considerations such as narrow and inadequate collector streets impose high public, dollar, and environmental costs on intense urban development.
- B. *Permitted uses and structures.*
1. Detached single-family dwellings.
 2. A second detached single-family dwelling unit may be permitted on an existing lot of record provided all of the following criteria are met:
 - a. The lot is at least one and one-half acres.
 - b. It has been determined by Town staff that the lot could not be further subdivided in compliance with the Town's Subdivision Regulations.
 - c. The second dwelling unit shall meet the setback requirements for principal dwelling units in the (R-1) District
 - d. The second dwelling unit shall be situated so that it is at least 40 feet from the existing dwelling unit.
 - e. The second dwelling unit shall not create an additional access to a public street. The access shall be shared with the existing dwelling unit.
 - f. The second dwelling unit shall be able to satisfy all applicable utility, code, and fire suppression requirements.
 - g. The lot of record and both dwelling units shall be served with public, utility provided, sanitary sewer and water.
 - ~~2~~3. Agricultural uses on lots larger than one acre.
 - ~~3~~4. Recreational facilities and open space which are developed as an integral part of the residential development provided the following development criteria are met:
 - a. The maximum coverage for the total building area shall not exceed 35 percent and the total lot coverage shall not exceed 60 percent;
 - b. Site plan and landscape plan shall be submitted as regulated in Chapter 4; and
 - c. That all non-building structures, except for arbors, are setback a minimum of 20 feet from all front property lines and ten feet from all side and rear property lines. Arbors shall be set back a minimum of ten feet from all property lines.
 - ~~4~~5. Schools, public and private, and churches and other places of worship provided the following development criteria are met:
 - a. Access shall be directly to a street having a designated classification of local collector or greater, or a local street which is not interior to a subdivision. The street on which the school or church accesses must meet the minimum design standards established in the Farragut Subdivision Regulations.
 - b. There shall be a minimum lot size of five acres.
 - c. There shall be a buffer strip which meets the following minimum development criteria:

-
- 1) The buffer strip shall be a minimum of 25 feet in width on all side and rear property lines;
 - 2) Existing, mature vegetation shall be preserved and incorporated into the buffer strip;
 - 3) No grading shall occur in the buffer strip; and
 - 4) Detention basins, measured from top-of-slope to top-of-slope, and associated structures shall not be located within any buffer strips.
- d. The following setback requirements are met:
- 1) *Front yard.* All buildings and structures, excluding signs, shall be set back from the nearest point of any right-of-way no less than 50 feet. For the purposes of this ordinance, the interstate highway right-of-way shall be considered a side or rear lot line.
 - 2) *Side and rear yards.*
 - a) All buildings shall be set back a minimum of 50 feet. Setbacks shall be measured from the nearest point of any property line; and
 - b) All accessory structures, excluding signs and fences, shall be set back a minimum of 30 feet. Setbacks shall be measured from the nearest point of any property line.
- e. The maximum coverage for the total building area shall not exceed 35 percent and the total lot coverage shall not exceed 60 percent.
- f. A site plan and landscape plan shall be submitted as regulated in Chapter 4.
- ~~5.6.~~ Agricultural accessory uses and structures, provided there is a minimum lot size of one acre.
- ~~6.7.~~ Accessory uses and structures.
- ~~7.8.~~ Customary Home Occupations as regulated in Chapter 4.
- ~~8.9.~~ Cemeteries and historical monuments.
- ~~9.10.~~ Signs as regulated in the [Farragut] Municipal Code.
- ~~10.11.~~ Utility uses.
- ~~11.12.~~ Existing off-premises outdoor advertising as regulated in Chapter 4.
- C. *Uses permitted as special exception.* The following uses may be permitted on review by the Board of Zoning Appeals in accordance with provisions contained in Tennessee Code Annotated § 13-7-207 [T.C.A. § 13-7-207]. The board shall state, in writing, its determination and the reasons for either accepting (with or without modification) or rejecting the proposal. Please refer to Chapter 4, section II. Administration and Enforcement, E. Special Exceptions, 3. General Review Standards, for review criteria.
1. Country clubs with a nine or more hole golf course, but not miniature golf courses or driving ranges operated for commercial purposes, provided a site plan and landscape plan shall be submitted as regulated in Chapter 4.
 2. Mobile homes, provided such shall not be placed within developed subdivisions with existing single-family dwellings.
- D. *Area regulations.*
1. *Front Yard.* All structures, excluding fences, detention basin structures, subdivision walls, entrance pillars, landscaping structures, and certain utility structures, shall be set back from the nearest point of any right-of-way a minimum of 35 feet, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code. Detention basin structures, subdivision walls, entrance pillars, and

landscaping structures shall be set back from the nearest point of any right-of-way a minimum of ten feet. Electrical substations, utility offices, or any other utility building shall meet the front yard setback requirements.

2. *Side yard.*

- a. All principal buildings used as a residence shall be set back a total on two sides of at least 40 feet, but not less than 15 feet on any one side;
- b. All agricultural structures, excluding fences, shall be set back a minimum of 35 feet; and
- c. All non-agricultural accessory structures, excluding fences, shall be set back a minimum of five feet.

3. *Rear yard.*

- a. All principal buildings used as a residence shall be set back a minimum of 25 feet;
- b. All agricultural structures, excluding fences, shall be set back a minimum of 35 feet; and
- c. All non-agricultural accessory structures, excluding fences, shall be set back a minimum of five feet.

4. *Buffer strip.*

- a. When a grouping or clustering of dwelling units is approved as a special exception and the Board of Zoning Appeals requires a buffer strip, such strip shall be a minimum of 25 feet in width on all front, side, and rear peripheral property lines of the entire tract. The buffer strip shall be planted and platted at the time of subdivision;
- b. Existing, mature vegetation shall be preserved and incorporated into the buffer strip;
- c. A landscape plan shall be submitted as regulated in Chapter 4; and
- d. Detention basins, measured from top-of-slope to top-of-slope, and associated structures shall not be located within any buffer strip.

5. *Lot width.*

- a. Each lot shall front on a public road for a minimum of 75 feet, except in special circumstances such as a cul-de-sac, in which case each lot shall front on a public road for a minimum of 60 feet; and
- b. The lot length of each lot that is less than 150 feet in width shall not be greater than three times the lot width.

6. *Maximum lot coverage.*

- a. Total building area: 25 percent, except as provided for elsewhere in this section; and
- b. Total lot coverage: 35 percent, except as provided for elsewhere in this section.

7. *Size regulations.* No non-agricultural accessory building shall exceed 30 percent of the footprint of the principal building that is used as a residence or 600 square feet in size, whichever is greater.

8. *Land area.*

- a. Each lot and/or dwelling unit served by a sanitary sewer system: 20,000 square feet; or
- b. Each lot and/or dwelling unit not served by a sanitary sewer system: One acre, or greater as may be required by the Health Department.

E. *Height regulations.*

-
1. No principal building shall exceed 2½ stories, or 35 feet in height, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code; and
 2. No accessory structure shall exceed 15 feet in height, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code.
 3. Accessory residential buildings constructed on a slope in excess of 4:1 (run/rise) may exceed 15 feet in height (up to a maximum of 20 feet in height), provided such building is situated on a lot of record that is at least one acre and the building is set back two additional feet from the standard accessory building setback for each foot the building is in excess of 15 feet in height.

F. *Off-street parking.* As regulated in Chapter 4.

(Ord. No. 86-16, 4-1986; Ord. of 2-2006; Ord. No. 06-34, § 2, 1-11-2007; Ord. No. 07-29, § 1, 7-19-2007; Ord. No. 12-03, § 1, 2-23-2012; Ord. No. 18-05, § 1, 6-28-2018)

RESOLUTION PC-24-17

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING THE FARRAGUT MUNICIPAL CODE, APPENDIX A., ZONING, CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION III., RURAL SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1), SUBSECTION B., PERMITTED USES AND STRUCTURES, TO PROVIDE FOR A SECOND DETACHED SINGLE-FAMILY DWELLING UNIT UNDER CERTAIN CONDITIONS

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

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

WHEREAS, a public hearing was held on this request on November 21, 2024;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 24-19.

ADOPTED this 21st day of November 2024.

Scott Russ, Chairman

Shannon Preston, Secretary

ORDINANCE:	24-19
PREPARED BY:	Shipley
REQUESTED BY:	Tyler Butler
CERTIFIED BY FMPC:	November 21, 2024
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

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WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend the Farragut Municipal Code, Appendix A., Zoning, Chapter 3., Section III., Rural Single-Family Residential District (R-1), Subsection B., Permitted Uses and Structures, to provide for a second detached single-family dwelling unit under certain conditions;

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance is hereby amended by replacing Chapter 3., Section III., Subsection B., Permitted Uses and Structures, in its entirety as follows:

SECTION 1.

Sec. III. Rural single-family residential district (R-1).

B. *Permitted uses and structures.*

1. Detached single-family dwellings.
2. A second detached single-family dwelling unit may be permitted on an existing lot of record provided all of the following criteria are met:
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 - b. It has been determined by Town staff that the lot could not be further subdivided in compliance with the Town's Subdivision Regulations.
 - c. The second dwelling unit shall meet the setback requirements for principal dwelling units in the (R-1) District.

- d. The second dwelling unit shall be situated so that it is at least 40 feet from the existing dwelling unit.
 - e. The second dwelling unit shall not create an additional access to a public street. The access shall be shared with the existing dwelling unit.
 - f. The second dwelling unit shall be able to satisfy all applicable utility, code, and fire suppression requirements.
 - g. The lot of record and both dwelling units shall be served with public, utility provided, sanitary sewer and water.
3. Agricultural uses on lots larger than one acre.
4. Recreational facilities and open space which are developed as an integral part of the residential development provided the following development criteria are met:
- a. The maximum coverage for the total building area shall not exceed 35 percent and the total lot coverage shall not exceed 60 percent;
 - b. Site plan and landscape plan shall be submitted as regulated in Chapter 4; and
 - c. That all non-building structures, except for arbors, are setback a minimum of 20 feet from all front property lines and ten feet from all side and rear property lines. Arbors shall be set back a minimum of ten feet from all property lines.
5. Schools, public and private, and churches and other places of worship provided the following development criteria are met:
- a. Access shall be directly to a street having a designated classification of local collector or greater, or a local street which is not interior to a subdivision. The street on which the school or church accesses must meet the minimum design standards established in the Farragut Subdivision Regulations.
 - b. There shall be a minimum lot size of five acres.
 - c. There shall be a buffer strip which meets the following minimum development criteria:
 - 1) The buffer strip shall be a minimum of 25 feet in width on all side and rear property lines;
 - 2) Existing, mature vegetation shall be preserved and incorporated into the buffer strip;
 - 3) No grading shall occur in the buffer strip; and
 - 4) Detention basins, measured from top-of-slope to top-of-slope, and associated structures shall not be located within any buffer strips.
 - d. The following setback requirements are met:
 - 1) *Front yard.* All buildings and structures, excluding signs, shall be set back from the nearest point of any right-of-way no less than 50 feet. For the

purposes of this ordinance, the interstate highway right-of-way shall be considered a side or rear lot line.

2) *Side and rear yards.*

- a) All buildings shall be set back a minimum of 50 feet. Setbacks shall be measured from the nearest point of any property line; and
- b) All accessory structures, excluding signs and fences, shall be set back a minimum of 30 feet. Setbacks shall be measured from the nearest point of any property line.
- e. The maximum coverage for the total building area shall not exceed 35 percent and the total lot coverage shall not exceed 60 percent.
- f. A site plan and landscape plan shall be submitted as regulated in Chapter 4.
- 6. Agricultural accessory uses and structures, provided there is a minimum lot size of one acre.
- 7. Accessory uses and structures.
- 8. Customary Home Occupations as regulated in Chapter 4.
- 9. Cemeteries and historical monuments.
- 10. Signs as regulated in the [Farragut] Municipal Code.
- 11. Utility uses.
- 12. Existing off-premises outdoor advertising as regulated in Chapter 4.

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.

Scott Russ, Chairman

Shannon Preston, Secretary

MEETING DATE: November 21, 2024

AGENDA ITEM #6

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for two additions to the Weigel's building at 12001 Kingston Pike, 1.5 Acres, Zoned General Commercial (C-1) (Weigel's, Applicant)

Postponed at the request of the applicant.

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on approval, by resolution, 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 (MUTC) 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.

DISCUSSION: On September 26 the Town staff conducted a workshop with the Board of Mayor and Aldermen to review land use related plans, how they are applied in the Town, and how the current Comprehensive Land Use Plan has been applied - specifically to the MUTC. A primary purpose of this workshop was to obtain feedback from the Board in terms of what they may be comfortable with to express support for the Plan.

This same general presentation was given to the Planning Commission at the October 17 meeting. With the understanding that some minor changes were requested to the Plan by some of the Board and Planning Commission members, a general conclusion from these workshops was that both the Board and the Planning Commission were comfortable with supporting the Plan through a resolution. After the October 17 meeting, the staff asked the consultant to make the following changes to the Plan:

1. Clarification on the framework plans for the Ford Property and Concord Road area that where “up to three story vertical mixed use” is referenced, it excludes multi-family residential.
2. On the Concord Road area framework plan, extending the Civic/Institutional land use north to Hughlan Drive and removing one of the accesses to Concord Road. From the Hughlan Drive intersection with Concord Road, access to the north will be onto Anchor Green Drive.
3. Removal of the “potential municipal parking deck” shown near Biddle Farms Boulevard.

A link to the latest Plan is included with the packet. Also included is Resolution PC-24-19. The language in this resolution is structured so that the action taken will be in support of Chapter 4 of the Plan. This chapter includes the “Recommendations” developed through an evaluation of “Existing Conditions” (Chapter 1 of the Plan), a “Market Analysis” (Chapter 2 of the Plan), and “Public Outreach” (Chapter 3 of the Plan). The Recommendations serve as the main concepts (not requirements) to help guide whatever implementation measures (discussed in Chapter 5 of the Plan) the community may want to consider as it relates to the MUTC portion of the Town.

As required in the Tennessee Code Annotated, Section 13-4-202, “prior to the adoption of the plan or any part or parts of the plan by the commission, the commission shall hold a public hearing thereon, the time and place of which shall be published in a newspaper of general circulation in the municipality at least thirty (30) days prior to the meeting in which the adoption is to be first considered.” Thus, for purposes of this meeting, no action will be taken on Resolution PC-24-19. This item is on the agenda to serve as public notice to satisfy the requirement in Section 13-4-202. Formal action on Resolution PC-24-19 will be taken at the January 16, 2025 Planning Commission meeting. A similar resolution will be presented to the Board of Mayor and Aldermen for approval early next year.

The staff has discussed Resolution PC-24-19 with the Town Attorney and he agrees with the language in the resolution and the approach in terms of addressing support for the Plan.

RESOLUTION PC-24-19

FARRAGUT MUNICIPAL PLANNING COMMISSION

IN ACCORDANCE WITH THE TENNESSEE CODE ANNOTATED, SECTION 13-4-201 AND SECTION 13-4-202, THE FARRAGUT MUNICIPAL PLANNING COMMISSION WISHES TO ACKNOWLEDGE THROUGH THIS RESOLUTION GENERAL SUPPORT FOR THE RECOMMENDATIONS PROVIDED FOR IN CHAPTER 4 OF THE MIXED-USE TOWN CENTER VISION PLAN

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 Town of Farragut Comprehensive Land Use Plan Update, December 2012, provides for the strategy of “Bringing About a Downtown,”

WHEREAS, consistent with the strategy of “Bringing About a Downtown,” the Farragut Board of Mayor and Aldermen commissioned TSW Consultants to develop a vision plan for the Mixed-Use Town Center portion of the Town,

WHEREAS, TSW Consultants evaluated existing conditions in the Mixed-Use Town Center, as reflected in Chapter 1 of the Mixed-Use Town Center Vision Plan,

WHEREAS, TSW Consultants conducted a market analysis of the Mixed-Use Town Center, as reflected in Chapter 2 of the Mixed-Use Town Center Vision Plan,

WHEREAS, TSW Consultants conducted an extensive public outreach program involving steering committee input, stakeholder input, four community visioning meetings, and two community surveys, as described in Chapter 3 of the Mixed-Use Town Center Vision Plan,

WHEREAS, from the information and input reflected in Chapters 1-3, TSW Consultants developed recommendations and implementation measures, as reflected in Chapters 4 and 5 of the Mixed-Use Town Center Vision Plan,

WHEREAS, the framework plan and key recommendations included in Chapter 4 specifically seek to advance the predominant community goals established through the planning process,

WHEREAS, a public hearing was held on this request on November 21, 2024;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby wishes to acknowledge general support for the recommendations reflected in Chapter 4 of the Mixed-Use Town Center Vision Plan.

ADOPTED this 16th day of January 2025.

Scott Russ, Chairman

Shannon Preston, Secretary

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a request to amend the Farragut Zoning Map for the property at 12823 Kingston Pike (formerly Summit View Nursing Home) from General Commercial (C-1) to Community Service (S-1), 5 Acres (Benefield Richters, Applicant)

INTRODUCTION: This item is for discussion purposes only and involves the property that was formerly the Summit View Nursing Home at 12823 Kingston Pike. The property is currently zoned General Commercial (C-1), and the applicant has requested that this be changed to Community Service (S-1) so that the inside of the building can be converted to an independent living and care facility for 65 residents. In the Zoning Ordinance, an independent living and care facility is defined as “a residential use that could be single-family detached or attached to house older persons who are frail but not infirmed that require a lower-level assistance than residents in assisted-care living facilities. Independent living residents do not require assistance or acute nursing home care but rather receive limited services including, but not restricted to nursing care, meals, housekeeping, social programs, daily maintenance and other services. Such homes may be licensed by the State of Tennessee as homes for the aged and are intended to be residential in character and will generate lower levels of impact than traditional residential units. Independent care facilities may be part of a senior living community. The parcel or tract of land and the units within the facility shall remain under single ownership so that individual units are not transferable simple.”

The applicant’s plan is that no nursing staff will be on site. Each unit will have a living/sleeping area and bathroom but no cooking facilities. The existing dining and recreational facilities associated with the nursing home’s layout will remain. As referenced in the letter included in the packet from Amy Sherrill, the proposed use will comply with the existing parking layout. The 65-unit layout will require 72 spaces (65 bedrooms plus 7 guest spaces) and 73 parking spaces exist on the site.

DISCUSSION: Since the S-1 Zoning District can provide for large footprint institutional type facilities and serve as a transitional zoning district to abutting lower density residential, an application for a rezoning to S-1 shall include a Concept Layout Plan that clearly addresses the plan of development for the proposed rezoning area. However, as noted during the staff/developer meeting on November 5, in the case of this project no external modifications are being made and the site is fully developed. The requirement for a Concept Layout Plan, at least to the extent of a new development, would not appear to be applicable in this case.

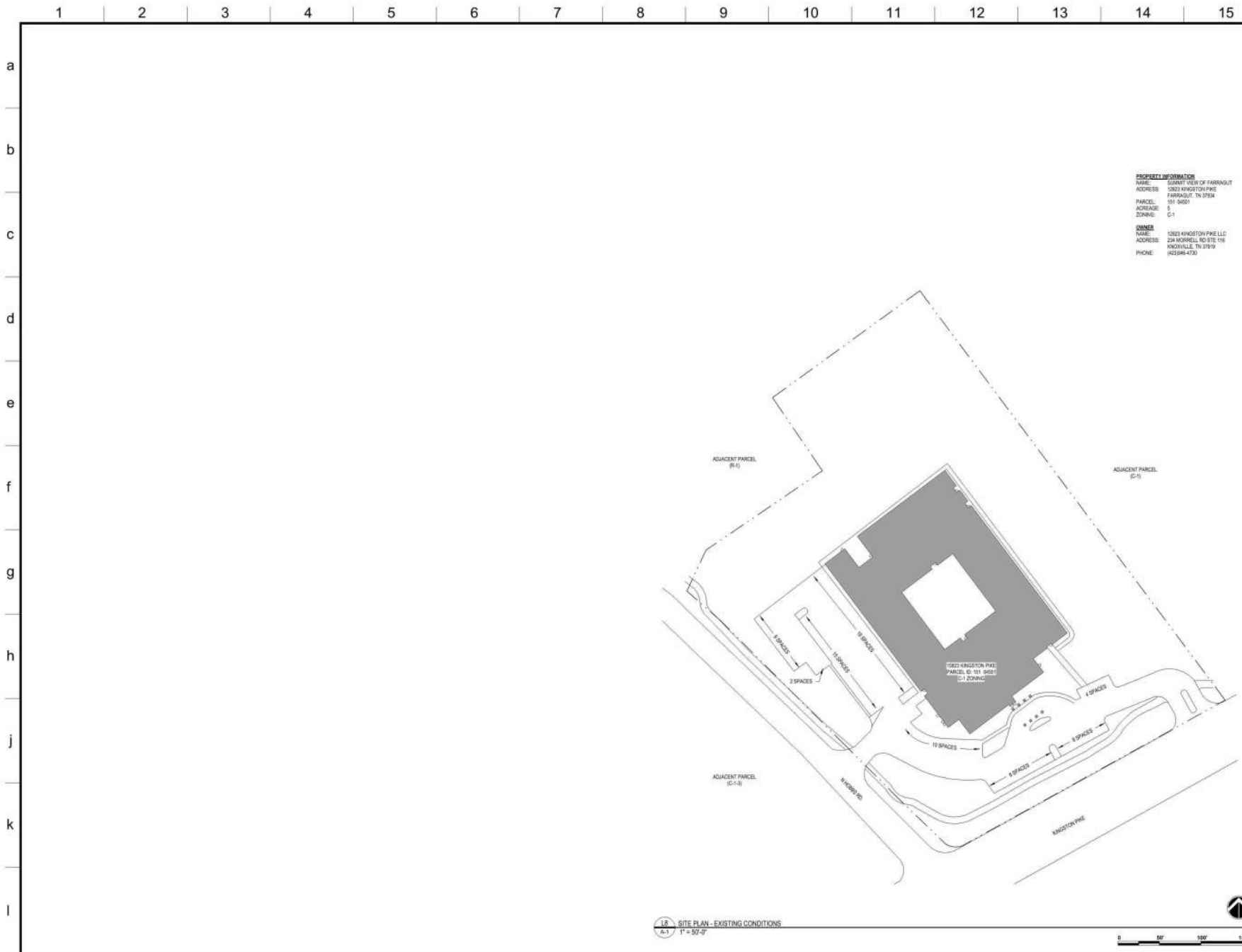
Some discussion points that would be applicable and that were mentioned at the staff/developer meeting include the following:

1. The requested rezoning is consistent with the Future Land Use Map designation for this property. That designation is Civic/Institutional.

2. The requested rezoning would help address the strategy in the Comprehensive Land Use Plan of “Encouraging Greater Housing Choice.”
3. Multi-family residential is not a permitted use in the S-1 District. The use proposed would be an independent living and care facility with age restrictions and interior unit layouts that cater to this type of use.
4. Given the Town’s dependence on sales tax, the Town’s Strategic Plan includes a planning priority for identifying potential retailers to increase local sales tax revenue with remaining commercially zoned properties. The requested rezoning would rezone a property that is commercially zoned to a non-commercial zone.
5. Unlike a nursing home, the residents of the independent living and care facility would be able to support the Town’s tax base since they could leave the facility to shop, eat, recreate, etc.

One aspect of the S-1 District that also needs some discussion and that was not discussed at the staff/developer meeting is that the property to the north is currently zoned Rural Single-Family Residential (R-1). The S-1 District requires a transitional area between the two properties. There are a number of options for the transitional area in this location that could include low impact development areas, a heavily landscaped pocket park for passive use, and/or a traditional planted buffer strip of 35 feet. A mixture of these options may also be considered.

Since this project will likely provide for outdoor gathering spaces for the residents, a pocket park may be a good choice for this particular site as the transitional element. This would be part of a landscape plan that would be needed for the project should the land be rezoned. In addition to a transitional area, the applicant will likely desire an upgrade to the overall landscaping of the site to aid in marketability for potential residents.



PROPERTY INFORMATION
NAME: SUMMIT VIEW OF FARRAGUT
ADDRESS: 12823 KINGSTON PIKE
FARRAGUT, TN 37934
PARCEL: 151-54001
ACREAGE: 9
ZONING: C-1

OWNER
NAME: 12823 KINGSTON PKE LLC
ADDRESS: 224 MORRELL RD STE 115
KNOXVILLE, TN 37919
PHONE: (615) 444-4730

benefield • richters
planning •
architecture •
•
•
902 North Central Street •
Knoxville, TN 37917 •
(865) 637-7000 •
•

SUMMIT VIEW

12823 KINGSTON PIKE,
FARRAGUT, TN 37934

CONCEPT LAYOUT PLAN

NOTE: PLANS ARE FOR REZONING - DRAWINGS
CONTAIN CONCEPTUAL INFORMATION NOT INTENDED
FOR CONSTRUCTION PURPOSES



A-1

1.8 SITE PLAN - EXISTING CONDITIONS
A-1 1" = 50'-0"



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

a
b
c
d
e
f
g
h
j
k
l



EXISTING AERIAL



EXISTING TOPOGRAPHY



ZONING MAP

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planning
architecture
1002 North Central Street
Knoxville, TN 37917
(865) 637-7000

SUMMIT VIEW

12823 KINGSTON PIKE,
FARRAGUT, TN 37934

CONCEPT LAYOUT PLAN -
EXISTING CONDITIONS

NOTE: PLANS ARE FOR REZONING - DRAWINGS
CONTAIN CONCEPTUAL INFORMATION NOT INTENDED
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A-2

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