



FARRAGUT BOARD OF MAYOR AND ALDERMEN

Minutes

July 14, 2016

BEER BOARD MEETING

6:55 PM

BMA MEETING

7:00 PM

- I. Silent Prayer, Pledge of Allegiance, Roll Call**
- II. Approval of Agenda**
- III. Mayor's Report**
- IV. Citizens Forum**
- V. Approval of Minutes**
 - A. June 23, 2016
- VI. Business Items**
 - A. Approval of Re-Appointment to the Farragut Museum Advisory Committee
- VII. Ordinances**
 - A. Public Notice & Second Reading
 - 1. Ordinance 16-10, An Ordinance To Rezone A Portion Of Parcel 59.07, Tax Map 152, Located At 11739 Turkey Creek Road, Approximately 13.706 Acres, From R-1 To R-3 (SITE, Inc., Applicant)
 - B. First Reading
 - 1. Ordinance 16-12, An Ordinance To Approve An Amendment To The Farragut Zoning Map, Ordinance 86-16, To Recommend The Approval Of The Rezoning Of A Portion Of Parcel 69, Tax Map 142, North Of The Farragut Church Of Christ, 23.06 Acres, From R-2 To S-1, A Portion Of Parcel 69 And 69.01, Tax Map 142, East Of The Farragut Church Of Christ, From R-2, B-1, And C-1 To O-1, 3.44 Acres, And A

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Portion Of Parcel 69.01, Tax Map 142, From O-1 To C-1, 4.76 Acres
(Goodworks Unlimited, LLC, Applicant)

2. Ordinance 16-13, An Ordinance To Amend The Text Of The Farragut Zoning Ordinance, Ordinance 86-16, As Amended, Pursuant To Authority Granted By Section 13-4-201, Tennessee Code Annotated, By Amending Chapter 3., Specific District Regulations, Section XII., General Commercial District (C-1)., Subsection C.1., Front Yards, To Allow For Additional Front Yard Setback Provisions, To Amend Subsection E., Parking, To Allow For Additional Provisions, And To Create Subsection F., Streetscape And Outdoor Open Space, Subsection G., Connectivity, And Subsection H., Low Impact Development
3. Ordinance 16-14, An Ordinance To Amend The Text Of The Farragut Zoning Ordinance, Ordinance 86-16, As Amended, Pursuant To Authority Granted By Section 13-4-201, Tennessee Code Annotated, By Amending Chapter 3., Specific District Regulations, Section Xv., Regional Commercial District (C-2)., Subsection C.1., Front Yards, To Allow For Additional Front Yard Setback Provisions, To Amend Subsection E., Parking, To Allow For Additional Provisions, And To Create Subsection F., Streetscape And Outdoor Open Space, Subsection G., Connectivity, And Subsection H., Low Impact Development
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5. Ordinance 16-16, An Ordinance To Amend The Text Of The Farragut Zoning Ordinance, Ordinance 86-16, As Amended, Pursuant To Authority Granted By Section 13-4-201, Tennessee Code Annotated, By Amending Chapter 4., General Provisions And Exceptions, Section Xx., Parking And Loading., Subsection A.5.I., Interior Parking Islands, To Increase The Interior Island Width And Provide For An Opportunity For Stormwater To Drain Into Parking Lot Islands
6. Ordinance 16-17, An Ordinance To Amend The Text Of The Farragut Zoning Ordinance, Ordinance 86-16, As Amended, Pursuant To Authority Granted By Section 13-4-201, Tennessee Code Annotated, By Amending Chapter 3., Specific District Regulations, Section Xii., General Commercial District (C-1), F., Mixed Use Town Center, Subsection 2.B., To Change The Requirements Associated With Menu Boards
7. Ordinance 16-18, An Ordinance To Amend Title 9, Businesses, Peddlers, Solicitors, Etc., Chapter 4, Sign Ordinance, Of The Farragut

Municipal Code, Section 9-406(8)(A), To Amend The Size Requirements
For Menu Boards

8. Ordinance 16-19, An Ordinance To Amend The Text Of The
Farragut Zoning Ordinance, Ordinance 86-16, As Amended, Pursuant To
Authority Granted By Section 13-4-201, Tennessee Code Annotated, By
Amending Chapter 3., Specific District Regulations, Section Xii., General
Commercial District (C-1), F., Mixed Use Town Center, Subsection 13.,
Signage., To Allow For Secondary Wall Signage

VIII. Town Administrator's Report

IX. Town Attorney's Report

The Farragut Board of Mayor and Aldermen met in a regular session on Thursday, July 14, 2016 at 7:00 p.m. Members present were Aldermen Markli, Pinchok and Povlin; Mayor McGill and Alderman LaMarche were absent.

Due to the Mayor and Vice Mayor being absent the Board voting to appoint Alderman Markli to chair the meeting. Motion was made by Alderman Pinchok and seconded by Alderman Povlin; voting yes, Aldermen Markli, Pinchok and Povlin; Mayor McGill and Alderman LaMarche were absent; motion passed.

Approval of Agenda

Motion was made to approve the agenda with the postponement of item VII.B.1. Moved by Alderman Pinchok, seconded by Alderman Povlin, voting yes; Aldermen Markli, Pinchok and Povlin; no nays; Mayor McGill and Alderman LaMarche were absent; motion passed.

Citizens Forum

John Schoonmaker, 10044 Tan Rara Dr., updated the Board on the widening of Canton Hollow Road.

Approval of Minutes

Motion was made to approve the minutes of June 23, 2016 as presented. Moved by Alderman Pinchok, seconded by Alderman Povlin, voting yes; Aldermen Markli, Pinchok and Povlin; no nays; Mayor McGill and Alderman LaMarche were absent; motion passed.

Business Items

Approval of Re-Appointment to the Farragut Museum Advisory Committee

Motion was made to re-appoint Jack Haines to the Museum Advisory Committee. Moved by Alderman Povlin, seconded by Alderman Pinchok, voting yes; Aldermen Markli, Pinchok and Povlin; no nays; Mayor McGill and Alderman LaMarche were absent; motion passed.

Ordinances

Public Notice & Second Reading

Ordinance 16-10, an Ordinance to Rezone a Portion of Parcel 59.07, Tax Map 152, Located At 11739 Turkey Creek Road, Approximately 13.706 Acres, From R-1 to R-3 (SITE, Inc., Applicant)

Motion was made to approve Ordinance 16-10 on second and final reading. Moved by Alderman Pinchok, seconded by Alderman Povlin, voting yes; Aldermen Markli, Pinchok and Povlin; no nays; Mayor McGill and Alderman LaMarche were absent; motion passed.

First Reading

Ordinance 16-12, An Ordinance To Approve An Amendment To The Farragut Zoning Map, Ordinance 86-16, To Recommend The Approval Of The Rezoning Of A Portion Of Parcel 69, Tax Map 142, North Of The Farragut Church Of Christ, 23.06 Acres, From R-2 To S-1, A Portion Of Parcel 69 And 69.01, Tax Map 142, East Of The Farragut Church Of Christ, From R-2, B-1, And C-1 To O-1, 3.44 Acres, And A Portion Of Parcel 69.01, Tax Map 142, From O-1 To C-1, 4.76 Acres (Goodworks Unlimited, LLC, Applicant)
Postponed

Ordinance 16-13, An Ordinance To Amend The Text Of The Farragut Zoning Ordinance, Ordinance 86-16, As Amended, Pursuant To Authority Granted By Section 13-4-201, Tennessee Code Annotated, By Amending Chapter 3., Specific District Regulations, Section XII., General Commercial District (C-1)., Subsection C.1., Front Yards, To Allow For Additional Front Yard Setback Provisions, To Amend Subsection E., Parking, To Allow For Additional Provisions, And To Create Subsection F., Streetscape And Outdoor Open Space, Subsection G., Connectivity, And Subsection H., Low Impact Development

Motion was made to approve Ordinance 16-13 on first reading. Moved by Alderman Povlin, seconded by Alderman Pinchok, voting yes; Aldermen Markli, Pinchok and Povlin; no nays; Mayor McGill and Alderman LaMarche were absent; motion passed.

Ordinance 16-14, An Ordinance To Amend The Text Of The Farragut Zoning Ordinance, Ordinance 86-16, As Amended, Pursuant To Authority Granted By Section 13-4-201, Tennessee Code Annotated, By Amending Chapter 3., Specific District Regulations, Section Xv., Regional Commercial District (C-2)., Subsection C.1., Front Yards, To Allow For Additional Front Yard Setback Provisions, To Amend Subsection E., Parking, To Allow For Additional Provisions, And To Create Subsection F., Streetscape And Outdoor Open Space, Subsection G., Connectivity, And Subsection H., Low Impact Development

Motion was made to approve Ordinance 16-14 on first reading. Moved by Alderman Povlin, seconded by Alderman Pinchok, voting yes; Aldermen Markli, Pinchok and Povlin; no nays; Mayor McGill and Alderman LaMarche were absent; motion passed.

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Motion was made to approve Ordinance 16-15 on first reading. Moved by Alderman Povlin, seconded by Alderman Pinchok, voting yes; Aldermen Markli, Pinchok and Povlin; no nays; Mayor McGill and Alderman LaMarche were absent; motion passed.

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Motion was made to approve Ordinance 16-16 on first reading. Moved by Alderman Povlin, seconded by Alderman Pinchok, voting yes; Aldermen Markli, Pinchok and Povlin; no nays; Mayor McGill and Alderman LaMarche were absent; motion passed.

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Xii., General Commercial District (C-1), F., Mixed Use Town Center, Subsection 2.B., To Change The Requirements Associated With Menu Boards

Motion was made to approve Ordinance 16-17 on first reading. Moved by Alderman Povlin, seconded by Alderman Pinchok, voting yes; Aldermen Markli, Pinchok and Povlin; no nays; Mayor McGill and Alderman LaMarche were absent; motion passed.

Ordinance 16-18, An Ordinance To Amend Title 9, Businesses, Peddlers, Solicitors, Etc., Chapter 4, Sign Ordinance, Of The Farragut Municipal Code, Section 9-406(8)(A), To Amend The Size Requirements For Menu Boards

Motion was made to approve Ordinance 16-18 on first reading. Moved by Alderman Povlin, seconded by Alderman Pinchok, voting yes; Aldermen Markli, Pinchok and Povlin; no nays; Mayor McGill and Alderman LaMarche were absent; motion passed.

Ordinance 16-19, An Ordinance To Amend The Text Of The Farragut Zoning Ordinance, Ordinance 86-16, As Amended, Pursuant To Authority Granted By Section 13-4-201, Tennessee Code Annotated, By Amending Chapter 3., Specific District Regulations, Section Xii., General Commercial District (C-1), F., Mixed Use Town Center, Subsection 13., Signage., To Allow For Secondary Wall Signage

Motion was made to approve Ordinance 16-19 on first reading. Moved by Alderman Povlin, seconded by Alderman Pinchok, voting yes; Aldermen Markli, Pinchok and Povlin; no nays; Mayor McGill and Alderman LaMarche were absent; motion passed.

Town Administrator's Report

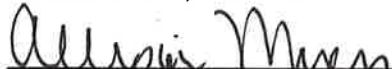
David Smoak, Town Administrator, announced the following

- Town would be featured on WBIR for the Hometown Spotlight
- The Lawn Chair series would continue on July 15
- Early voting begins July 15 at Town Hall

Meeting adjourned at 7:52 PM



Robert Markli, Alderman



Allison Myers, Town Recorder



**FARRAGUT BOARD OF MAYOR AND ALDERMEN
AGENDA
July 14, 2016**

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6:55 PM**

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7:00 PM**

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- IV. Citizens Forum**
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Commercial District (C-1), F., Mixed Use Town Center, Subsection 13.,
Signage., To Allow For Secondary Wall Signage

VIII. Town Administrator's Report

IX. Town Attorney's Report



FARRAGUT BEER BOARD

July 14, 2016

6:55 PM

I. Approval of Minutes

A. June 9, 2016

II. Approval of a Class 1, On-Premise Other Beer Permit for Potrillos Taqueria y Neveria

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AGENDA NUMBER 11.

MEETING DATE July 14, 2016

REPORT TO THE BEER BOARD

PREPARED BY: Allison Myers, Town Recorder

SUBJECT: Approval of a Class 1, On-Premise Beer Permit for Potrillos Taqueria y Neveria, 11151 Kingston Pike, Suite D

DISCUSSION:

The purpose of this agenda item is the approval of a class 1, on-premise beer permit for Potrillos Taqueria y Neveria, 11151 Kingston Pike, Suite D.

The applications and information are in order.

RECOMMENDATION BY:

Allison Myers, Town Recorder, for approval.

PROPOSED MOTION:

To approve a Class 1, On-Premise Beer Permit for Potrillos Taqueria y Neveria, 11151 Kingston Pike, Suite D, subject to obtaining a certificate of occupancy.

BOARD ACTION:

MOTION BY: _____ **SECONDED BY:** _____

<u>VOTE/TOTAL</u>	<u>MCGILL</u>	<u>POVLIN</u>	<u>LAMARCHE</u>	<u>MARKLI</u>	<u>PINCHOK</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____



FARRAGUT BOARD OF MAYOR AND ALDERMEN MINUTES

June 23, 2016

**MCREE PARK SPLASH PAD RIBBON CUTTING
6:15 PM**

**BEER BOARD MEETING
6:55 PM**

**BMA MEETING
7:00 PM**

- I. Silent Prayer, Pledge of Allegiance, Roll Call**
- II. Approval of Agenda**
- III. Mayor's Report**
- IV. Citizens Forum**
- V. Approval of Minutes**
 - A. June 9, 2016
- VI. Business Items**
 - A. Approval of Special Event Signage for the News Sentinel Open Golf Tournament
 - B. Approval of Dream Connection 5K Run/Walk and 1-Mile Fun Run
 - C. Approval of Resolution R-2016-09, Town of Farragut Internal Controls Manual
 - D. Approval of Resolution R-2016-10, A Resolution by the Board of Mayor and Aldermen of the Town of Farragut to enhance the "Shop Farragut" Program by including the Tennessee Sales Tax Holiday
- VII. Ordinances**
 - A. Public Notice & Second Reading
 - 1. Ordinance 16-11, Ordinance to Establish the Fiscal Year 2017 Budget for the General Fund, State Street Aid Fund, Capital Investment Fund, Equipment Replacement Fund and Insurance Fund budgets of the

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Town of Farragut, Tennessee for the fiscal year beginning July 1, 2016
and ending June 30, 2017

B. First Reading

1. Ordinance 16-10, an ordinance to rezone a portion of Parcel 59.07, Tax Map 152, located at 11739 Turkey Creek Road, approximately 13.706 Acres, from R-1 to R-3 (SITE, Inc., Applicant)

VIII. Town Administrator's Report

IX. Town Attorney's Report

The Farragut Board of Mayor and Aldermen met in a regular session on Thursday, June 23, 2016 at 7:00 p.m. Members present were Mayor McGill, Aldermen LaMarche, Markli, Pinchok and Povlin.

Approval of Agenda

Motion was made to approve the agenda as presented. Moved by Alderman LaMarche, seconded by Alderman Pinchok, voting yes; Mayor McGill, Aldermen LaMarche, Markli, Pinchok and Povlin; no nays; motion passed.

Mayor's Report

Jerry Harnish, Regional Director of Rural/Metro of Tennessee, announced that the Insurance Services Office (ISO) announced that the new insurance rating for Knox County has improved to a Class 3.

Mayor McGill announced that a ribbon cutting had taken place at the McFee Park Splash Pad.

Approval of Minutes

Motion was made to approve the minutes of June 9, 2016 as presented. Moved by Alderman LaMarche, seconded by Alderman Markli, voting yes; Mayor McGill, Aldermen LaMarche, Markli, Pinchok and Povlin; no nays; motion passed.

Business Items

Approval of Special Event Signage for the News Sentinel Open Golf Tournament

Motion was made to approve the Special Event Signage for the News Sentinel Open Golf Tournament as presented. Moved by Alderman LaMarche, seconded by Alderman Pinchok, voting yes; Mayor McGill, Aldermen LaMarche, Markli, Pinchok and Povlin; no nays; motion passed.

Approval of Dream Connection 5K Run/Walk and 1-Mile Fun Run

Motion was made to approve the Dream Connection 5K Run/Walk and 1-Mile Fun Run. Moved by Alderman Pinchok, seconded by Alderman Markli, voting yes; Mayor McGill, Aldermen LaMarche, Markli, Pinchok and Povlin; no nays; motion passed.

Approval of Resolution R-2016-09, Town of Farragut Internal Controls Manual

Motion was made to approve Resolution R-2016-09, Town of Farragut Internal Controls Manual. Moved by Alderman Povlin, seconded by Alderman LaMarche, voting yes; Mayor McGill, Aldermen LaMarche, Markli, Pinchok and Povlin; no nays; motion passed.

Approval of Resolution R-2016-10, A Resolution by the Board of Mayor and Aldermen of the Town of Farragut to enhance the "Shop Farragut" Program by including the Tennessee Sales Tax Holiday

Motion was made to approve Resolution R-2016-10. Moved by Alderman Pinchok, seconded by Alderman Markli, voting yes; Mayor McGill, Aldermen LaMarche, Markli, Pinchok and Povlin; no nays; motion passed.

Ordinances

Public Notice & Second Reading

Ordinance 16-11, Ordinance to Establish the Fiscal Year 2017 Budget for the General Fund, State Street Aid Fund, Capital Investment Fund, Equipment Replacement Fund and Insurance Fund budgets of the Town of Farragut, Tennessee for the fiscal year beginning July 1, 2016 and ending June 30, 2017.

Motion was made to approve Ordinance 16-11 on second and final reading.
Moved by Alderman LaMarche, seconded by Alderman Povlin, voting yes; Mayor McGill, Aldermen LaMarche, Markli, Pinchok and Povlin; no nays; motion passed.

First Reading

Ordinance 16-10, an ordinance to rezone a portion of Parcel 59.07, Tax Map 152, located at 11739 Turkey Creek Road, approximately 13.706 Acres, from R-1 to R-3 (SITE, Inc., Applicant)

Motion was made to approve Ordinance 16-10 on first reading. Moved by Alderman LaMarche, seconded by Alderman Markli, voting yes; Mayor McGill, Aldermen LaMarche, Markli, Pinchok and Povlin; no nays; motion passed.

Town Administrator's Report

David Smoak, Town Administrator, announced that the 4th of July parade will be Monday, July 4 beginning at 9:30 AM.

Meeting adjourned at 7:40 PM

Ralph McGill, Mayor

Allison Myers, Town Recorder

AGENDA NUMBER VI.A.

MEETING DATE July 14, 2016

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Allison Myers, Town Recorder

SUBJECT: Approval of Re-Appointment to the Farragut Museum Advisory Committee

INTRODUCTION: The purpose of this business item is to consider the re-appointment to the Farragut Museum Advisory Committee. The Charter states that "The term of any member shall expire on the third absence from committee meetings during the fiscal year. Members may seek reappointment by the Board of Mayor and Aldermen."

DISCUSSION: Jack Haines is seeking re-appointment. During this fiscal year Mr. Haines has missed three meetings due to illness.

RECOMMENDATION BY: Allison Myers, Town Recorder/Treasurer, for approval.

PROPOSED MOTION: To re-appoint Jack Haines to the Farragut Museum Advisory Committee.

BOARD ACTION:

MOTION BY: _____ **SECONDED BY:** _____

<u>VOTE/TOTAL</u>	<u>PINCHOK</u>	<u>POVLIN</u>	<u>LAMARCHE</u>	<u>MARKLI</u>	<u>MCGILL</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

JULIE

6/29/16

THIS LETTER IS TO INFORM
YOU THAT I MISSED THE
JUNE MEETING OF THE
BOARD DO TO BEING VERY
SICK I WOULD LIKE TO
BE REINSTATED TO THE
BOARD

THANK YOU FOR
YOUR HELP

John R. Haines

COPY TO STEVE.

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Public Hearing and Second Reading of Ordinance 16-10, Ordinance to rezone a portion of Parcel 59.07, Tax Map 152, located at 11739 Turkey Creek Road, approximately 13.706 Acres, from R-1 to R-3 (SITE, Inc., Applicant)

INTRODUCTION AND BACKGROUND: The property that is the subject of this rezoning is situated to the west of the Briarstone Subdivision and across from Anchor Park on the north side of Turkey Creek Road. Though it is not part of this rezoning request, the northern portion of this parcel contains one dwelling unit which is accessed via a long gravel driveway which also provides access to the Scarbrough tract to the west. The southern portion of this parcel, which is included in the rezoning request, contains a 100 foot overhead utility line easement.

DISCUSSION: The applicant is requesting to rezone a portion of Parcel 59.07 to R-3, Small Lot Single-Family Residential. The R-3 District provides for a minimum lot size of 8,500 square feet. It also requires a planted buffer strip around the side and rear periphery of the tract. In terms of the requested rezoning and adherence to the Comprehensive Land Use Plan (CLUP), the property in question is shown on the future land use map as Medium Density Residential (6-12 dwelling units per acre). Also included in the Medium Density Residential area on the future land use map is the Briarstone Subdivision to the east and north. Though, Briarstone is zoned R-1/OSMR, the lot size and building form in Briarstone is very similar to an R-3 development. The R-1/OSMR does not have a minimum lot size. When the property where Briarstone is situated was requested for a rezoning, the staff and commission felt that the smaller lot layout typical for an R-1/OSMR was not inconsistent with the land use description for a Medium Density Residential land use. The staff and the planning commission applied this same interpretation to the R-3 Zoning District.

RECOMMENDATION BY: At the Planning Commission meeting on May 19, some concerns were raised with the density and lot sizes in the R-3 Zoning District, particularly in relation to the adjacent Sailview Subdivision. A discussion ensued involving whether to cap the density. The Planning Commission voted unanimously to recommend approval of Ordinance 16-10 subject to a metes and bounds description of the area to be rezoned and to a density cap of no more than 35 houselots.

When the rezoning was presented to the Board of Mayor and Alderman for first reading on June 23 the Board voted to follow the Planning Commission's recommendation of approval of Ordinance 16-10 subject to a density cap of no more than 35 houselots.

PROPOSED MOTION: To approve Ordinance 16-10 on second and final reading.

BOARD ACTION:

MOTION BY: _____ **SECONDED BY:** _____

<u>VOTE/TOTAL</u>	<u>LAMARCHE</u>	<u>MARKLI</u>	<u>PINCHOK</u>	<u>POVLIN</u>	<u>MCGILL</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

ORDINANCE: 16-10
PREPARED BY: Shipley
REQUESTED BY: Site Incorporated
CERTIFIED BY FMPC: May 19, 2016
PUBLIC HEARING: _____
PUBLISHED IN: _____
DATE: _____
1ST READING: _____
2ND READING: _____
PUBLISHED IN: _____
DATE: _____

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

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

SECTION 1.

The Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended by rezoning a portion of Parcel 59.07, Tax Map 152, located at 11739 Turkey Creek Road, approximately 13.706 acres, from R-1 (Rural Single-Family Residential) to R-3 (Small Lot Single-Family Residential) (Exhibits A and B).

SECTION 2.

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

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this _____ day of _____, 2016, with approval recommended.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION



LIVE CLOSER • GO FURTHER
farragut

**Ordinance 16-10
Exhibit A**

Rezone
a portion of Parcel 59.07, Tax Map 152

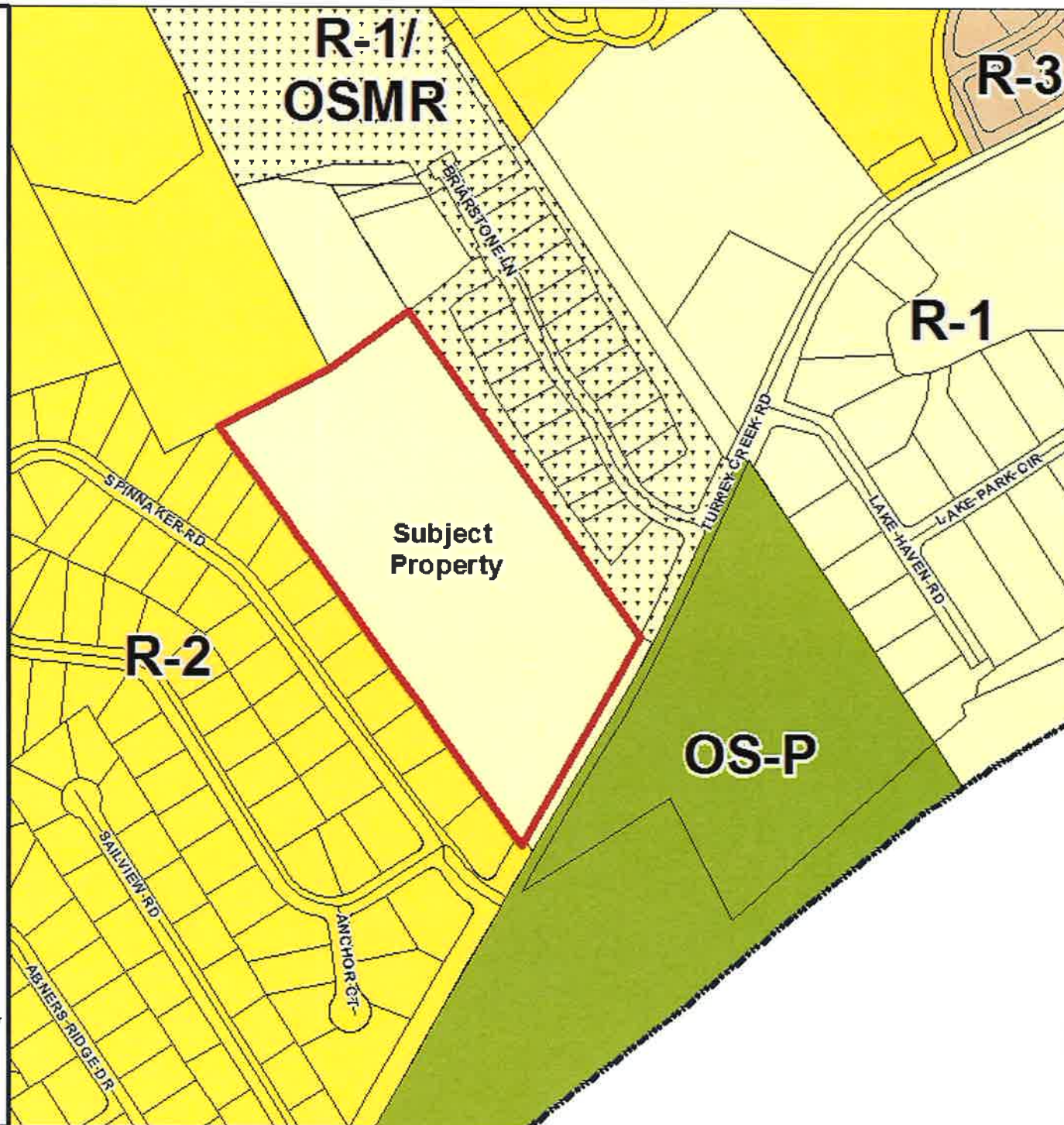
From
Rural Single Family
Residential (R-1)
to
Small Lot Single Family
Residential (R-3)

Legend

-  Smith Property
-  Parcels
-  Town Limit
-  Streets
-  OS-P, Open Space/Park
-  R-1, Rural Single-Family Residential
-  R-2, General Single-Family Residential
-  R-3, Small Lot Single-Family Residential
-  OSMR, Open Space Mixed Residential Overlay



1 in = 350 ft





S&T
INCORPORATED
Civil Engineers & Surveyors
10215 Technology Drive, Suite 304
Knoxville, TN 37932
Phone: (603) 771-4180 Fax: (603) 771-4189

EXHIBIT

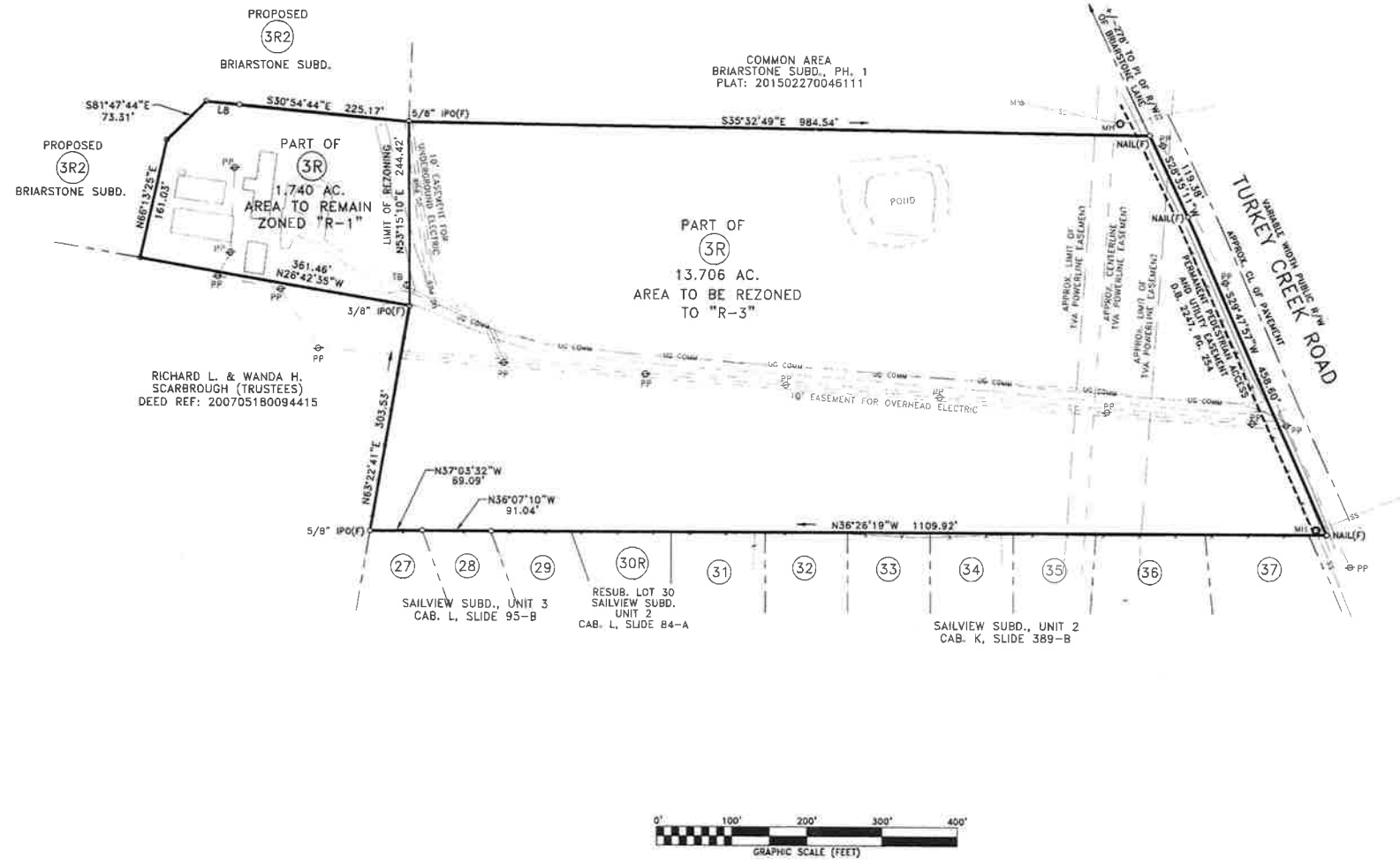
EXHIBIT
EXHIBIT FOR REZONING
TURKEY CREEK ROAD NEAR BRIARSTONE LANE
KNOXVILLE, TENNESSEE
GEORGE W. & PATRICIA H. SMITH

DATE	BY	DATE	FILE
05/31/16			
REVISIONS			
NO.	DATE	COMMENTS	
1			

EXBT

LINE TABLE

LINE	BEARING	DIST
L1	S30°54'44"E	33.96'
L2	N75°33'04"E	11.01'
L3	N60°04'50"E	24.44'
L4	S29°55'10"E	31.55'
L5	N56°46'04"E	10.52'
L6	S29°55'10"E	29.05'
L7	S60°04'50"W	42.03'
L8	S30°54'44"E	44.21'



RESOLUTION PC-16-07

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF A PORTION OF PARCEL 59.07, TAX MAP 152, LOCATED AT 11739 TURKEY CREEK ROAD, APPROXIMATELY 13.706 ACRES, FROM R-1 (RURAL SINGLE-FAMILY RESIDENTIAL) TO R-3 (SMALL LOT SINGLE-FAMILY RESIDENTIAL)

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 May 19, 2016;

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 16-10.

ADOPTED this 19th day of May, 2016.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: First Reading of Ordinance 16-12, an ordinance to rezone a portion of Parcel 69, Tax Map 142, north of the Farragut Church of Christ, 23.06 Acres, from R-2 to S-1, a portion of Parcel 69 and 69.01, Tax Map 142, east of the Farragut Church of Christ, from R-2, B-1, and C-1 to O-1, 3.44 Acres, and a portion of Parcel 69.01, Tax Map 142, from O-1 to C-1, 4.76 Acres (Goodworks Unlimited, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This rezoning request originally involved roughly 23 acres of Parcel 69, Tax Map 142, from R-2 to S-1. As you may recall, the S-1 Zoning District was recently re-written in an effort to provide for more flexibility and a district that could serve as a transition between lower and higher intensity land uses. This 23 acre portion of Parcel 69 was viewed favorably by the Planning Commission and the public when this was discussed as a workshop item in May. The S-1 District was seen as an excellent transition district for the land area where this would be applied. The applicant is interested in developing a senior living community, known as the Villages of Farragut, on this 23 acre portion of Parcel 69. The concept plan for this development was approved by the Planning Commission at their meeting in May with one of the subject to's being the approval of the rezoning.

Also during the Planning Commission's meeting in May there was some discussion about other parcels that would be affected by the Villages of Farragut development. This question was first raised by the staff with the applicant at the Staff/Developer meeting on May 3. As part of the Villages of Farragut development, Peterson Road will be extended through and bisect properties that are currently zoned R-2, B-1, C-1, and O-1. This will result in new lots that, without some zoning modification, could be rendered undevelopable.

Consequently, in addition to rezoning the land area where the Villages of Farragut will be situated, Ordinance 16-12 would also rezone land that will be affected by the Peterson Road extension so as to provide for logical zoning designations that foster proper transition from Kingston Pike to the Villages of Farragut development. As shown on the rezoning exhibit included in your packet, and as was discussed with the Planning Commission, the southernmost portion of land affected by the Peterson Road extension would be rezoned from Office (O-1) to General Commercial (C-1). To the north and extending to the land area being rezoned to S-1 for the Villages of Farragut development, the land would be rezoned from R-2, B-1, and C-1 to O-1. In this manner, the higher intensity zoning district will be closer to Kingston Pike and transition to less intense zoning districts to the north.

On the future land use map, the majority of the areas proposed for the C-1 and O-1 Zoning Districts is shown as Mixed Use Neighborhood. This is a land use which currently does not have an associated zoning district. The proposed C-1 and O-1 districts would be the most comparable to such a land use, with the obvious exception of not providing for a mixture of residential and non-residential. Thus, an amendment to the future land use map was not needed in relation to the area shown with a Mixed Use Neighborhood land use.

However, in relation to the 23 acre portion of Parcel 69 that is proposed to be rezoned to S-1, the Planning Commission, at their meeting in June, voted unanimously to amend the future land use map for that area from Medium Density Residential to Civic Institutional. This amendment was subject to the rezoning of this portion of Parcel 69. The Planning Commission also unanimously recommended approval of Ordinance 16-12.

RECOMMENDATION: Community Development Director, Mark Shipley, recommends approval of Ordinance 16-12.

PROPOSED MOTION: To approve Ordinance 16-12 on first reading.

BOARD ACTION:

MOTION BY: _____ **SECONDED BY:** _____

<u>VOTE/TOTAL</u>	<u>LAMARCHE</u>	<u>MARKLI</u>	<u>PINCHOK</u>	<u>POVLIN</u>	<u>MCGILL</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

ORDINANCE: 16-12
PREPARED BY: Shipley
REQUESTED BY: Goodworks Unlimited, LLC
CERTIFIED BY FMPC: June 16, 2016
PUBLIC HEARING: _____
PUBLISHED IN: _____
DATE: _____
1ST READING: _____
2ND READING: _____
PUBLISHED IN: _____
DATE: _____

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

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

SECTION 1.

The Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended by rezoning a portion of Parcel 69, Tax Map 142, north of the Farragut Church of Christ, 23.06 Acres, from R-2 to S-1, a portion of Parcel 69 and 69.01, Tax Map 142, east of the Farragut Church of Christ, from R-2, B-1, and C-1 to O-1, 3.44 Acres, and a portion of Parcel 69.01, Tax Map 142, from O-1 to C-1, 4.76 Acres (Exhibits A and B).

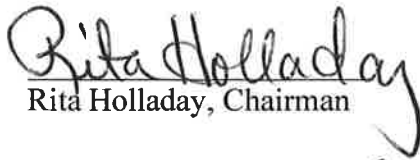
SECTION 2.

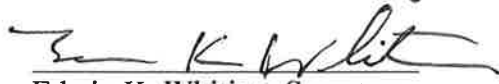
This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this ____ day of _____, 2016, with approval recommended.


Rita Holladay, Chairman


Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION



farragut

Ordinance 16-12

Exhibit A

Rezone

a portion of Parcel 69, Tax Map 142

From
General Single-Family
Residential (R-2)
to
Community Service (S-1)

Rezone

a portion of Parcel 69 and 69.01, Tax Map 142

From General Single-Family Residential (R-2),
Buffer (B-1), and General Commercial (C-1)
to Office (O-1)

Rezone

a portion of Parcel 69.01, Tax Map 142

From Office (O-1) to General Commercial (C-1)

Legend

Streets

Proposal

Parcels

B-1, Buffer

R-1, Rural Single-Family Residential

R-2, General Single-Family Residential

R-3, Small Lot Single-Family Residential

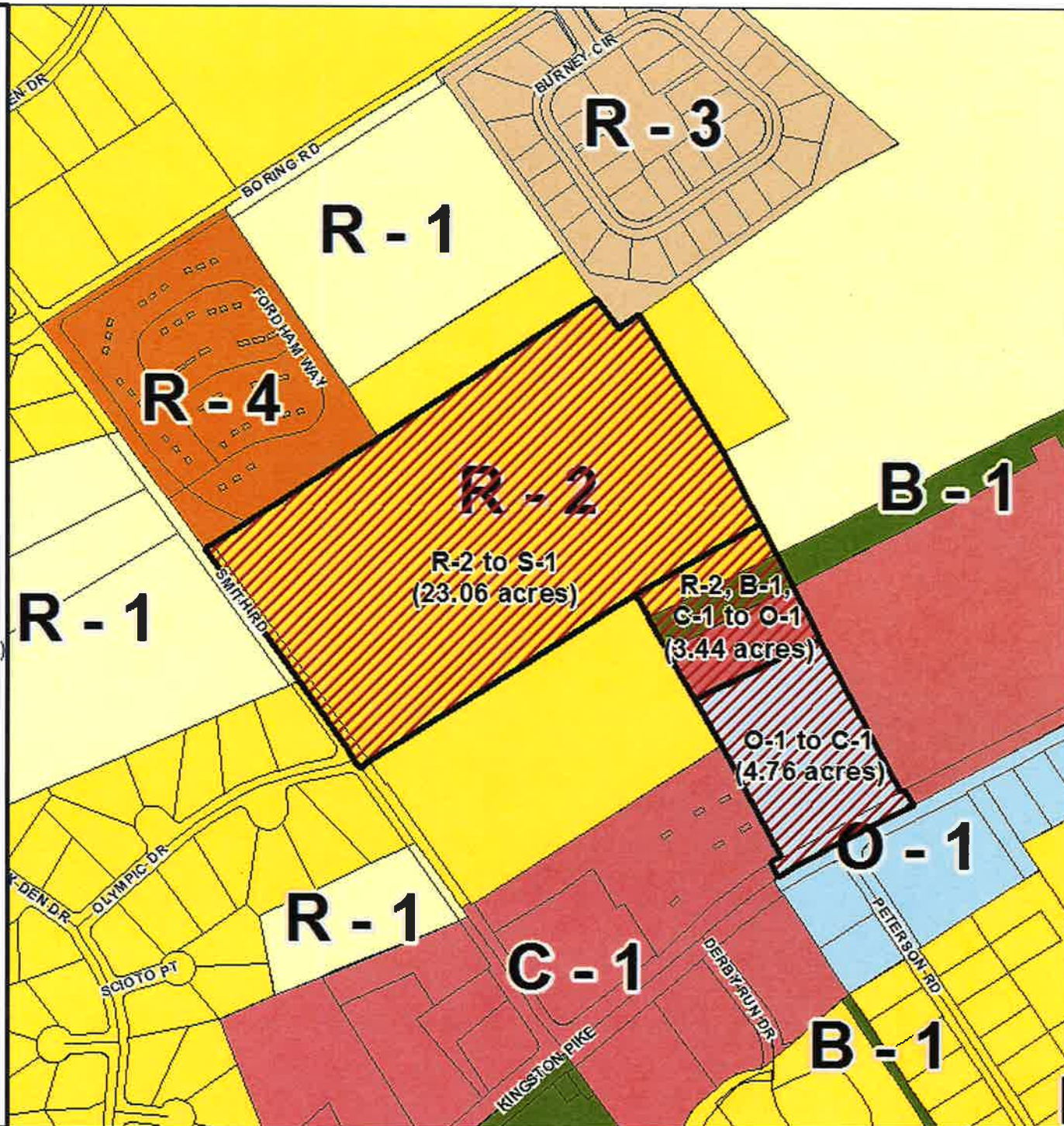
R-4, Attached Single-Family Residential

O-1, Office

C-1, General Commercial



1 in = 400 ft



RESOLUTION PC-16-08

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF A PORTION OF PARCEL 69, TAX MAP 142, NORTH OF THE FARRAGUT CHURCH OF CHRIST, 23.06 ACRES, FROM R-2 TO S-1, A PORTION OF PARCEL 69 AND 69.01, TAX MAP 142, EAST OF THE FARRAGUT CHURCH OF CHRIST, FROM R-2, B-1, AND C-1 TO O-1, 3.44 ACRES, AND A PORTION OF PARCEL 69.01, TAX MAP 142, FROM O-1 TO C-1, 4.76 ACRES (GOODWORKS UNLIMITED, LLC, APPLICANT)

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

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

WHEREAS, a public hearing was held on this request on June 16, 2016;

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 16-12.

ADOPTED this 16th day of June, 2016.


Rita Holladay, Chairman


Edwin K. Whiting, Secretary

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: First Reading of Ordinance 16-13, an ordinance to amend Chapter 3., Specific District Regulations, Section XII., General Commercial District (C-1)., Subsection C.1., Front Yards, to allow for additional front yard setback provisions, to amend Subsection E., Parking, to allow for additional provisions, and to create Subsection F., Streetscape and Outdoor Open Space, Subsection G., Connectivity, and Subsection H., Low Impact Development (MBH, Inc., Applicant)

INTRODUCTION AND BACKGROUND: This item was discussed at two Planning Commission workshop sessions prior to the Commission taking formal action in June. Included with this report are the staff background reports and illustrations that were provided for the two Planning Commission workshop sessions. These background reports will demonstrate how this text amendment has evolved over time.

Initially, the applicant requested that the front yard setbacks be revisited in the C-1 Zoning District to provide for the ability to place a building closer to the public street. The staff viewed this request favorably for the reasons outlined in the April Report to the Farragut Municipal Planning Commission.

The staff also felt that, as part of this review, some additional zoning ordinance provisions should also be considered. These additional provisions involved clarifications related to setbacks for accessory structures, screening requirements for surface parking, provisions for streetscape and outdoor open space, connectivity, and low impact development.

As the staff noted when these additional provisions were being considered by the Planning Commission, such provisions have already been incorporated, in some fashion, in other zoning districts (S-1, C-1/MUTC, and BD-4) and are consistent with a number of standards encouraged in the Town's adopted Architectural Design Standards (ADS). Having these standards manifested in the zoning ordinance helps blend the Town's ordinance provisions with its plans. Such amendments are encouraged in the CLUP where it acknowledges that certain strategies identified in the plan, including the implementation of site and building design standards, will likely require amendments to the Town's zoning ordinance. The intent would be to ensure that the zoning ordinance does not hinder the ability to implement key aspects of the plan or design standards.

RECOMMENDATION: At their meeting on June 16, the Planning Commission voted unanimously, with the exception of one abstention, to approve Ordinance 16-13 subject to the phrase "context appropriate" being clarified. The staff subsequently addressed this by adding "(i.e. appropriate in relation to the proposed development and its physical surroundings)" after the words "context appropriate." This clarification was forwarded to the Planning Commission and was accepted as satisfactorily addressing their approval condition.

The staff recommends approval of Ordinance 16-13. The language provided in Ordinance 16-13 promotes greater consistency with the ADS and CLUP.

PROPOSED MOTION: To approve Ordinance 16-13 on first reading.

BOARD ACTION:

MOTION BY: _____ SECONDED BY: _____

<u>VOTE/TOTAL</u>	<u>LAMARCHE</u>	<u>MARKLI</u>	<u>PINCHOK</u>	<u>POVLIN</u>	<u>MCGILL</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a request to amend the front yard setback provisions in commercial zoning districts (MBH, Inc., Applicant)

INTRODUCTION AND BACKGROUND: This workshop discussion involves a request to revisit front yard setback requirements in commercial zoning districts (and potentially office zoning districts) in order to provide for an incentive to place buildings closer to abutting public streets. Currently, as shown in the diagrams included in your packet, in the C-1, General Commercial Zoning District, the front yard building setbacks are determined by the proposed placement of driveway aisles and parking lots. Where a parking lot is proposed in the front yard, the building must be set back at least 80 feet from the front property line (assuming the required right of way has been provided). Where only a driveway aisle is proposed in the front yard the building can be moved 20 feet closer to a 60 foot setback requirement. Where neither a driveway aisle nor a parking lot are proposed in the front yard, the building setback is 40 feet.

Consequently, the Town's zoning ordinance currently provides for flexibility in terms of building setbacks in a front yard. However, since the minimum setback for a parking lot in a front yard is 20 feet, the current provision for a 40 foot building setback where no parking is proposed in the front yard actually creates a disincentive to place parking to the side or behind the building in relation to the front yard. There is effectively with this option a 20 foot area of unusable space should someone wish to place a building closer to the street.

The request at this time is to amend the current building setback requirements where no driveway aisle or parking lot are proposed in the front yard so that a building could be placed up to 20 feet from the front property line.

From the staffs' perspective, this amendment would provide for a number of advantages:

- 1) The 20 foot unusable space would be eliminated. Parking could be placed parallel with the building since the building and the parking lot would both be required to meet a 20 foot setback;
- 2) Bringing the building closer to the street could provide for the opportunity to divide a parking lot into smaller pods, as encouraged in the Architectural Design Standards (ADS). Instead of the parking being placed in the front yard between the street and the building, parking could be divided up with some placed to the sides of the building and some behind the building;
- 3) Related to this, the ability to place a building closer to the public street could provide for a more aesthetically pleasing streetscape where a building's architecture is highlighted rather than a large paved area;
- 4) The ability to place a building closer to the street can improve the visibility and effectiveness of building mounted signage (though careful consideration should be given to the appearance of such signs so as not to compromise the building's attractiveness);

- 5) Placing the parking to the rear of a building could extend the stacking distance between the public street access and the access to the parking lot. This could lessen potential conflict points and movements;
- 6) Providing for the ability to place a building closer to the street promotes a number of objectives in the Town's Architectural Design Standards.

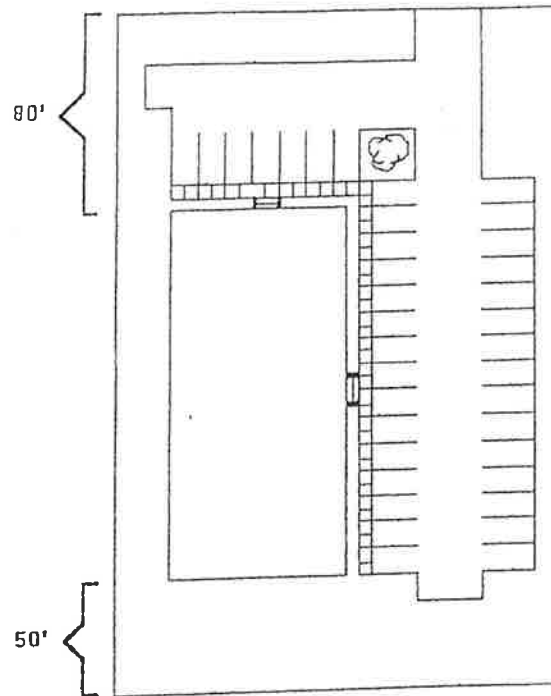
The Town's front yard setback requirements were discussed in depth as part of the development of the BD-4, Business District Four Story, Zoning District. A minimum setback of 20 feet from all front property lines and access easements was established in that district. When the C-1/Mixed Use Town Center amendment was presented and approved it provided for all principal buildings to be set back a minimum of ten (10) feet from all property lines and access easements. And, most recently, when the amendments to the S-1, Community Service, Zoning District were approved those amendments included the following language in relation to front yard setbacks:

- a. *Front yard. All structures, including parking lots, shall be set back a minimum of twenty (20) feet from the nearest point of any right of way. This excludes signage (which would be subject to the provisions in the sign ordinance), detention basin structures (if associated with a low impact development measure), and/or non-roofed structures that provide for pedestrian engagement with the public street (such as outdoor patios, pedestrian facilities, sitting areas, public art). With the exception of linear pedestrian facilities that connect to similar facilities in the right of way, no structures shall encroach into the public right of way and/or platted utility easements.*
Service areas and their associated structures (e.g. dumpsters, loading areas, utility buildings) shall be located to the side or rear of a building so as to minimize visual impacts from the street and foster a more pedestrian friendly streetscape.

It was noted when the S-1 amendments were presented and approved that they could serve as a template for future zoning ordinance text amendments since many of the new S-1 provisions were taken from different policies and standards provided for in the Town's CLUP and ADS. The staff would support similar language in not only the commercial districts but also the office districts. By doing so an applicant that may wish to place a building closer to the street with the parking to the side and/or rear would be able to accomplish this in a manner that would not lessen the usable space of the property.

An additional provision that the staff would also propose for consideration in all commercial and office zoning districts and that would be consistent with the standards in the ADS is the following language from the BD-4 Zoning District that addresses the screening of parking areas in a front yard.

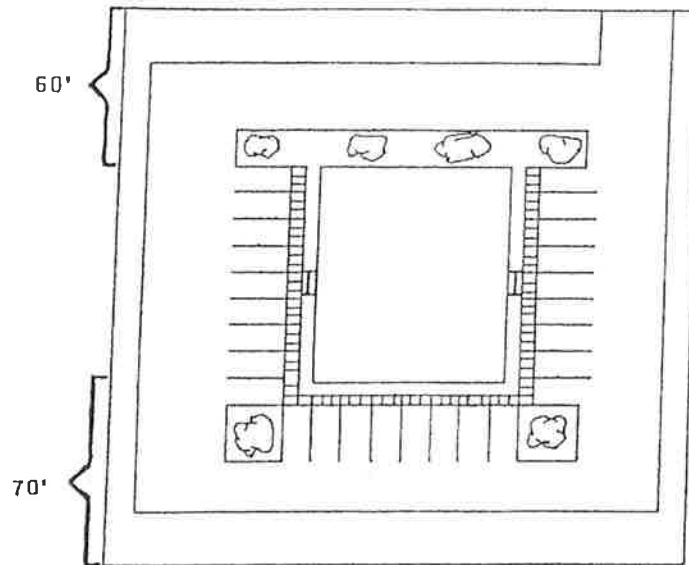
"When a parking lot is constructed adjacent to a front property line, a berm shall be constructed or landscaping shall be planted so as to limit the viewability of the parking lot from the street. A minimum of sixty (60) percent of the total parking lot length adjacent to the front property line shall be screened from view with a berm or landscaping."



PARKING ALLOWED IN FRONT YARD

Minimum Front Yard Setback: 80 Feet

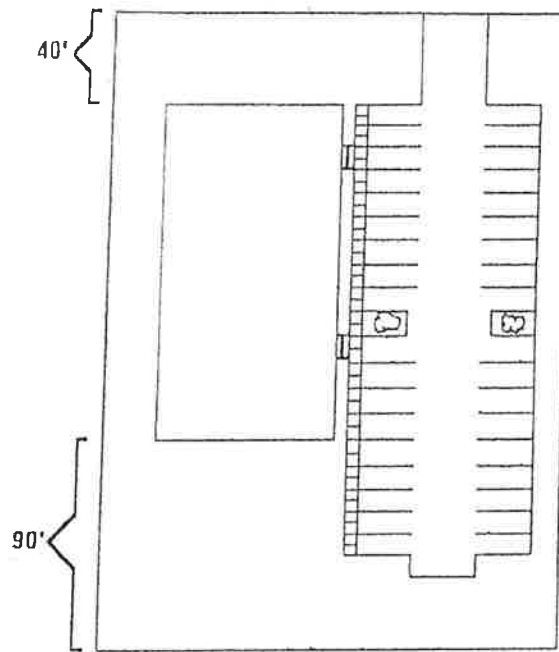
ILLUSTRATION 6: General Commercial District (C-1)
Area Regulations



DRIVEWAY AISLE ALLOWED IN FRONT YARD

Minimum Front Yard Setback: 60 Feet

ILLUSTRATION 7: General Commerical District (C-1)
Area Regulations



NO PAVEMENT ALLOWED IN FRONT YARD

Minimum Front Yard Setback: 40 Feet

ILLUSTRATION 8: General Commerical District (C-1)
Area Regulations







REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ashley Miller, Assistant Community Development Director

SUBJECT: Discussion on a request to amend the front yard setback provisions in commercial zoning districts (MBH, Inc., Applicant)

INTRODUCTION AND BACKGROUND: This item was discussed at the previous meeting. As requested, the staff has drafted some preliminary language for consideration. The proposed amendments include modifications to front yard setback requirements, clarifications related to setbacks for accessory structures, screening requirements for surface parking, provisions for streetscape and outdoor open space, connectivity, and low impact development.

The amendments proposed have already been approved in some fashion in other zoning districts (S-1, C-1/MUTC, and BD-4) and are consistent with a number of provisions in the Town's adopted Architectural Design Standards (ADS). As you may recall, when the S-1 amendments were recently approved, it was noted that many of these provisions could be applied to other zoning districts since they would help advance desired standards in the ADS.

DISCUSSION: At last month's meeting, the proposed amendments were discussed in relation to the C-1 and O-1 Zoning Districts. However, staff questions if these amendments should not also be considered for the C-2 District to help achieve the built environment that is envisioned in the ADS Outlet Drive case study. A more flexible front yard setback allows designers to showcase an attractive building(s) with iconic elements rather than a large expanse of asphalt in the form of surface parking.

In terms of the C-2 Zoning District and where there is a concern related to a taller building being placed closer to the street, the ADS provides for a number of measures that could be employed to address this concern. Taller buildings in the C-2 District are also required additional setbacks for each foot such buildings are permitted to extend above the base 35 foot height.

As it relates to the parking lot, the staff also questions if the parking and loading provisions should not also be amended to encourage parking lots to be designed into smaller "pods." Reducing the required parking spaces between the interior parking islands is a way to lessen the visual impacts of surface parking and is a recommendation in the ADS.

Included in your packet are the proposed amendments to the C-1, C-2 and O-1 Zoning Districts, and the proposed amendments to the interior parking lot island provisions. This item is for discussion purposes only.

RESOLUTION PC-16-09

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF AN AMENDMENT TO CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION XII., GENERAL COMMERCIAL DISTRICT (C-1)., SUBSECTION C.1., FRONT YARDS, TO ALLOW FOR ADDITIONAL FRONT YARD SETBACK PROVISIONS, TO AMEND SUBSECTION E., PARKING, TO ALLOW FOR ADDITIONAL PROVISIONS, AND TO CREATE SUBSECTION F., STREETScape AND OUTDOOR OPEN SPACE, SUBSECTION G., CONNECTIVITY, AND SUBSECTION H., LOW IMPACT DEVELOPMENT (MBH, INC., APPLICANT)

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

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

WHEREAS, a public hearing was held on this request on June 16, 2016;

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 16-13.

ADOPTED this 16th day of June, 2016.


Rita Holladay, Chairman


Edwin K. Whiting, Secretary

ORDINANCE: 16-13
PREPARED BY: Shipley
REQUESTED BY: MBH, Inc.
CERTIFIED BY FMPC: June 16, 2016
PUBLIC HEARING: _____
PUBLISHED IN: _____
DATE: _____
1ST READING: _____
2ND READING: _____
PUBLISHED IN: _____
DATE: _____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION XII., GENERAL COMMERCIAL DISTRICT (C-1), SUBSECTION C.1., FRONT YARDS, TO ALLOW FOR ADDITIONAL FRONT YARD SETBACK PROVISIONS, TO AMEND SUBSECTION E., PARKING, TO ALLOW FOR ADDITIONAL PROVISIONS, AND TO CREATE SUBSECTION F., STREETScape AND OUTDOOR OPEN SPACE, SUBSECTION G., CONNECTIVITY, AND SUBSECTION H., LOW IMPACT DEVELOPMENT

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 3, Specific District Regulations, of the Farragut Zoning Ordinance, Ordinance 86-16,

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

SECTION 1.

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section XII., General Commercial District (C-1), Subsection C. 1., Front Yards, is amended by deleting it in its entirety and substituting in lieu thereof the following:

1. Front Yards.

- a. Where a parking lot is situated in the front yard between a building and an abutting street, all buildings shall be set back from the nearest point of any right-of-way a minimum of eighty (80) feet;
- b. Where only a driveway aisle is situated in the front yard between a building and an abutting street, all buildings shall be set back from the nearest point of any right-of-way a minimum of sixty (60) feet; or

- c. Where neither a parking lot nor a driveway aisle is situated in the front yard between a building and an abutting street, all buildings shall be set back from the nearest point of any right-of-way a minimum of twenty (20) feet.
- d. All accessory structures, excluding signage (which would be subject to the provisions in the sign ordinance), detention basin structures (if associated with a low impact development measure), and/or non-roofed structures that provide for pedestrian engagement with the public street (such as outdoor patios, pedestrian facilities, sitting areas, public art), shall be set back from the nearest point of any right-of-way a minimum of twenty (20) feet, except as provided for elsewhere in this ordinance or the Municipal Code.

With the exception of linear pedestrian facilities that connect to similar facilities in the right of way, no structures shall encroach into the public right of way and/or platted utility easements. Detention basin structures that are not associated with a low impact development measure shall be set back from the nearest point of any right-of-way a minimum of ten (10) feet. Electrical substations, utility offices, or any other utility building shall meet the front yard building setback requirements.

Service areas and their associated structures (e.g. dumpsters, loading areas, utility building) shall be located to the side or rear of a building so as to minimize visual impacts from the street and foster a more pedestrian friendly streetscape.

SECTION 2.

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section XII., General Commercial District (C-1), is amended by amending Section E., and adding Sections F, G, and H as follows:

- E. **Parking.** As regulated in Chapter 4.
In order to minimize the visual impact of surface parking, where parking is situated between a building and a street or is parallel with a building along a street, a berm shall be constructed or landscaping shall be planted so as to limit the viewability of the parking lot from the street. A minimum of sixty (60) percent of the total parking lot length adjacent to the front property line shall be screened from view with a berm or landscaping.
- F. **Streetscape and outdoor open space**
As part of a site plan review, a context appropriate (i.e. appropriate in relation to the proposed development and its physical surroundings) and interconnected streetscape with visually appealing and functional public spaces is encouraged. Some specific design objectives would be as follows:
 - 1. Locate and orient outdoor open space (e.g. plazas, courtyards, patios, outdoor seating and benches, small park spaces or landscaped features) to provide a focal point to be actively used.
 - 2. Provide landscape enhancements (e.g. bioswales, rain gardens, planters, flower gardens) to add visual interest, screen parking areas, and complement outdoor open spaces.

G. Connectivity

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

H. Low Impact Development

Development shall incorporate a minimum of one (1) of the following Low Impact Development (LID) practices into the design:

1. Twenty-five (25) percent of the parking lot being constructed with permeable pavers;
2. Stormwater runoff draining to rain gardens;
3. A building(s) being constructed with a vegetated roof, commonly referred to as a green roof;
4. Stormwater draining to bios wales/bioretention facilities; or
5. Rainwater being harvested for irrigation or gray water uses.

SECTION 3.

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

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this ____ day of _____, 2016,
with approval recommended.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

XII. - General commercial district (C-1).

- C. *Area regulations.* The purpose of these setback regulations is to create a flexible building envelope that will enable the creative possibilities for development of a parcel to be maximized and to allow consideration of the natural features of a parcel as it is being developed. Please refer to Illustrations 6, 7 and 8 (see Chapter 1) – these illustrations will need to be updated. These illustrations depict the intent of the following regulations. Setbacks shall be measured from the nearest point of any property line and all structures shall comply with the following setback requirements:

1. Front Yards.

- a. **Where a parking lot is situated in the front yard between a building and an abutting street**, all buildings shall be set back from the nearest point of any right-of-way a minimum of eighty (80) feet.
- b. **Where only a driveway aisle is situated in the front yard between a building and an abutting street**, all buildings shall be set back from the nearest point of any right-of-way a minimum of sixty (60) feet if only a driveway aisle is located in the front yard; or
- c. ~~All buildings shall be set back from the nearest point of any right-of-way a minimum of forty (40) feet if no paved surfaces are located in the front yard.~~
Where neither a parking lot nor a driveway aisle is situated in the front yard between a building and an abutting street, all buildings shall be set back from the nearest point of any right-of-way a minimum of twenty (20) feet.

~~All accessory structures, excluding detention basin structures and certain utility structures, shall be set back from the nearest point of any right-of-way a minimum of forty (40) feet, except as provided for elsewhere in this ordinance or the Municipal Code. Detention basin structures shall be set back from the nearest point of any right-of-way a minimum of ten (10) feet. Electrical substations, utility offices, or any other utility building shall meet the front yard setback requirements.~~

All accessory structures, excluding signage (which would be subject to the provisions in the sign ordinance), detention basin structures (if associated with a low impact development measure), and/or non-roofed structures that provide for pedestrian engagement with the public street (such as outdoor patios, pedestrian facilities, sitting areas, public art), shall be set back from the nearest point of any right-of-way a minimum of ~~forty (40) feet~~ twenty (20) feet, except as provided for elsewhere in this ordinance or the Municipal Code.

With the exception of linear pedestrian facilities that connect to similar facilities in the right of way, no structures shall encroach into the public right of way and/or platted utility easements. Detention basin structures that are not associated with a low impact development measure shall be set back from the nearest point of any right-of-way a minimum of ten (10) feet. Electrical

substations, utility offices, or any other utility building shall meet the front yard **building** setback requirements.

Service areas and their associated structures (e.g. dumpsters, loading areas, utility buildings) shall be located to the side or rear of a building so as to minimize visual impacts from the street and foster a more pedestrian friendly streetscape.

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

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

F. *Streetscape and outdoor open space*

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

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

G. *Connectivity*

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

H. *Low Impact Development*

Development shall incorporate a minimum of one (1) of the following Low Impact Development (LID) practices into the design:

1. Twenty-five (25) percent of the parking lot being constructed with permeable pavers;
2. Stormwater runoff draining to rain gardens;
3. A building(s) being constructed with a vegetated roof, commonly referred to as a green roof;

4. Stormwater draining to bios wales/bioretention facilities; or
5. Rainwater being harvested for irrigation or gray water uses.

REPORT TO THE BOARD OF MAYOR AND ALDERMEN**PREPARED BY:** Mark Shipley, Community Development Director**SUBJECT:** First Reading of Ordinance 16-14, an ordinance to amend Chapter 3, Specific District Regulations, Section XV., Regional Commercial District (C-2), Subsection C.1., Front Yards, to allow for additional front yard setback provisions, to amend Subsection E., Parking, to allow for additional provisions, and to create Subsection F., Streetscape and Outdoor Open Space, Subsection G., Connectivity, and Subsection H., Low Impact Development (MBH, Inc., Applicant)

INTRODUCTION AND BACKGROUND: Related to the C-1 amendments discussed in the previous report, this item provides for the same amendments to be applied to the C-2 Zoning District. As part of workshop discussions with the Planning Commission, staff requested that the amendments proposed for the C-1 Zoning District also be applied to the C-2 Zoning District to help achieve the built environment that is envisioned in the ADS Outlet Drive case study. The properties along Outlet Drive are mostly zoned C-2. Without incorporating the amendments requested at this time into the C-2 District, the case study build out example in the ADS would not be possible.

RECOMMENDATION: At their meeting on June 16, the Planning Commission voted unanimously, with the exception of one abstention, to approve Ordinance 16-14 subject to the phrase "context appropriate" being clarified. The staff subsequently addressed this by adding "(i.e. appropriate in relation to the proposed development and its physical surroundings)" after the words "context appropriate." This clarification was forwarded to the Planning Commission and was accepted as satisfactorily addressing their approval condition.

Community Development Director, Mark Shipley, recommends approval of Ordinance 16-14. The language provided in Ordinance 16-14 promotes greater consistency with the ADS and CLUP.

PROPOSED MOTION: To approve Ordinance 16-14 on first reading.

BOARD ACTION:

MOTION BY: _____ **SECONDED BY:** _____

<u>VOTE/TOTAL</u>	<u>LAMARCHE</u>	<u>MARKLI</u>	<u>PINCHOK</u>	<u>POVLIN</u>	<u>MCGILL</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

RESOLUTION PC-16-10

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF AN AMENDMENT TO CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION XV., REGIONAL COMMERCIAL DISTRICT (C-2)., SUBSECTION C.1., FRONT YARDS, TO ALLOW FOR ADDITIONAL FRONT YARD SETBACK PROVISIONS, TO AMEND SUBSECTION E., PARKING, TO ALLOW FOR ADDITIONAL PROVISIONS, AND TO CREATE SUBSECTION F., STREETScape AND OUTDOOR OPEN SPACE, SUBSECTION G., CONNECTIVITY, AND SUBSECTION H., LOW IMPACT DEVELOPMENT (MBH, INC., APPLICANT)

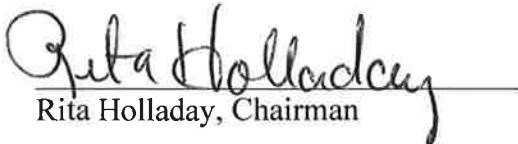
WHEREAS, the Tennessee Code Annotated, Section 13-4-201et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

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 June 16, 2016;

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 16-14.

ADOPTED this 16th day of June, 2016.


Rita Holladay, Chairman


Edwin K. Whiting, Secretary

ORDINANCE: 16-14
PREPARED BY: Shipley
REQUESTED BY: MBH, Inc.
CERTIFIED BY FMPC: June 16, 2016
PUBLIC HEARING: _____
PUBLISHED IN: _____
DATE: _____
1ST READING: _____
2ND READING: _____
PUBLISHED IN: _____
DATE: _____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION XV., REGIONAL COMMERCIAL DISTRICT (C-2), SUBSECTION C.1., FRONT YARDS, TO ALLOW FOR ADDITIONAL FRONT YARD SETBACK PROVISIONS, TO AMEND SUBSECTION E., PARKING, TO ALLOW FOR ADDITIONAL PROVISIONS, AND TO CREATE SUBSECTION F., STREETScape AND OUTDOOR OPEN SPACE, SUBSECTION G., CONNECTIVITY, AND SUBSECTION H., LOW IMPACT DEVELOPMENT

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 3, Specific District Regulations, of the Farragut Zoning Ordinance, Ordinance 86-16,

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

SECTION 1.

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section XV., Regional Commercial District (C-2), Subsection C. 1., Front Yards, is amended by deleting it in its entirety and substituting in lieu thereof the following:

1. Front Yards.

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

- c. Where neither a parking lot nor a driveway aisle is situated in the front yard between a building and an abutting street, all buildings shall be set back from the nearest point of any right-of-way a minimum of twenty (20) feet.
- d. All accessory structures, excluding signage (which would be subject to the provisions in the sign ordinance), detention basin structures (if associated with a low impact development measure), and/or non-roofed structures that provide for pedestrian engagement with the public street (such as outdoor patios, pedestrian facilities, sitting areas, public art), shall be set back from the nearest point of any right-of-way a minimum of twenty (20) feet, except as provided for elsewhere in this ordinance or the Municipal Code.

With the exception of linear pedestrian facilities that connect to similar facilities in the right of way, no structures shall encroach into the public right of way and/or platted utility easements. Detention basin structures that are not associated with a low impact development measure shall be set back from the nearest point of any right-of-way a minimum of ten (10) feet. Electrical substations, utility offices, or any other utility building shall meet the front yard building setback requirements.

Service areas and their associated structures (e.g. dumpsters, loading areas, utility building) shall be located to the side or rear of a building so as to minimize visual impacts from the street and foster a more pedestrian friendly streetscape.

SECTION 2.

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section XV., Regional Commercial District (C-2), is amended by amending Section E., and adding Sections F, G, and H as follows:

- E. **Parking.** As regulated in Chapter 4.
In order to minimize the visual impact of surface parking, where parking is situated between a building and a street or is parallel with a building along a street, a berm shall be constructed or landscaping shall be planted so as to limit the viewability of the parking lot from the street. A minimum of sixty (60) percent of the total parking lot length adjacent to the front property line shall be screened from view with a berm or landscaping.
- F. **Streetscape and outdoor open space**
As part of a site plan review, a context appropriate (i.e. appropriate in relation to the proposed development and its physical surroundings) active and interconnected streetscape with visually appealing and functional public spaces is encouraged. Some specific design objectives would be as follows:
 - 1. Locate and orient outdoor open space (e.g. plazas, courtyards, patios, outdoor seating and benches, small park spaces or landscaped features) to provide a focal point to be actively used.
 - 2. Provide landscape enhancements (e.g. bioswales, rain gardens, planters, flower gardens) to add visual interest, screen parking areas, and complement outdoor open spaces.

G. Connectivity

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

H. Low Impact Development

Development shall incorporate a minimum of one (1) of the following Low Impact Development (LID) practices into the design:

1. Twenty-five (25) percent of the parking lot being constructed with permeable pavers;
2. Stormwater runoff draining to rain gardens;
3. A building(s) being constructed with a vegetated roof, commonly referred to as a green roof;
4. Stormwater draining to bios wales/bioretention facilities; or
5. Rainwater being harvested for irrigation or gray water uses.

SECTION 3.

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

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this _____ day of _____, 2016,
with approval recommended.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

XV. - Regional commercial district (C-2).

- C. *Area regulations.* The purpose of these setback regulations is to create a flexible building envelope that will enable the creative possibilities for development of a parcel to be maximized and to allow consideration of the natural features of a parcel as it is being developed. **Please refer to Illustrations 11, 12 and 13 (see Chapter 1) – these illustrations will need to be updated.** These illustrations depict the intent of the following regulations.

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

1. Front Yards.

- a. **Where a parking lot is situated in the front yard between a building and an abutting street** all buildings shall be set back from the nearest point of any right-of-way a minimum of seventy-five (75) feet;
- b. **Where only a driveway aisle is situated in the front yard between a building and an abutting street** all buildings shall be set back from the nearest point of any right-of-way a minimum of fifty-five (55) feet ~~if only a driveway aisle is located in the front yard; or~~
- c. ~~All buildings shall be set back from the nearest point of any right-of-way a minimum of thirty five (35) feet if no paved surfaces are located in the front yard.~~

Where neither a parking lot nor a driveway aisle is situated in the front yard between a building and an abutting street, all buildings shall be set back from the nearest point of any right-of-way a minimum of twenty (20) feet.

~~All accessory structures, excluding detention basin structures and certain utility structures, shall be set back from the nearest point of any right-of-way a minimum of thirty five (35) feet, except as provided for elsewhere in this ordinance or the Municipal Code. Detention basin structures shall be set back from the nearest point of any right-of-way a minimum of ten (10) feet. Electrical substations, utility offices, or any other utility building shall meet the front yard setback requirements.~~

All accessory structures, excluding signage (which would be subject to the provisions in the sign ordinance), detention basin structures (if associated with a low impact development measure), and/or non-roofed structures that provide for pedestrian engagement with the public street (such as outdoor patios, pedestrian facilities, sitting areas, public art), shall be set back from the nearest point of any right-of-way a minimum of ~~forty (40) feet~~ **twenty (20) feet, except as provided for elsewhere in this ordinance or the Municipal Code.**

With the exception of linear pedestrian facilities that connect to similar facilities in the right of way, no structures shall encroach into the public right

of way and/or platted utility easements. Detention basin structures that are not associated with a low impact development measure shall be set back from the nearest point of any right-of-way a minimum of ten (10) feet. Electrical substations, utility offices, or any other utility building shall meet the front yard building setback requirements.

Service areas and their associated structures (e.g. dumpsters, loading areas, utility buildings) shall be located to the side or rear of a building so as to minimize visual impacts from the street and foster a more pedestrian friendly streetscape.

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

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

F. *Streetscape and outdoor open space*

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

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

G. *Connectivity*

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

H. *Low Impact Development*

Development shall incorporate a minimum of one (1) of the following Low Impact Development (LID) practices into the design:

1. Twenty-five (25) percent of the parking lot being constructed with permeable pavers;
2. Stormwater runoff draining to rain gardens;

3. A building(s) being constructed with a vegetated roof, commonly referred to as a green roof;
4. Stormwater draining to bios wales/bioretentation facilities; or
5. Rainwater being harvested for irrigation or gray water uses.

Site Design Case Study: Outlet Drive Development

The case study below illustrates development on an existing property located between Outlet Drive and Interstate 75 near the northern boundary of Farragut. The design meets the intent of the site design guidelines in this chapter, as applied to a site that is primarily designated as Office/Light Industrial on Farragut's Future Land Use Map. It also meets the intent of the design guidelines for the Outlet Drive subarea on page 66.

This case study is provided to illustrate design guidelines principles and does not represent a specific development proposal. The illustrated development provides space for office, light industrial and other employment uses and incorporates high-quality open space and low-impact development principles for stormwater management.

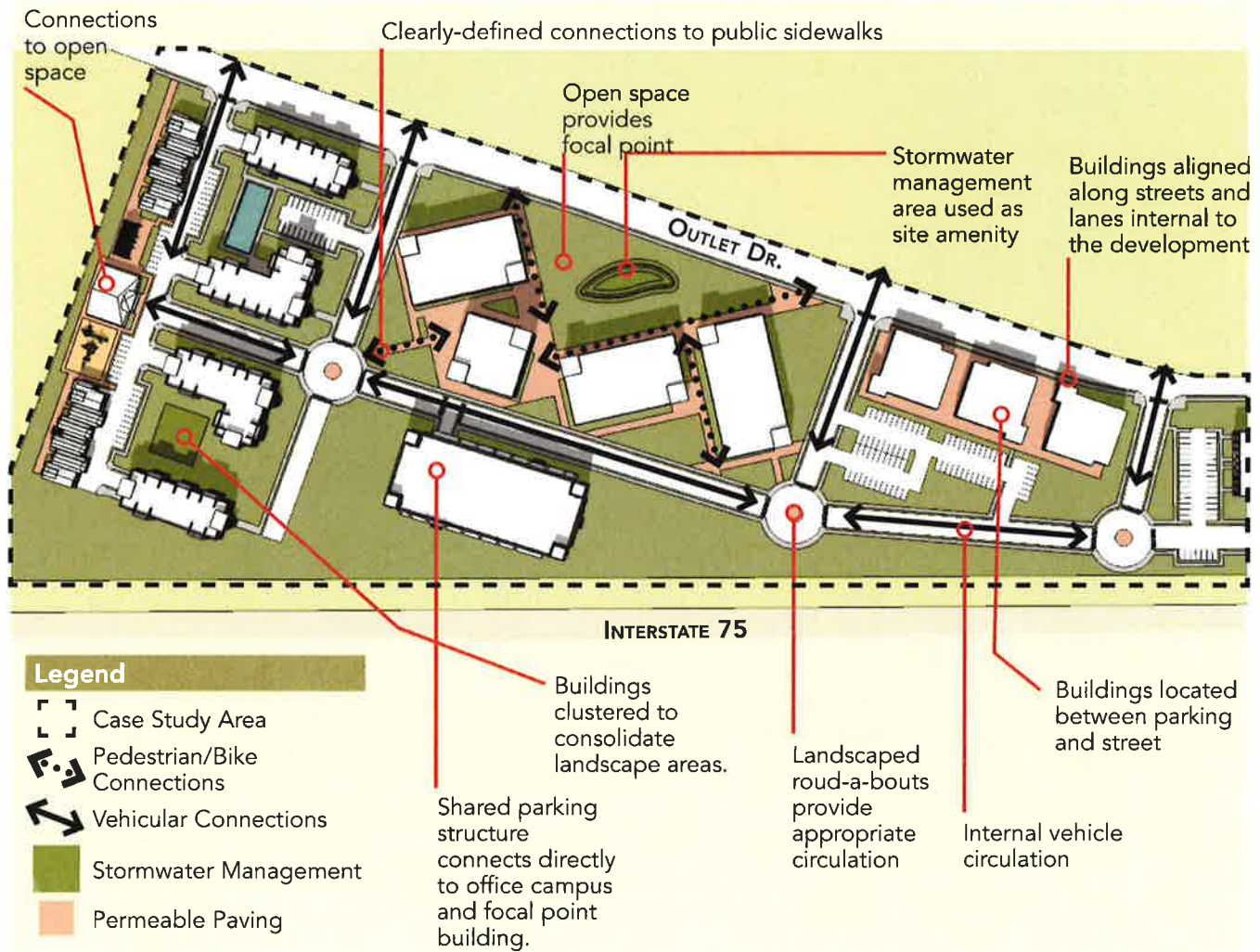


Figure 9: Site Design Case Study: Outlet Drive Development

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: First Reading of Ordinance 16-15, an ordinance to amend Chapter 3., Specific District Regulations, Section XVII., Office District (O-1), Subsection C.1., Front Yards, to allow for additional front yard setback provisions, to amend Subsection E., Parking, to allow for additional provisions, and to create Subsection F., Streetscape and Outdoor Open Space, Subsection G., Connectivity, and Subsection H., Low Impact Development (MBH, Inc., Applicant)

INTRODUCTION AND BACKGROUND: Related to the C-1 and C-2 amendments discussed in the previous reports, this item provides for the same amendments to be applied to the O-1 Zoning District.

RECOMMENDATION: At their meeting on June 16, the Planning Commission voted unanimously, with the exception of one abstention, to approve Ordinance 16-15 subject to the phrase "context appropriate" being clarified. The staff subsequently addressed this by adding "(i.e. appropriate in relation to the proposed development and its physical surroundings)" after the words "context appropriate." This clarification was forwarded to the Planning Commission and was accepted as satisfactorily addressing their approval condition.

Community Development Director, Mark Shipley, recommends approval of Ordinance 16-15. The language provided in Ordinance 16-15 promotes greater consistency with the ADS and CLUP.

PROPOSED MOTION: To approve Ordinance 16-15 on first reading.

BOARD ACTION:

MOTION BY: _____ **SECONDED BY:** _____

<u>VOTE/TOTAL</u>	<u>LAMARCHE</u>	<u>MARKLI</u>	<u>PINCHOK</u>	<u>POVLIN</u>	<u>MCGILL</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

RESOLUTION PC-16-11

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF AN AMENDMENT TO CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION XVII., OFFICE DISTRICT (O-1)., SUBSECTION C.1., FRONT YARDS, TO ALLOW FOR ADDITIONAL FRONT YARD SETBACK PROVISIONS, TO AMEND SUBSECTION E., PARKING, TO ALLOW FOR ADDITIONAL PROVISIONS, AND TO CREATE SUBSECTION F., STREETSCAPE AND OUTDOOR OPEN SPACE, SUBSECTION G., CONNECTIVITY, AND SUBSECTION H., LOW IMPACT DEVELOPMENT (MBH, INC., APPLICANT)

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

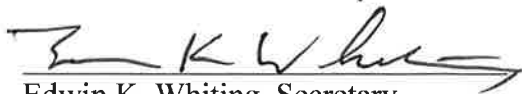
WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on June 16, 2016;

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 16-15.

ADOPTED this 16th day of June, 2016.


Rita Holladay, Chairman


Edwin K. Whiting, Secretary

ORDINANCE: 16-15
PREPARED BY: Shipley
REQUESTED BY: MBH, Inc.
CERTIFIED BY FMPC: June 16, 2016
PUBLIC HEARING: _____
PUBLISHED IN: _____
DATE: _____
1ST READING: _____
2ND READING: _____
PUBLISHED IN: _____
DATE: _____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION XVII., OFFICE DISTRICT (O-1), SUBSECTION C.1., FRONT YARDS, TO ALLOW FOR ADDITIONAL FRONT YARD SETBACK PROVISIONS, TO AMEND SUBSECTION E., PARKING, TO ALLOW FOR ADDITIONAL PROVISIONS, AND TO CREATE SUBSECTION F., STREETScape AND OUTDOOR OPEN SPACE, SUBSECTION G., CONNECTIVITY, AND SUBSECTION H., LOW IMPACT DEVELOPMENT

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 3, Specific District Regulations, of the Farragut Zoning Ordinance, Ordinance 86-16,

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

SECTION 1.

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section XVII., Office District (O-1), Subsection C. 1., Front Yards, is amended by deleting it in its entirety and substituting in lieu thereof the following:

1. Front Yards.

- a. Where a parking lot is situated in the front yard between a building and an abutting street, all buildings shall be set back from the nearest point of any right-of-way a minimum of seventy (70) feet;
- b. Where only a driveway aisle is situated in the front yard between a building and an abutting street, all buildings shall be set back from the nearest point of any right-of-way a minimum of fifty-five (55) feet; or
- c. Where neither a parking lot nor a driveway aisle is situated in the front yard between a building and an abutting street, all buildings shall be set back from the nearest point of any right-of-way a minimum of twenty (20) feet.

- d. All accessory structures, excluding signage (which would be subject to the provisions in the sign ordinance), detention basin structures (if associated with a low impact development measure), and/or non-roofed structures that provide for pedestrian engagement with the public street (such as outdoor patios, pedestrian facilities, sitting areas, public art), shall be set back from the nearest point of any right-of-way a minimum of twenty (20) feet, except as provided for elsewhere in this ordinance or the Municipal Code.

With the exception of linear pedestrian facilities that connect to similar facilities in the right of way, no structures shall encroach into the public right of way and/or platted utility easements. Detention basin structures that are not associated with a low impact development measure shall be set back from the nearest point of any right-of-way a minimum of ten (10) feet. Electrical substations, utility offices, or any other utility building shall meet the front yard building setback requirements.

Service areas and their associated structures (e.g. dumpsters, loading areas, utility building) shall be located to the side or rear of a building so as to minimize visual impacts from the street and foster a more pedestrian friendly streetscape.

SECTION 2.

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section XVII., Office District (O-1), is amended by amending Section E., and adding Sections F, G, and H as follows:

E. Parking. As regulated in Chapter 4.

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

F. Streetscape and outdoor open space

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

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

G. Connectivity

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

H. Low Impact Development

Development shall incorporate a minimum of one (1) of the following Low Impact Development (LID) practices into the design:

1. Twenty-five (25) percent of the parking lot being constructed with permeable pavers;
2. Stormwater runoff draining to rain gardens;
3. A building(s) being constructed with a vegetated roof, commonly referred to as a green roof;
4. Stormwater draining to bios wales/bioretenention facilities; or
5. Rainwater being harvested for irrigation or gray water uses.

SECTION 3.

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

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this _____ day of _____, 2016, with approval recommended.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

XVII. - Office district (O-1).

- C. *Area regulations.* The purpose of these setback regulations is to create a flexible building envelope that will enable the creative possibilities for development of a parcel to be maximized and to allow consideration of the natural features of a parcel as it is being developed. **Please refer to Illustrations 15, 16 and 17 (see Chapter 1) – these illustrations will need to be updated.** These illustrations depict the intent of the following regulations.

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

1. *Front Yards.*

- a. **Where a parking lot is situated in the front yard between a building and an abutting street** all buildings shall be set back from the nearest point of any right-of-way a minimum of seventy (70) feet;
- b. **Where only a driveway aisle is situated in the front yard between a building and an abutting street** all buildings shall be set back from the nearest point of any right-of-way a minimum of fifty-five (55) feet ~~if only a driveway aisle is located in the front yard~~; or
- c. ~~All buildings shall be set back from the nearest point of any right-of-way a minimum of forty (40) feet if no paved surfaces are located in the front yard.~~ **Where neither a parking lot nor a driveway aisle is situated in the front yard between a building and an abutting street, all buildings shall be set back from the nearest point of any right-of-way a minimum of twenty (20) feet.**

~~All accessory structures, excluding detention basin structures and certain utility structures, shall be set back from the nearest point of any right-of-way a minimum of forty (40) feet, except as provided for elsewhere in this ordinance or the Municipal Code. Detention basin structures shall be set back from the nearest point of any right-of-way a minimum of ten (10) feet. Electrical substations, utility offices, or any other utility building shall meet the front yard setback requirements.~~

All accessory structures, **excluding signage (which would be subject to the provisions in the sign ordinance), detention basin structures (if associated with a low impact development measure), and/or non-roofed structures that provide for pedestrian engagement with the public street (such as outdoor patios, pedestrian facilities, sitting areas, public art),** shall be set back from the nearest point of any right-of-way a minimum of ~~forty (40) feet~~ **twenty (20) feet**, except as provided for elsewhere in this ordinance or the Municipal Code.

With the exception of linear pedestrian facilities that connect to similar facilities in the right of way, no structures shall encroach into the public right of way and/or platted utility easements. Detention basin structures **that are not associated with a low impact development measure** shall be set back from the nearest point of any right-of-way a minimum of ten (10) feet. Electrical

substations, utility offices, or any other utility building shall meet the front yard **building** setback requirements.

Service areas and their associated structures (e.g. dumpsters, loading areas, utility buildings) shall be located to the side or rear of a building so as to minimize visual impacts from the street and foster a more pedestrian friendly streetscape.

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

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

F. *Streetscape and outdoor open space*

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

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

G. *Connectivity*

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

H. *Low Impact Development*

Development shall incorporate a minimum of one (1) of the following Low Impact Development (LID) practices into the design:

1. Twenty-five (25) percent of the parking lot being constructed with permeable pavers;
2. Stormwater runoff draining to rain gardens;

3. A building(s) being constructed with a vegetated roof, commonly referred to as a green roof;
4. Stormwater draining to bios wales/bioretenention facilities; or
Rainwater being harvested for irrigation or gray water uses.

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: First Reading of Ordinance 16-16, an ordinance to amend Chapter 4., General Provisions and Exceptions, Section XX., Parking and Loading., Subsection A.5.i., Interior (Parking) Islands, to increase the interior island width and provide for an opportunity for stormwater to drain into parking lot islands (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: This item was discussed with the Planning Commission as part of the amendments that were considered in the C-1, C-2, and O-1 Zoning Districts in relation to site development and promoting adherence to the Architectural Design Standards (ADS). The staff mentioned that a goal of the ADS was to lessen the visual impact of surface parking which, among other measures, may include dividing the parking lot into smaller pods. Staff suggested that consideration be given to lessening the number of parking spaces that could be in a row without a landscaped island. This would result in zoning provisions that would provide for smaller pods of surface parking.

As a workshop item at the May Planning Commission meeting, consideration was given to measures that could enhance the appearance of surface parking. In lieu of lessening the number of parking spaces that could be in a row without a landscaped island, staff and the commission considered the option of making the interior landscaped parking lot islands wider. The current minimum width of an interior parking lot island is five (5) feet as measured from the back of curb to the back of curb. The suggestion that was supported unanimously by the Planning Commission was to increase this minimum width to 7½ feet as measured from the back of curb to the back of curb.

This increased width would not only soften the appearance of surface parking but would also provide for an environment where a shade tree would have more space to grow and more likely survive. The increased space would also lessen the likelihood of tree roots disrupting adjacent curbing and asphalt. These benefits would provide a property owner with a better protection of their investment while at the same time promoting the Town's ADS.

RECOMMENDATION: At their meeting on June 16, the Planning Commission voted unanimously to approve Ordinance 16-16. Community Development Director, Mark Shipley, also recommends approval of Ordinance 16-16. The language provided in Ordinance 16-16 promotes greater consistency with the ADS and CLUP.

PROPOSED MOTION: To approve Ordinance 16-16 on first reading.

BOARD ACTION:

MOTION BY: _____ **SECONDED BY:** _____

<u>VOTE/TOTAL</u>	<u>LAMARCHE</u>	<u>MARKLI</u>	<u>PINCHOK</u>	<u>POVLIN</u>	<u>MCGILL</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

RESOLUTION PC-16-12

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF AN AMENDMENT TO CHAPTER 4, GENERAL PROVISIONS AND EXCEPTIONS, SECTION XX., PARKING AND LOADING., SUBSECTION A.5.i., INTERIOR PARKING ISLANDS, TO INCREASE THE INTERIOR ISLAND WIDTH AND PROVIDE FOR AN OPPORTUNITY FOR STORMWATER TO DRAIN INTO PARKING LOT ISLANDS

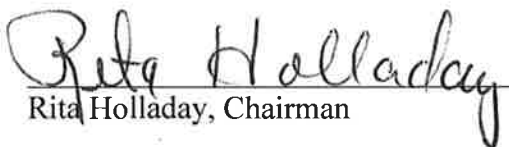
WHEREAS, the Tennessee Code Annotated, Section 13-4-201et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

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 June 16, 2016;

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 16-16.

ADOPTED this 16th day of June, 2016.


Rita Holladay, Chairman


Edwin K. Whiting, Secretary

ORDINANCE: 16-16
PREPARED BY: Shipley
REQUESTED BY: MBH, Inc.
CERTIFIED BY FMPC: June 16, 2016
PUBLIC HEARING:
PUBLISHED IN:
DATE:
1ST READING:
2ND READING:
PUBLISHED IN:
DATE:

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 4., GENERAL PROVISIONS AND EXCEPTIONS, SECTION XX., PARKING AND LOADING., SUBSECTION A.5.i., INTERIOR PARKING ISLANDS, TO INCREASE THE INTERIOR ISLAND WIDTH AND PROVIDE FOR AN OPPORTUNITY FOR STORMWATER TO DRAIN INTO PARKING LOT ISLANDS

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 4, General Provisions and Exceptions, of the Farragut Zoning Ordinance, Ordinance 86-16,

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

SECTION 1.

The Farragut Zoning Ordinance, Chapter 4, General Provisions and Exceptions, Section XX., Parking and Loading., Subsection A.5.i., Interior (Parking) Islands, is amended by deleting it in its entirety and substituting in lieu thereof the following:

- i. Interior islands not less than seven and one-half (7½) feet wide from inside of curb to inside of curb and extending the full length of the parking space shall be provided every fifteen ten (15) spaces within a row. As an alternative, an interior island not less than ten (10) feet wide from inside of curb to inside of curb and extending the full length of the parking space shall be provided every twenty (20) spaces within a row.

The curbs shall be constructed with six (6) inch high raised curbs to prevent uncontrolled access of vehicles. Where the area within an island is being used to accommodate stormwater an alternate means of preventing uncontrolled access of vehicles into such areas may be considered. In this manner, stormwater may be directed from the parking lot into the island area without being inhibited by curbing.

SECTION 2.

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

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this ____ day of _____, 2016,
with approval recommended.

Rita Holladay
Rita Holladay, Chairman


Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

XX. - Parking and loading.

A. Off-street parking requirements.

5. Minimum site design. To provide for orderly, safe, and systematic circulation within parking areas, off-street parking areas shall meet the following general requirements:
 - i. Interior islands not less than ~~five (5)~~ **seven and one-half (7½)** feet wide from inside of curb to inside of curb and extending the full length of the parking space shall be provided every fifteen (15) spaces within a row. As an alternative, an interior island not less than ten (10) feet wide from inside of curb to inside of curb and extending the full length of the parking space shall be provided every twenty (20) spaces within a row. The curbs shall be constructed with six (6) inch high raised curbs to prevent uncontrolled access of vehicles. **Where the area within an island is being used to accommodate stormwater an alternate means of preventing uncontrolled access of vehicles into such areas may be considered. In this manner, stormwater may be directed from the parking lot into the island area without being inhibited by curbing.**



Soften the view of parked cars from a public sidewalk or street using a planted buffer of trees, shrubs and ground cover.



Avoid locating parking lots directly in front of primary pedestrian entries.

Farragut Zoning Ordinance Parking Standards

The Farragut Zoning Ordinance includes base parking requirements for all properties in Farragut, including:

- » Required number of spaces (based on land use)
- » Parking lot dimensions
- » Minimum parking lot landscaping

The design guidelines build on Zoning Ordinance requirements to address the design character of surface parking lots and their relationship to other uses on the site.

See "Town of Farragut Zoning Ordinance" on page 2 for more information.

Surface Parking

Site design considerations for parking include the location of surface lots, their visual impact and relationship to pedestrian and vehicular circulation systems. Surface parking lots should not be a visually prominent feature of sites in Farragut, especially those along high-traffic corridors, such as Kingston Pike, or in locations intended for strong pedestrian orientation such as the Town Center District.

1.21 Minimize the visual impact of surface parking.

- a. Locate a parking area to the interior of a new development site. This is especially important on a corner property where the street wall should have a sense of enclosure.
- b. Divide a large parking area into small "pods" that maintain the traditional sense of smaller parking areas within a green landscape.
- c. Soften the view of parked cars from a public sidewalk or street using a planted buffer of trees, shrubs and ground cover, or a low wall constructed from materials compatible with the surrounding context and street frontage.
- d. For a small project, such as a new single-story building, consider locating up to two bays of parking (one drive aisle with parking spaces on either side) to the side (preferred) or in front of the building.

1.22 Locate and design parking lots to allow for pedestrian access.

- a. Provide landscaped islands with paths to promote pedestrian circulation across larger parking areas.
- b. Avoid locating a new surface parking area directly in front of primary pedestrian entries.

1.23 Design parking access to minimize potential negative impacts on pedestrians.

- a. Use shared drives to access surface parking areas, whenever possible to minimize the number of curb cuts along a block.
- b. Provide cross-property easements to share driveways and reduce the need for additional curb-cuts, when feasible.



Provide landscaped islands with paths to promote pedestrian circulation across larger parking areas.

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: First Reading of Ordinance 16-17, an ordinance to amend Chapter 3, Specific District Regulations, Section XII., General Commercial District (C-1), F., Mixed Use Town Center, Subsection 2.b., of the Farragut Zoning Ordinance, (Paul Schaffer/Mike Channell, First Farragut Development, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request to amend the Farragut Zoning Ordinance related to the size of menu boards in the Mixed Use Town Center (MUTC) portion of the General Commercial (C-1) Zoning District.

In March 2015, the Board of Mayor and Aldermen approved amendments to the MUTC portion of the C-1 Zoning District to provide for a drive-through for certain uses. The drive-through would be permitted only if six (6) specific criteria could be satisfied. One criteria was that if a menu board were used in association with a drive-through it could not exceed fifteen (15) square feet in size and six (6) feet in height. The menu board would also have to either be mounted on the principal building or a screen wall that is architecturally compatible with the predominant building material on the principal building and/or screened by Town approved evergreen plant material so that it is not visible from abutting public rights of ways.

Originally, when the MUTC provisions in the C-1 Zoning District were adopted a drive-through was not permitted. This was seen as a site element that encouraged vehicular rather than pedestrian movement within the site. Such a feature was seen as contrary to the objectives of a MUTC.

DISCUSSION: The applicant at this time has asked that the size provisions for a menu board be revisited. The applicant's client has requested that a menu board of up to thirty-six (36) square feet be permitted. Though the staff would still consider a drive-through as inappropriate for a MUTC, provisions have been adopted to provide for these with some very detailed design criteria. A request to modify the criteria associated with the size of menu boards is challenging. Not only is there the concern about how to conceal such a structure in the MUTC, but recently the Supreme Court, in the Reed vs. Town of Gilbert case, ruled that sign restrictions based on the content associated with a sign are invalid. This affects virtually all communities since most existing sign ordinances have at least some content based provisions. Essentially, in accordance with the Reed decision, sign provisions must address only the physical aspects of signs, including their placement, size, height, general appearance, etc.

Such a limitation is particularly challenging for developments with special signage needs, such as gas stations, theatres, medical facilities, and those with drive-throughs. In the coming months the staff will be addressing the Town's sign ordinance in light of the Reed decision. This will involve a major overhaul of the ordinance.

Given the above considerations, there are options that one could consider to address this particular request concerning menu boards. One option would be to exempt them from the sign ordinance altogether and treat them as a site element (similar to HVAC units and dumpsters). In this manner, the entire menu board and associated apparatus would be required to be architecturally compatible with the principal building and screened with opaque materials (which may include evergreen plant material) so that, throughout the year, it is not visible from adjacent properties or rights of ways. The screening plan for such a structure would be reviewed as part of

the site and landscape plan review with the applicable standards in the Architectural Design Standards (ADS) also being applied. There could also be a limitation on the area of such a structure.

Another option would be to retain the screening provisions and architectural compatibility with the principal building (since these would promote the ADS and protect the objectives of the MUTC) and, should an applicant so desire, include this type of sign as part of a set number of primary signs that would be permitted on a property. These primary signs would then be limited to an established height and square footage and would be required to be spaced a certain minimum distance from each other. They would also be required to be consistent with any applicable provisions of the ADS. In this manner, the core objectives of the sign ordinance (i.e. to limit clutter, regulate the physical aspects of signage, enhance aesthetics, promote consistency, protect property values, etc.) would be advanced without addressing the content that could be included on such signs. From a staff perspective, this is the preferred long term approach for addressing this matter.

At their meeting on May 24, the Visual Resources Review Board (VRRB) made a recommendation to amend the menu board provisions in the C-1/MUTC to treat menu boards as site elements, similar to HVAC and dumpster enclosures, thereby exempting this type of sign from the sign ordinance provided the following conditions are satisfied:

- 1) The entire menu board structure shall be architecturally compatible with the principal building;
- 2) The entire menu board shall be screened with opaque materials (which may include evergreen plant material) so that, throughout the year, it is not visible from adjacent properties and/or rights of ways;
- 3) The screening plan for such a structure 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
- 4) The entire structure shall not exceed 40 square feet.

At their meeting in June, the Planning Commission reviewed this request and the recommendation from the VRRB. The Commission voted unanimously to recommend approval of Ordinance 16-17 with the following conditions associated with menu boards in the C-1/MUTC:

- 1) The menu board and any associated apparatus shall be architecturally compatible with the principal building;
- 2) The menu board and any associated apparatus shall be screened with opaque materials (which may include evergreen plant material) so that, throughout the year, they are not visible from adjacent properties and/or rights of ways;
- 3) The screening plan for such menu board and associated apparatus shall be reviewed as part of the site and landscape plan review with the applicable standards in the Architectural Design Standards (ADS) also being applied; and
- 4) The menu board shall not exceed 36 square feet in size and 6 feet in overall height.

RECOMMENDATION: Community Development Director, Mark Shipley, recommends approval of Ordinance 16-17 as recommended by the Planning Commission.

PROPOSED MOTION: To approve Ordinance 16-17 on first reading.

BOARD ACTION:

MOTION BY: _____ **SECONDED BY:** _____

<u>VOTE/TOTAL</u>	<u>LAMARCHE</u>	<u>MARKLI</u>	<u>PINCHOK</u>	<u>POVLIN</u>	<u>MCGILL</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

RESOLUTION PC-16-13

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION XII., GENERAL COMMERCIAL DISTRICT (C-1), F., MIXED USE TOWN CENTER, SUBSECTION 2.B., TO CHANGE THE REQUIREMENTS ASSOCIATED WITH MENU BOARDS

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 June 16, 2016;

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 16-17.

ADOPTED this 16th day of June, 2016.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE: 16-17
PREPARED BY: Miller
REQUESTED BY: First Farragut Development, LLC
CERTIFIED BY FMPC: June 16, 2016
PUBLIC HEARING: _____
PUBLISHED IN: _____
DATE: _____
1ST READING: _____
2ND READING: _____
PUBLISHED IN: _____
DATE: _____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION XII., GENERAL COMMERCIAL DISTRICT (C-1), F., MIXED USE TOWN CENTER, SUBSECTION 2.B., TO CHANGE THE REQUIREMENTS ASSOCIATED WITH MENU BOARDS

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 3, Specific District Regulations, of the Farragut Zoning Ordinance, Ordinance 86-16,

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

SECTION 1.

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section XII., General Commercial District (C-1), F., Mixed Use Town Center, Subsection 2.B.4., is amended by deleting it in its entirety and substituting in lieu thereof the following:

4. The drive-through is limited to one (1) menu board which shall be permitted provided all of the following criteria are satisfied:
 - a) The menu board and any associated apparatus shall be architecturally compatible with the principal building;
 - b) The menu board and any associated apparatus shall be screened with opaque materials (which may include evergreen plant material) so that, throughout the year, they are not visible from adjacent properties and/or rights of ways;
 - c) The screening plan for such menu board and associated apparatus shall be reviewed as part of the site and landscape plan review with the applicable standards in the Architectural Design Standards (ADS) also being applied; and
 - d) The menu board shall not exceed 36 square feet in size and 6 feet in overall height.

SECTION 2.

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

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this _____ day of _____, 2016,
with approval recommended.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Ashley Miller, Assistant Community Development Director

SUBJECT: First Reading of Ordinance 16-18, an ordinance to amend Title 9, Businesses, Peddlers, Solicitors, Etc., Chapter 4, Sign Ordinance, of the Farragut Municipal Code, Section 9-406(8)(a), to amend the size requirements for menu boards (First Farragut Development, LLC, Applicant)

BACKGROUND: This request was initially reviewed by the Visual Resources Review Board in May and a recommendation was made to the Planning Commission to pursue an amendment to Section 9-406 (8)(a) of the Farragut Sign Ordinance. The Planning Commission then reviewed this request at their June meeting.

As background to this item, the current wording in Section 9-406 (8)(a) allows for one (1) sign per drive-through lane, not to exceed twenty-five (25) square feet in size and six (6) feet in height.

DISCUSSION: As noted in a previous agenda item report, sign ordinances throughout the country are or will be undergoing a re-assessment so as to be consistent with the recent U.S. Supreme Court decision in Reed vs. Town of Gilbert. This decision basically provides that restrictions on signage must be content neutral. Sign ordinances must focus on regulating only the physical aspects of signs, including their placement, size, height, general appearance, etc.

Such a limitation is particularly challenging for developments with special signage needs, such as gas stations, theatres, medical facilities, and those with drive-throughs. In the coming months the staff will be addressing the Town's sign ordinance in light of the Reed decision. This will involve a significant modification to the ordinance.

As part of the larger discussion concerning menu boards, Zaxby's Restaurant has requested an amendment to increase the square footage of menu boards from twenty-five (25) to thirty (30) square feet in areas outside of the Mixed Use Town Center (MUTC). Unlike the MUTC, these menu boards would not have to be hidden from adjacent properties or rights of ways since they would apply to a more vehicular oriented plan of development. The request to increase the size of the menu boards is an attempt to address changes that have occurred to information displayed on menu boards in recent years. The requested 30 square feet is similar to Brentwood and other communities.

Though the board may consider allowing for this amendment to Section 9-406(8)(a) of the Farragut Sign Ordinance, it is important to note that this and other provisions may be modified in the near future to be in keeping with the Reed decision.

RECOMMENDATION: At their meeting on June 16, the Planning Commission voted unanimously to approve Ordinance 16-18 with it being noted that this is a short term modification to the sign ordinance and will likely be changed when the sign ordinance is re-written to be content neutral.

Assistant Community Development Director, Ashley Miller, recommends approval of Ordinance 16-18 as a short term measure. The language provided in Ordinance 16-18 promotes Goal 2 of the Farragut Strategic Plan – Strengthen the Local Economy.

PROPOSED MOTION: To approve Ordinance 16-18 on first reading.

BOARD ACTION:

MOTION BY: _____ **SECONDED BY:** _____

<u>VOTE/TOTAL</u>	<u>MCGILL</u>	<u>LAMARCHE</u>	<u>MARKLI</u>	<u>PINCHOK</u>	<u>POVLIN</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

RESOLUTION PC-16-14

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO TITLE 9, BUSINESSES, PEDDLERS, SOLICITORS, ETC., CHAPTER 4, SIGN ORDINANCE, OF THE FARRAGUT MUNICIPAL CODE, SECTION 9-406(8)(a), TO AMEND THE SIZE REQUIREMENTS FOR MENU BOARDS

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 June 16, 2016;

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 the text of the Farragut Municipal Code, Title 9, Businesses, Peddlers, Solicitors, Etc., Chapter 4, Sign Ordinance, Section 9-406 (8)(a), by adding Ordinance 16-18.

ADOPTED this 16th day of June, 2016.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE: 16-18
PREPARED BY: Miller
REQUESTED BY: First Farragut Development, LLC
CERTIFIED BY FMPC: June 16, 2016
PUBLIC HEARING: _____
PUBLISHED IN: _____
DATE: _____
1ST READING: _____
2ND READING: _____
PUBLISHED IN: _____
DATE: _____

AN ORDINANCE TO AMEND TITLE 9, BUSINESSES, PEDDLERS, SOLICITORS, ETC., CHAPTER 4, SIGN ORDINANCE, OF THE FARRAGUT MUNICIPAL CODE, SECTION 9-406(8)(a), TO AMEND THE SIZE REQUIREMENTS FOR MENU BOARDS

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Title 9, Chapter 4, Sign Ordinance, of the Farragut Municipal Code,

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Municipal Code is hereby amended as follows:

SECTION 1.

The Farragut Municipal Code, Title 9, Businesses, Peddlers, Solicitors, Etc., Chapter 4, Sign Ordinance, Section 9-406 (8)(a), is amended by deleting it in its entirety and substituting in lieu thereof the following:

- (8) In addition to the applicable regulations above, the following additional signs are permitted on land used for restaurants with drive-thru windows:
- (a) Menu board signs. One (1) sign per drive-thru lane, not to exceed thirty (30) square feet in size and six (6) feet in height; and

SECTION 2.

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

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this _____ day of _____, 2016,
with approval recommended.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Ashley Miller, Assistant Community Development Director

SUBJECT: First Reading of Ordinance 16-19, an ordinance to amend the text of the Farragut Zoning Ordinance, Ordinance 86-16, as amended, pursuant to authority granted by Section 13-4-201, Tennessee Code Annotated, by amending Chapter 3., Specific District Regulations, Section XII., General Commercial District (C-1), F., Mixed Use Town Center, Subsection 13., Signage., to allow for secondary wall signage (First Farragut Development, LLC, Applicant)

BACKGROUND: This request was initially reviewed by the Visual Resources Review Board in May and a recommendation was made to the Planning Commission to pursue an amendment to Chapter 3. Specific District Regulations, Section XII., General Commercial District (C-1), F., Mixed Use Town Center, Subsection 13., Signage. The Planning Commission then reviewed this request at their June meeting.

As background to this item, the current wording in Subsection 13., Signage., only addresses box or cabinet style signs on new buildings. This proposed text amendment would expand this section and establish parameters for a secondary wall sign for businesses in the Mixed Use Town Center (MUTC) area provided certain criteria are met.

DISCUSSION: Currently, each business is permitted one (1) wall sign placed on the side of the building which fronts upon a public street or faces a customer parking lot, but not both. In the C-1/MUTC area, where the buildings could be setback ten (10) feet from the front property line, the applicant has expressed a need for wall signage also facing the parking area to serve as an entrance marker for the customers. The proposed new provisions for signage in the MUTC are subsections (b) – (e) below:

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

- a) Box or cabinet style signs on new buildings shall not be permitted;
- b) Each tenant shall be permitted a primary wall sign facing an abutting major arterial street not to exceed a ratio of 1:1 (sign area to lease space frontage on which the sign is to be mounted);
- c) Each tenant shall be permitted a secondary wall provided the following criteria are satisfied:
 - a. The property shall directly front along a major arterial street;
 - b. There is no surface parking in the front yard area(s) between the building and the major arterial street;
 - c. The secondary wall sign shall not exceed a ratio of 0.75:1 (sign area to lease space frontage on which the sign is to be mounted)
 - d. The secondary sign shall only be placed on the wall where the primary entrance is located and shall face the primary parking lot area;
- d) Lighting for all new wall signs shall be consistent and shall be limited to external or back lit illumination; and
- e) Signage shall be consistent with the applicable provisions of the Town's Architectural Design Standards.

RECOMMENDATION: At their meeting on June 16, the Planning Commission voted unanimously to approve Ordinance 16-19. Assistant Community Development Director, Ashley Miller, also recommends approval of Ordinance 16-19. The language provided in Ordinance 16-19 promotes Goal 2 of the Farragut Strategic Plan – Strengthen the Local Economy.

PROPOSED MOTION: To approve Ordinance 16-19 on first reading.

BOARD ACTION:

MOTION BY: _____ **SECONDED BY:** _____

<u>VOTE/TOTAL</u>	<u>MCGILL</u>	<u>LAMARCHE</u>	<u>MARKLI</u>	<u>PINCHOK</u>	<u>POVLIN</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

ORDINANCE:	16-19
PREPARED BY:	Miller
REQUESTED BY:	First Farragut Development, LLC
CERTIFIED BY FMPC:	June 16, 2016
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION XII., GENERAL COMMERCIAL DISTRICT (C-1), F., MIXED USE TOWN CENTER, SUBSECTION 13., SIGNAGE., TO ALLOW FOR SECONDARY WALL SIGNAGE

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 3, Specific District Regulations, of the Farragut Zoning Ordinance, Ordinance 86-16,

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

SECTION 1.

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section XII., General Commercial District (C-1), F., Mixed Use Town Center, Subsection 13., Signage, is amended by deleting it in its entirety and substituting in lieu thereof the following:

13. *Signage*: As regulated in the Farragut Sign Ordinance, with the following additional provisions which shall specifically govern all wall signage:
 - a) Box or cabinet style signs on new buildings shall not be permitted;
 - b) Each tenant shall be permitted a primary wall sign facing an abutting major arterial street not to exceed a ratio of 1:1 (sign area to lease space frontage on which the sign is to be mounted);
 - c) Each tenant shall be permitted a secondary wall provided the following criteria are satisfied:
 - a. The property shall directly front along a major arterial street;
 - b. There is no surface parking in the front yard area(s) between the building and the major arterial street;
 - c. The secondary wall sign shall not exceed a ratio of 0.75:1 (sign area to lease space frontage on which the sign is to be mounted)

- d. The secondary sign shall only be placed on the wall where the primary entrance is located and shall face the primary parking lot area;
- d) Lighting for all new wall signs shall be consistent and shall be limited to external or back lit illumination; and
- e) Signage shall be consistent with the applicable provisions of the Town's Architectural Design Standards.

SECTION 2.

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

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this _____ day of _____, 2016,
with approval recommended.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

RESOLUTION PC-16-15

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION XII., GENERAL COMMERCIAL DISTRICT (C-1), F., MIXED USE TOWN CENTER, SUBSECTION 13., SIGNAGE., TO ALLOW FOR SECONDARY WALL SIGNAGE

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

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

WHEREAS, a public hearing was held on this request on June 16, 2016;

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 16-19.

ADOPTED this 16th day of June, 2016.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary