

FARRAGUT BOARD OF MAYOR AND ALDERMEN
AGENDA
October 8, 2015

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. September 24, 2015
- VI. Ordinances**
 - A. Public Hearing and Second Reading
 - 1. Ordinance 15-15, Ordinance to rezone a portion of Parcel, 37.03, Tax Map 153, located off Concord Road adjoining Clarity Pointe and First Utility District, from R-1/OSR and A to C-1 and Telecommunications Tower Overlay (Branch Towers, Applicant)
 - 2. Ordinance 15-16, Ordinance to rezone a portion of Parcel 131, Tax Map 142, located to the west of Village Veterinary and to the east of the former Phillips 66 on Kingston Pike, from O-1 to TCD (Craig Allen, Applicant)
- VII. Town Administrator's Report**
- VIII. Town Attorney's Report**

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

FARRAGUT BOARD OF MAYOR AND ALDERMEN
MINUTES
September 24, 2015

BMA MEETING
7:00 PM

- I. Silent Prayer, Pledge of Allegiance, Roll Call**
- II. Approval of Agenda**
- III. Mayor's Report**
 - A. Presentation of Donations to the Knox County Schools
 - B. Constitution Week & DAR Day Proclamations
- IV. Citizens Forum**
- V. Approval of Minutes**
 - A. September 10, 2015
- VI. Business Items**
 - A. Consider approval of a continuing service agreement between the Town and Arcadis U.S. Inc. for professional planning and engineering services
- VII. Ordinances**
 - A. Public Hearing and Second Reading
 - 1. Ordinance 15-14, ordinance to rezone a portion of Parcel 59.04, Tax Map 152, located at 11737 Turkey Creek Road, 7.22 Acres, from R-2 to R-1/OSMR (KnoxFi Two, LLC, Applicant)
 - B. First Reading
 - 1. Ordinance 15-15, Ordinance to rezone a portion of Parcel, 37.03, Tax Map 153, located off Concord Road adjoining Clarity Pointe and First Utility District, from R-1/OSR and A to C-1 and Telecommunications Tower Overlay (Branch Towers, Applicant)
 - 2. Ordinance 15-16, Ordinance to rezone a portion of Parcel 131, Tax Map 142, located to the west of Village Veterinary and to the east of the former Phillips 66 on Kingston Pike, from O-1 to TCD (Craig Allen, Applicant)
- VIII. Town Administrator's Report**
- IX. Town Attorney's Report**

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The Farragut Board of Mayor and Aldermen met in a regular session on Thursday, September 24, 2015 at 7:00 p.m. Members present were Mayor McGill, Aldermen Honken, LaMarche, Markli and Pinchok.

Approval of Agenda

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

Mayor's Report

Mayor McGill presented the following proclamations to those representing the organizations.

Presentation of Donations to the Knox County Schools
Constitution Week & DAR Day Proclamations

Citizens Forum

Cory Fancher, 10500 Diane Drive, addressed the Board with concerns regarding the RedFlex, the Town's traffic enforcement contractor. Alderman Markli made a motion to discuss the RedFlex contract at the next meeting. The motion failed for a lack of a second.

Michael Wilson, 333 Burney Drive, addressed the board concerning procedure and policy for amending the Land Use Plan.

Approval of Minutes

Motion was made to approve the minutes of September 10, 2015 as presented. Moved by Alderman Markli, seconded by Alderman Pinchok; voting yes, Mayor McGill, Aldermen Markli and Pinchok; no nays; Aldermen Honken and LaMarche abstained; motion passed.

Business Items

Consider approval of a continuing service agreement between the Town and Arcadis U.S. Inc. for professional planning and engineering services

Motion was made to approve a continuing service agreement between the Town and Arcadis U.S. Inc. for professional planning and engineering services, not to exceed \$40,000 for Fiscal Year 2016. Moved by Alderman Pinchok, seconded by Alderman LaMarche; voting yes, Mayor McGill, Aldermen Honken, LaMarche, Markli and Pinchok; no nays; motion passed.

Ordinances

Public Hearing and Second Reading

Ordinance 15-14, ordinance to rezone a portion of Parcel 59.04, Tax Map 152, located at 11737 Turkey Creek Road, 7.22 Acres, from R-2 to R-1/OSMR (KnoxFi Two, LLC, Applicant)

Motion was made to approve Ordinance 15-14 on second and final reading. Moved by Alderman Honken, seconded by Alderman Markli; voting yes, Mayor McGill, Aldermen Honken, LaMarche, Markli and Pinchok; no nays; motion passed.

First Reading

Ordinance 15-15, Ordinance to rezone a portion of Parcel, 37.03, Tax Map 153, located off Concord Road adjoining Clarity Pointe and First Utility District, from R-1/OSR and A to C-1 and Telecommunications Tower Overlay (Branch Towers, Applicant)

Motion was made to approve Ordinance 15-15 on first reading with the tower being the mono-pine stealth application, as tree like as possible, to help conceal the tower and that the maintenance of this stealth application be included in a covenant that would run with the land and apply as long as the tower was in place and must be reflected on the site plan. Moved by Alderman Pinchok, seconded by Alderman Honken; voting yes, Mayor McGill, Aldermen Honken, LaMarche, Markli and Pinchok; no nays; motion passed.

Ordinance 15-16, Ordinance to rezone a portion of Parcel 131, Tax Map 142, located to the west of Village Veterinary and to the east of the former Phillips 66 on Kingston Pike, from O-1 to TCD (Craig Allen, Applicant)

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

Town Administrator's Report

David Smoak, Town Administrator, announced that the Farragut Food Festival would be Friday, September 25 and Celebrate Your Parks Day is Sunday, September 27th from 1:30-3:30 PM.

Meeting adjourned at 7:25 PM

Ralph McGill, Mayor

Allison Myers, Town Recorder

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Ordinance 15-15, on second reading, to rezone a portion of Parcel 37.03, Tax Map 153, located off Concord Road adjoining Clarity Pointe and First Utility District, from R-1/OSR and A to C-1 and Telecommunications Tower Overlay (Branch Towers, Applicant)

BACKGROUND: The property that is the subject of this rezoning is approximately 8.5 acres and is located off the private access drive from Concord Road servicing First Utility District's wastewater treatment facility. The property was identified as a site for a new cell tower due to poor coverage in the general area and the property's proximity to the wastewater treatment facility. The property is restricted by Fort Loudoun Reservoir along the western boundary and actually extends across the water to adjoin Turkey Creek Road. The land portion of the property is roughly 5.2 acres and is the only portion of the property that is being requested for rezoning.

This item was discussed at three separate planning commission meetings. At the initial meeting, the staff explained that in the Town in order for a cell tower to be installed it would have to be within a Tower Overlay Zoning District. Such a district is not an option for property zoned residential. The property in question is currently zoned Agriculture (A) and Rural Residential with an Open Space Overlay (R-1/OSR). The property to the immediate north is zoned Commercial (C-1) with the eastern portion containing the Clarity Point dementia care facility.

DISCUSSION: During the July planning commission meeting, the commission reviewed some balloon test images that were requested at the June meeting. The general opinion was that, given the demonstrated need for a tower in the general area and the proximity to the wastewater treatment facility, rezoning the property to permit a cell tower was reasonable, especially since the tower would be situated over 600 feet from Concord Road.

With regards to the base zoning district, the property owner, Ms. Mailen, spoke to the commission about the history of the property and the difficulties in marketing the property under its current zoning designation of open space residential. She referenced Clarity Point and its commercial designation and that a similar facility has been discussed for her property. A general commercial (C-1) designation would permit such a use. The commission agreed that a commercial designation for the base zoning district would probably be the best for the property given its proximity to the wastewater treatment facility and the dementia care facility.

Though, as noted above, there was general acceptance of a cell tower on this property, the staff and the commission asked that a stealth application be used and be a condition of rezoning approval, especially since this area is near a gateway to the Town off Concord Road. This property, in fact, was part of the Lakefront Subarea in the Comprehensive Land Use Plan (CLUP). At the August 20, 2015 meeting, the planning commission reviewed different stealth applications which are also included in your packet. The application that was recommended by the planning commission was a mono-pine style. Basically, this is an attempt to make the cell tower look like a very tall tree. The mono-pine was chosen because it, unlike many of the other applications, would allow ample co-location on the tower. The commission also discussed the height of the tower. Though a tower lower than the proposed 170 feet was discussed, this would again limit the ability to provide for co-location on the tower and would likely result in another tower being added in the general area. Consequently, the commission was in agreement with permitting the 170 foot tower. The commission voted

unanimously to recommend approval of Ordinance 15-15 to rezone a portion of Parcel 37.03, Tax Map 153, located off Concord Road adjoining Clarity Pointe and First Utility District, from R-1/OSR and A to C-1 and Telecommunications Tower Overlay. The recommendation was subject to the following conditions:

- a) That only one (1) tower be permitted on this property that would not exceed 170 feet in height and that this condition run with the land through a covenant approved by the Town;
- b) That a mono-pine stealth application would be required to help conceal the tower and that the maintenance of this stealth application be included in a covenant that would run with the land and apply as long as the tower was in place; and
- c) That the zoning line be described in metes and bounds on a survey that would be added as Exhibit B to the ordinance prior to the first reading before the Board of Mayor and Aldermen.

At the Board of Mayor and Aldermen meeting on September 24, 2015 the board asked a number of questions including whether a shorter tower could be used. After some discussion with the applicant the requested tower height of 170 feet was approved since it would provide for ample co-location and lessen the need for another tower in the general area. The board agreed with the planning commission that, due to its height and proximity to a gateway area of the Town, the tower would need a stealth application. The staff presented some options and noted that the planning commission recommended the mono-pine application. The staff indicated that if the board agreed that the mono-pine should be used that it be conditioned on this application looking more tree like than what was shown with the site plan submittal for the tower. The board agreed and recommended that the conditions stipulated by the planning commission (Condition C has been addressed since it was required prior to first reading) in association with this rezoning be applied and an additional condition be provided that the mono-pine stealth application be dense, tree form, and extend down the tower to below the existing tree canopy that would surround the tower site. With these conditions the board unanimously approved Ordinance 15-15 on first reading.

PROPOSED MOTION: To approve Ordinance 15-15, on second reading, to rezone a portion of Parcel 37.03, Tax Map 153, located off Concord Road adjoining Clarity Pointe and First Utility District, from R-1/OSR and A to C-1 and Telecommunications Tower Overlay subject to the conditions stipulated by the board on first reading.

BOARD ACTION:

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

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

ORDINANCE:	15-15
PREPARED BY:	Shipley
REQUESTED BY:	Branch Towers
CERTIFIED BY FMPC:	August 20, 2015
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 37.03, Tax Map 153, located off of Concord Road adjoining Clarity Pointe and First Utility District, from A (Agricultural), R-1 (Rural Single-Family Residential) and OSR (Open Space Residential Overlay) Districts to C-1 (General Commercial) and T (Telecommunications Tower Overlay) Districts (Exhibit A) and as described in Exhibit 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 _____, 2015, with approval recommended.


Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION



Ordinance 15-15 Exhibit A

Rezone
a portion of Parcel 37.03, Tax Map 153

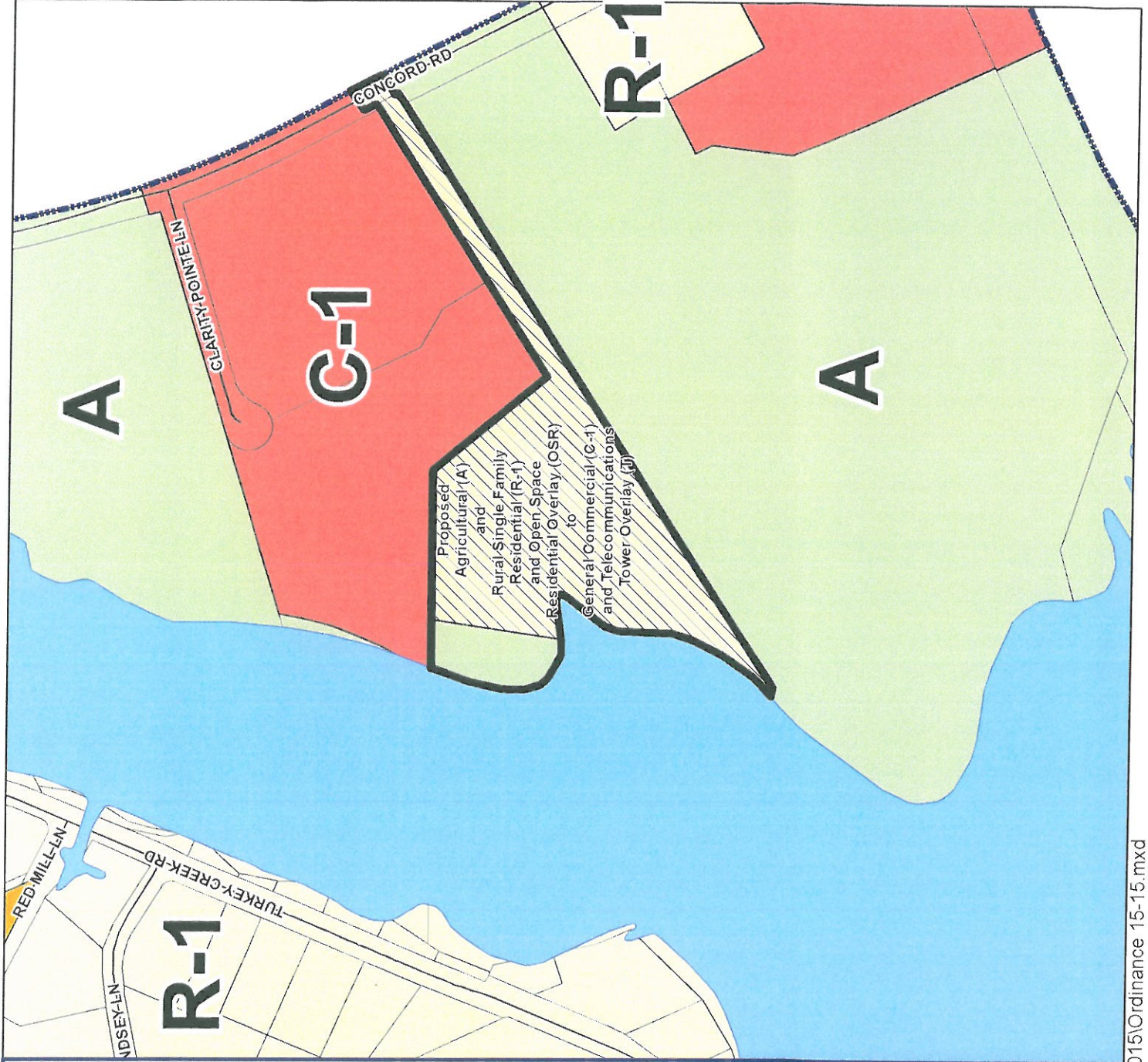
From
Agricultural (A)
and
Rural Single Family
Residential (R-1)
and Open Space
Residential Overlay (OSR)
to
General Commercial (C-1)
and Telecommunications
Tower Overlay (T)

Legend

- Streets
- Subject Property
- Parcels
- Lake
- A, Agricultural
- R-1, Rural Single-Family Residential
- R-4, Attached Single-Family Residential
- OSR, Open Space Residential Overlay
- C-1, General Commercial



1 in = 300 ft





SCALE: 1" = 100'

HSRE CLARITY POINTE AT KNOXVILLE, LLC
DEED REFERENCE #201203280053729
PLAT REFERENCE #201304230069344

CLARITY POINTE LANE

AREA TO BE REZONED

EXISTING 1/2" IRON
ROD & CAP (BHNP)

FORT LOUDON LAKE

TOTAL AREA
228,473.62 S.F.
5.245 AC.

EXISTING SEWER LINE
20' SANITARY SEWER EASEMENT

EXISTING SEWER LINE
30' ACCESS EASEMENT

ASPHALT DRIVE

EXISTING 1/2" IRON ROD

EXISTING 1/2" IRON ROD

EXISTING 1/2" IRON ROD

EXISTING 1/2" IRON ROD

EXISTING 1/2" IRON ROD

EXISTING 1/2" IRON ROD

HSRE CLARITY POINTE AT KNOXVILLE, LLC
DEED REFERENCE #201203280053729
PLAT REFERENCE #201304230069344

CENTERLINE OF
PAVEMENT

POINT OF BEGINNING

100' TVA TRANSMISSION
LINE EASEMENT

EXISTING 1/2" IRON ROD

EXISTING 1/2" IRON ROD

THE FIRST UTILITY DISTRICT OF KNOX COUNTY TN
DEED REFERENCE D.B. 1530 / PG. 244
PLAT REFERENCE #200709250026149

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	22.63'	S 25°56'16" E	L8	19.40'	N 23°10'00" E	L15	15.83'	N 36°57'32" E	L22	50.35'	N 20°09'32" E	L29	28.81'	N 47°39'21" E
L2	30.11'	S 25°56'15" E	L9	26.03'	N 30°26'26" E	L16	32.41'	N 25°53'48" E	L23	25.49'	N 25°22'44" E	L30	42.13'	N 03°48'55" W
L3	14.53'	S 59°10'26" W	L10	26.59'	N 40°31'51" E	L17	27.49'	N 21°18'28" E	L24	28.77'	N 41°05'41" E	L31	17.65'	N 72°52'43" W
L4	734.56'	S 59°10'26" W	L11	33.23'	N 42°57'30" E	L18	18.74'	N 19°26'15" E	L25	45.01'	N 59°26'44" E	L32	37.12'	N 77°51'02" W
L5	204.87'	S 59°08'38" W	L12	21.80'	N 49°44'47" E	L19	28.00'	N 39°10'54" E	L26	33.51'	N 62°09'42" E	L33	39.77'	N 80°48'30" W
L6	434.19'	S 58°29'25" W	L13	25.11'	N 56°43'03" E	L20	30.15'	N 24°24'30" E	L27	22.63'	N 49°04'19" E	L34	30.74'	N 81°24'34" W
L7	0.59'	N 78°50'09" W	L14	24.51'	N 49°47'04" E	L21	35.02'	N 29°27'16" E	L28	22.98'	N 43°30'58" E	L35	46.52'	S 85°47'30" W

CANNON & CANNON INC
CONSULTING ENGINEERS - FIELD SURVEYORS
8550 Kingston Pike
Knoxville, TN 37919
TEL 865.670.8555
WWW.CANNON-CANNON.COM

C&C PROJ. NO. 01200-0000
DATE SEPTEMBER 10, 2015
SCALE 1" = 100'
DRAWN JDW
CHECKED RGL

CLIENT
BRANCH COMMUNICATIONS
1516 S BOSTON AVENUE
TULSA, OKLAHOMA 74119

PROJECT
BRANCH COMMUNICATION - MAILIN SITE
CONCORD ROAD
DISTRICT 6, KNOX COUNTY, TN

EXHIBIT "B"
REZONING PLAN
\$1.00

EXHIBIT "B"

LEGAL DESCRIPTION

Situated in the Sixth (6TH) Civil District of Knox County, Tennessee, within the Town of Farragut and being a portion of parcel 37.03 as shown on CLT Map 153, more particularly described as follows:

BEGINNING on a point at the western right-of-way line of Concord Road, said point being located 462.49 feet, more or less, south of the southern right-of-way line of Clarity Pointe Lane;

Thence with the western right-of-way line of Concord Road, the following three (3) calls:

1. S 25° 56' 16" E, 22.63 feet to a point;
2. S 25° 56' 15" E, 30.11 feet to an existing 1/2 inch iron rod;
3. S 59° 10' 26" W, 14.53 feet to a point, corner to The First Utility District of Knox County Tennessee (Deed Book 1530, Page 244);

Thence leaving the western right-of-way line of Concord Road and with the northern line of The First Utility District of Knox County Tennessee, the following four (4) calls:

1. S 59° 10' 26" W, 734.56 feet to an existing 1/2 inch rod;
2. S 59° 08' 38" W, 294.87 feet to an existing 1/2 inch rod;
3. S 58° 29' 25" W, 434.19 feet to an existing 1/2 inch rod and cap (#908);
4. N 78° 50' 09" W, 0.59 feet to a point;

Thence leaving the northern line of The First Utility District of Knox County Tennessee, and with the 820 contour line of Fort Loudon Lake, the following thirty-seven (37) calls:

1. N 23° 10' 00" E, 19.40 feet to a point;
2. N 30° 26' 25" E, 26.03 feet to a point;
3. N 40° 31' 51" E, 26.59 feet to a point;
4. N 42° 57' 30" E, 33.23 feet to a point;
5. N 49° 44' 47" E, 21.80 feet to a point;
6. N 56° 43' 03" E, 25.11 feet to a point;

7. N 49° 47' 04" E, 24.51 feet to a point;
8. N 36° 57' 32" E, 15.83 feet to a point;
9. N 25° 53' 48" E, 32.41 feet to a point;
10. N 21° 18' 28" E, 27.49 feet to a point;
11. N 19° 26' 15" E, 18.74 feet to a point;
12. N 39° 10' 54" E, 28.00 feet to a point;
13. N 24° 24' 30" E, 30.15 feet to a point;
14. N 29° 27' 16" E, 35.02 feet to a point;
15. N 20° 09' 32" E, 50.35 feet to a point;
16. N 25° 22' 44" E, 25.49 feet to a point;
17. N 41° 05' 41" E, 28.77 feet to a point;
18. N 59° 26' 44" E, 45.07 feet to a point;
19. N 62° 09' 42" E, 33.51 feet to a point;
20. N 49° 04' 19" E, 22.63 feet to a point;
21. N 43° 30' 58" E, 22.98 feet to a point;
22. N 47° 39' 21" E, 28.81 feet to a point;
23. N 03° 48' 55" W, 42.13 feet to a point;
24. N 40° 47' 29" W, 17.65 feet to a point;
25. N 77° 51' 02" W, 37.12 feet to a point;
26. N 80° 48' 30" W, 39.77 feet to a point;
27. N 81° 24' 34" W, 30.74 feet to a point;
28. S 85° 47' 30" W, 46.52 feet to a point;
29. S 88° 23' 43" W, 46.18 feet to a point;

30. N 72° 52' 49" W, 38.02 feet to a point;
31. N 42° 14' 38" W, 29.15 feet to a point;
32. N 31° 20' 06" W, 17.30 feet to a point;
33. N 26° 44' 09" W, 59.06 feet to a point;
34. N 00° 55' 52" W, 23.91 feet to a point;
35. N 11° 37' 29" W, 23.38 feet to a point;
36. N 24° 56' 14" E, 24.55 feet to a point;
37. N 17° 39' 22" E, 4.23 feet to a point in the southern line of HSRE Clarity Pointe at Knoxville, LLC (Instrument No. 201203280053729);

Thence leaving the 820 contour line of Fort Loudon Lake and with the southern line of HSRE Clarity Pointe at Knoxville, LLC, the following three (3) calls:

1. S 88° 23' 11" E, 394.59 feet to an existing 1/2 inch rod and cap (BHNP)
2. S 38° 22' 39" E, 310.50 feet to an existing 1/2 inch rod and cap (BHNP)
3. N 59° 10' 34" E, 660.90 feet to a point at the western right-of-way line of Concord Road;

Thence leaving the southern line of HSRE Clarity Pointe at Knoxville, LLC and with the western right-of-way line of Concord Road, N 59° 10' 34" E, 15.05 feet to the Point of **BEGINNING**.

Containing 228,473.62 square feet or 5.245 acres, more or less.

This description was prepared September 11, 2015, by Cannon & Cannon, Inc., 8550 Kingston Pike Knoxville, Tennessee 37919.

RESOLUTION PC-15-12

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF A PORTION OF PARCEL 37.03, TAX MAP 153, LOCATED OFF OF CONCORD ROAD ADJOINING CLARITY POINTE AND FIRST UTILITY DISTRICT, FROM A (AGRICULTURAL), R-1 (RURAL SINGLE-FAMILY RESIDENTIAL) AND OSR (OPEN SPACE RESIDENTIAL OVERLAY) DISTRICTS TO C-1 (GENERAL COMMERCIAL) AND T (TELECOMMUNICATIONS TOWER OVERLAY) DISTRICTS

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

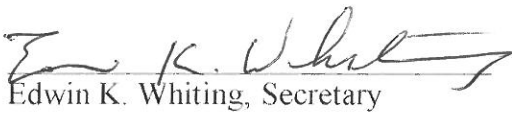
WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on August 20, 2015;

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 15-15.

ADOPTED this 20th day of August, 2015.


Rita Holladay, Chairman


Edwin K. Whiting, Secretary

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Ordinance 15-16, on second reading, to rezone a portion of Parcel 131, Tax Map 142, located to the west of Village Veterinary and to the east of the former Phillips 66 on Kingston Pike, from O-1 to TCD (Craig Allen, Applicant)

BACKGROUND: This request was originally discussed as a workshop item at the April 16, 2015 planning commission meeting. The applicant did not wish to pursue the rezoning unless certain amendments to the Town Center District (TCD) could be made concerning parking and signage. Amendments have subsequently been approved by the planning commission and the board of mayor and aldermen.

In addition, at the July 16 planning commission meeting, the commission voted unanimously to support an amendment to the Comprehensive Land Use Plan (CLUP) that would change the future land use designation for the office/light industrial portion of the property to mixed use town center (MUTC). That amendment was subsequently approved by the board of mayor and aldermen on August 27, 2015. The board's action on this CLUP amendment was necessary since the MUTC text and map portion of the CLUP was adopted by ordinance a few months ago.

DISCUSSION: Consistent with the CLUP amendment, the applicant is now moving forward with a request to rezone the portion of the property that is currently zoned Office (O-1) to Town Center District (TCD). The portion of the property zoned Open Space/Park (OS-P) would remain in its current designation and is not part of this request.

As required in association with a rezoning request to TCD, the applicant has submitted a concept plan. The applicant has also submitted a traffic impact study associated with the proposed project. The concept plan and executive summary and conclusions and recommendations of the traffic impact study are included in your packets.

RECOMMENDATION: Given that this property is in very close proximity to other properties identified as preferred locations for a MUTC, a rezoning that would permit the development of a town center on this property would help advance Strategy 1 – Bring About a Downtown, and Strategy 3 – Encourage Greater Housing Choice, of the CLUP.

At their meeting on August 20, 2015 the Farragut Municipal Planning Commission, through Resolution PC-15-13, unanimously recommended approval of Ordinance 15-16 which would rezone a portion Parcel 131, Tax Map 142, located to the west of Village Veterinary and to the east of the former Phillips 66 on Kingston Pike, from O-1 to TCD. At the Board of Mayor and Aldermen meeting on September 24, 2015, Ordinance 15-16 was unanimously approved on first reading.

PROPOSED MOTION: To approve Ordinance 15-16, on second reading, to rezone a portion of Parcel 131, Tax Map 142, located to the west of Village Veterinary and to the east of the former Phillips 66 on Kingston Pike, from O-1 to TCD.

BOARD ACTION:

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

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

ORDINANCE:	15-16
PREPARED BY:	Shipley
REQUESTED BY:	Craig Allen
CERTIFIED BY FMPC:	August 20, 2015
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 131, Tax Map 142, located to the west of Village Veterinary and to the east of the former Phillips 66 on Kingston Pike, from O-1 (Office) District to TCD (Town Center) District (Exhibit A) and as described in Exhibit B.

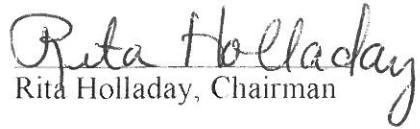
SECTION 2.

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 _____, 2015, with approval recommended.


Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION



Ordinance 15-16 Exhibit A

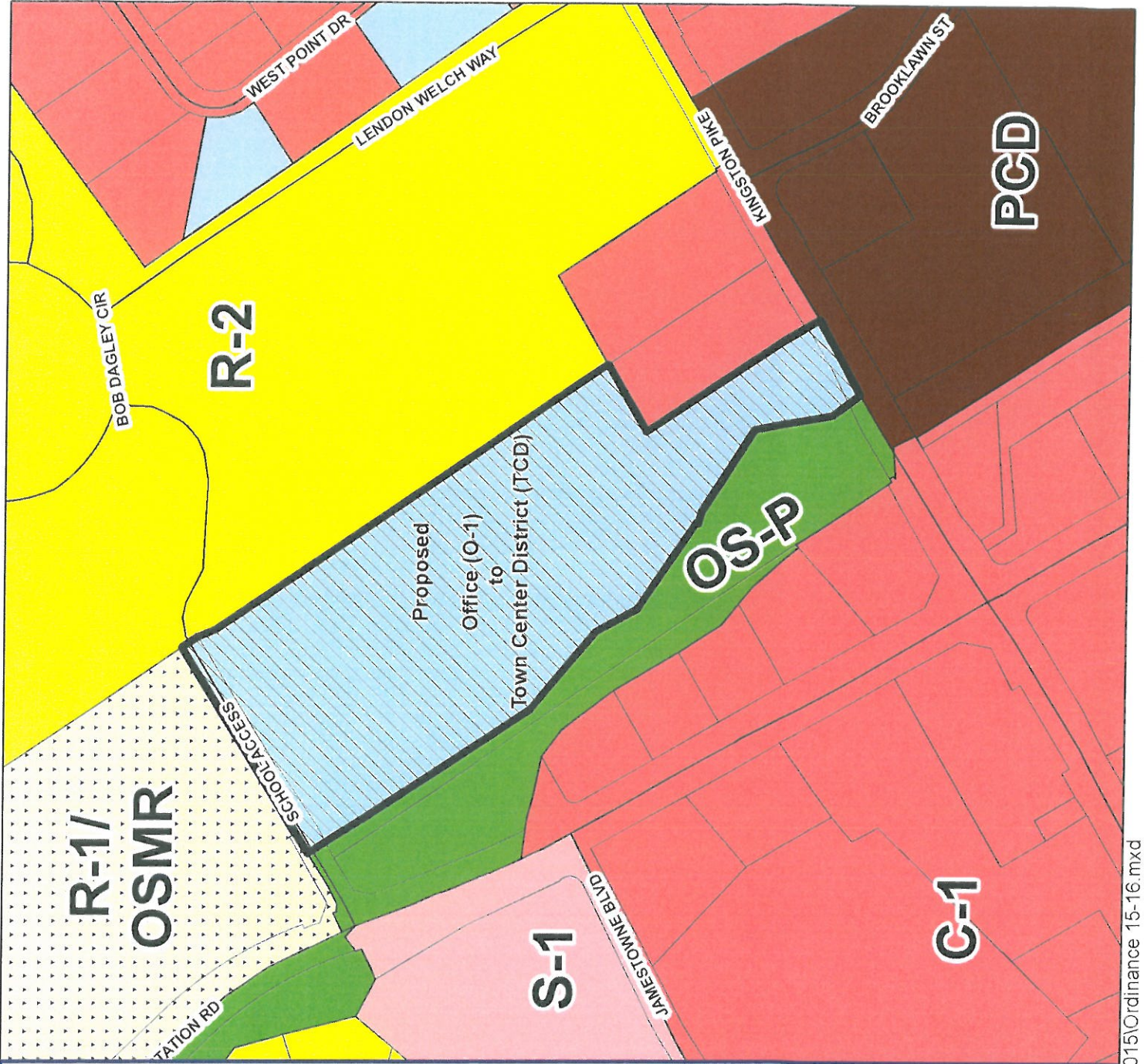
Rezone
a portion of Parcel 131, Tax Map 142
From
Office (O-1)
to
Town Center District (TCD)

Legend

- Streets
- Parcels
- ▨ Subject Property
- OS-P, Open Space/Park
- S-1, Community Service
- R-2, General Single-Family Residential
- OSMR, Open Space Mixed Residential Overlay
- O-1, Office
- C-1, General Commercial
- PCD, Planned Commercial Development



1 in = 300 ft



[illegible]

I.0 EXECUTIVE SUMMARY

This report provides a summary of a traffic impact study that was performed for a proposed multi-use development to be located in the Town of Farragut. The project site is located on the north side of Kingston Pike (S.R. 1) and on the east side of Campbell Station Road. The conceptual development plan for this project proposes a multi-use development that will include apartments, condominiums, and some commercial space that will consist of offices and some retail businesses.

The purpose of this study was the evaluation of the traffic operational and safety impacts of the proposed development upon roadways in the vicinity of the site. Appropriate intersection evaluations were conducted at four critical intersections. This was done in order to determine the anticipated impacts of this proposed project and to establish recommended measures to mitigate these impacts.

The primary conclusion of this study is that traffic generated from the proposed mixed-use development will have some adverse impacts on the study intersections, especially during A.M. and P.M. peak traffic periods. However, these impacts generally involve a worsening of existing conditions, and measures are available to mitigate the major concerns. The following is a listing of the impacts identified by this study, along with the recommended mitigation measures. These recommendations are primarily intended to maximize operational conditions and safety.

- 1) Install a traffic signal at the site entrance on Campbell Station Road. This signal will likely meet required signal warrants and will address the anticipated poor level-of-service for the westbound to southbound left-turn movement. In addition, it will provide for a safer pedestrian crossing of Campbell Station Road at this location and will also increase safety for traffic to and from Farragut High School. This signal should be actuated with vehicular and pedestrian detection, should possess a southbound to eastbound left-turn phase and should be provided with supplemental signal heads as needed to assist signal visibility because of horizontal curvature related issues.
- 2) The high school access road should have the existing right-out concrete island removed and be restriped to provide a minimum 200 foot westbound left-turn lane. In addition, the westbound right lane should be striped as an exclusive right-turn lane.
- 3) The center lane on Kingston Pike, immediately east of the site driveway intersection, should be restriped. This restriping would remove the painted island in the middle of Kingston Pike, and replace it with a fully striped center two-way left-turn lane. This would more readily allow vehicles making a left-turn to exit the site and turn left into the center lane before merging with eastbound Kingston Pike through traffic.
- 4) It is likely that during peak hours, some vehicles may leave the project site and use the parking lot driveways in front of the Veterinary Hospital to access the existing traffic signal located at Kingston Pike and Brooklawn Street. This location should be monitored to determine if this results in any safety concerns. The installation of a speed hump or other device could be considered if significant issues are observed.
- 5) It is important that for all these intersection locations, site features such as signs and vegetation be located so as not to impede the required lines of sight.
- 6) The signalized intersections in the area should be periodically reviewed and appropriate traffic signal timing developed and installed on a three to five year cycle.

7.0 CONCLUSIONS & RECOMMENDATIONS

The primary conclusion of this study is that traffic generated from the proposed mixed-use development will have some adverse impacts on the study intersections, especially during A.M. and P.M. peak traffic periods. However, these impacts generally involve a worsening of existing conditions, and measures are available to mitigate the major concerns. The following is a listing of the impacts identified by this study, along with the recommended mitigation measures. These recommendations are primarily intended to maximize operational conditions and safety.

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- 2) The high school access road should have the existing right-out concrete island removed and be restriped to provide a minimum 200 foot westbound left-turn lane. In addition, the westbound right lane should be striped as an exclusive right-turn lane.
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- 4) It is likely that during peak hours, some vehicles may leave the project site and use the parking lot driveways in front of the Veterinary Hospital to access the existing traffic signal located at Kingston Pike and Brooklawn Street. This location should be monitored to determine if this results in any safety concerns. The installation of a speed hump or other appropriate device could be considered if issues are observed and considered significant.
- 5) It is important that for all these intersection locations, site features such as signs and vegetation be located so as not to impede the required lines of sight.
- 6) The signalized intersections in the area should be periodically reviewed and appropriate traffic signal timing developed and installed on a three to five year cycle. This study identified the intersection of Kingston Pike and Concord Road as a location that could significantly benefit from immediate retiming.

RESOLUTION PC-15-13

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF A PORTION OF PARCEL 131, TAX MAP 142, LOCATED TO THE WEST OF VILLAGE VETERINARY AND TO THE EAST OF THE FORMER PHILLIPS 66 ON KINGSTON PIKE, FROM O-1 (OFFICE) DISTRICT TO TCD (TOWN CENTER) DISTRICT

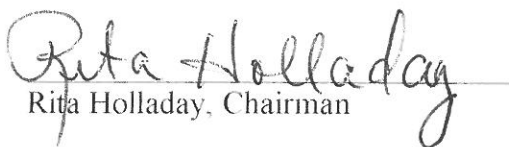
WHEREAS, the Tennessee Code Annotated, Section 13-4-201et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

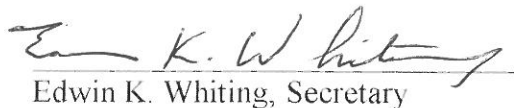
WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on August 20, 2015;

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 15-16.

ADOPTED this 20th day of August, 2015.


Rita Holladay, Chairman


Edwin K. Whiting, Secretary