

A G E N D A
FARRAGUT MUNICIPAL PLANNING COMMISSION

March 17, 2016
7:00 p.m. Farragut Town Hall

For questions please either e-mail Mark Shipley at mark.shipley@townoffarragut.org or Ashley Miller at ashley.miller@townoffarragut.org or call them at 865-966-7057.

- 1. Citizen Forum**
- 2. Approval of agenda**
- 3. Approval of minutes – February 18, 2016**
- 4. Discussion and public hearing on a request to amend the 2012 Comprehensive Land Use Plan for Parcel 117, Tax Map 142, located at the intersection of N. Campbell Station Road and Herron Road, approximately 4.5 Acres, from Very Low Density Residential to Civic/Institutional (Peter Falk for Autumn Care II, LLC, Applicant)**
- 5. Discussion and public hearing on a request to rezone Parcel 117, Tax Map 142, located at the intersection of N. Campbell Station Road and Herron Road, approximately 4.5 Acres, from R-2 to S-1/Civic/Institutional (Peter Falk for Autumn Care II, LLC, Applicant)**
- 6. Discussion of creating a Mixed Use/Neighborhood Commercial District**
- 7. Discussion of the Farragut Architectural Design Standards design review checklist**
- 8. Public hearing on proposed locations for new utilities**

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**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

February 18, 2016

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ed Whiting, Secretary
Ralph McGill, Mayor
Betty Dick
Noah Myers
Louise Povlin, Alderman

MEMBERS ABSENT

Annette Brun

Staff Representative: Mark Shipley, Community Development Director

Chairman Holladay called the meeting to order at 7 p.m.

CITIZEN FORUM

Chairman Holladay noted that Ashley Miller and Mark Shipley will be conducting a training session on basic elements of land use and zoning on March 3 at 5:30 pm in the Board Room.

APPROVAL OF AGENDA

Commissioner St. Clair moved to approve the February 18, 2016 agenda with agenda item #4 being postponed at the request of the applicant. Commissioner Povlin seconded the motion and the motion passed unanimously.

APPROVAL OF AMENDED MINUTES

As noted at the January planning commission meeting, the April 16, 2015 minutes in relation to the vote taken on the future land use map change for the property referenced as 12639 Kingston Pike were incorrect. The staff presented the modified minutes and a motion was made by Commissioner Povlin to approve the amended minutes. Commissioner St. Clair seconded the motion and the motion passed unanimously.

APPROVAL OF MINUTES

Commissioner Myers moved to approve the January 21, 2016 minutes. Commissioner Povlin seconded the motion and the motion passed unanimously.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR CHANTILLY ACRES AT MCFEE SUBDIVISION, LOCATED AT 932 AND 1006 MCFEE ROAD, PARCELS 18 AND 18.01, MAP 162, ZONED R-1, 5 LOTS, 5.46 ACRES (Southern Beach Holdings, LLC, Applicant)

This item was removed from the agenda as part of the approval of the agenda.

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR PHASE III OF THE BRIARSTONE SUBDIVISION (FORMERLY THE VILLAS AT ANCHOR PARK SUBDIVISION PROPERTY) LOCATED ON THE NORTH SIDE OF TURKEY CREEK ROAD ACROSS FROM ANCHOR PARK, A PORTION OF PARCEL 59, TAX MAP 152, ZONED R-1/OSMR, 20 LOTS, 12.95 ACRES (Saddlebrook Properties, LLC, Applicant)

Staff recommended approval subject to the following comments being satisfactorily addressed as verified in writing by the Town staff:

1. Please correct the total lot number on the final plat (there should be 19 houselots and 1 open space lot);
2. Please include as part of Note 9 that the Briarstone Homeowners Association shall assume ownership and maintenance of Lot 58;
3. Please provide a 2-year maintenance letter of credit for \$5,000 for landscaping;
4. Please provide a recorded copy of the covenants prior to the issuance of a building permit;
5. In order to avoid a situation where a property owner alleges that they were unaware of a walking trail being constructed adjacent to their lot, please, at a minimum given the time of year, complete the base stone so that there is visual evidence that walking trails will be placed in the general area;
6. Please complete all remaining items on staff's punchlist, including grow-in of stabilization; and
7. Please provide a completion letter of credit for surface course (road and trails) and sidewalk completion. The amount will be provided by the Town Engineer.

A motion was made by Commissioner St. Clair to approve the final plat subject to Comments 1-7 being satisfactorily addressed as verified in writing by the Town staff. Motion was seconded by Commissioner Whiting and motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A PLAT OF CORRECTION TO MODIFY SIDE YARD SETBACK REQUIREMENTS FOR THE SHEFFIELD SUBDIVISION – PHASE II, PARCEL 52.03, TAX MAP 152, 27.4 ACRES, 56 LOTS, ZONED R-1/OSR (Saddlebrook Properties, LLC, Applicant)

Staff recommended approval.

A motion was made by Commissioner Dick to approve the plat of correction. Motion was seconded by Commissioner Povlin and motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO MEASURE THE NORTH LIMIT OF THE RECOMMENDED OS-P ZONING DISTRICT ABUTTING UNION ROAD FOR THE PROPERTY AT 12639 KINGSTON PIKE, PARCEL 58, TAX MAP 151, FROM THE EXISTING RIGHT OF WAY OF UNION ROAD RATHER THAN THE REQUIRED RIGHT OF WAY OF UNION ROAD BASED ON ITS CLASSIFICATION ON THE MAJOR ROAD PLAN

Staff recommended that the measurement for the north limit of the OS-P Zoning District along Union Road be taken from the required rather than the existing right of way.

A motion was made by Commissioner St. Clair to measure the north limit of the OS-P Zoning District from the existing right of way of Union Road. Motion was seconded by Commissioner Dick and motion passed 6-0-1 with Commissioner Myers abstaining.

DISCUSSION AND PUBLIC HEARING ON AMENDMENTS TO CHAPTER 2 OF THE FARRAGUT ZONING ORDINANCE TO AMEND AND PROVIDE FOR NEW DEFINITIONS RELATED TO ELDERLY HOUSING

Staff recommended approval of Resolution PC-16-03.

A motion was made by Commissioner Whiting to approve Resolution PC-16-03 with Section 2 being clarified that only the definitions listed were being modified. Motion was seconded by Commissioner Myers and motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON AMENDMENTS TO THE TEXT OF CHAPTER 3 OF THE FARRAGUT ZONING ORDINANCE, SECTION XX., COMMUNITY SERVICE DISTRICT (S-1), TO REPLACE IT WITH NEW REQUIREMENTS, SECTION XI., MULTI-FAMILY RESIDENTIAL DISTRICT (R-6) AND SECTION XXVIII., OPEN SPACE MULTI-FAMILY RESIDENTIAL OVERLAY (OSMFR), TO REMOVE ELDERLY AND GROUP HOUSING PROVISIONS AND NURSING HOMES AS PERMITTED USES, AND SECTION XII., GENERAL COMMERCIAL DISTRICT (C-1), TO REPLACE ELDERLY HOUSING WITH ASSISTED-CARE LIVING FACILITIES AS A PERMITTED USE

Staff recommended approval of Resolution PC-16-04.

A motion was made by Commissioner Myers to approve Resolution PC-16-04 with Section H. Maximum Lot Coverage, being changed from 70% to 60%. Motion was seconded by Commissioner St. Clair and motion passed 6-1 with Commissioner Dick voting in opposition.

DISCUSSION AND PUBLIC HEARING ON AMENDMENTS TO THE TEXT OF CHAPTER 4 OF THE FARRAGUT ZONING ORDINANCE, SECTION VII., ELDERLY HOUSING, TO REPLACE IT WITH SENIOR LIVING COMMUNITY PROVISIONS, SECTION X., GROUP OR CLUSTER HOUSING PROJECTS, TO REMOVE THE PROVISIONS ASSOCIATED WITH GROUP OR CLUSTER HOUSING PROJECTS, SECTION XVIII. E., NURSING HOME REGULATIONS, TO AMEND THE AREA REGULATIONS, SECTION XX. A. 3., PARKING AND LOADING, TO AMEND THE PARKING PROVISIONS ASSOCIATED WITH INDEPENDENT LIVING AND ASSISTED-CARE LIVING FACILITIES

Staff recommended approval of Resolution PC-16-05.

A motion was made by Commissioner St. Clair to approve Resolution PC-16-05. Motion was seconded by Commissioner Myers and motion passed unanimously.

DISCUSSION ON A REQUEST TO AMEND THE 2012 COMPREHENSIVE LAND USE PLAN FOR PARCEL 117, TAX MAP 142, LOCATED AT THE INTERSECTION OF N. CAMPBELL STATION ROAD AND HERRON ROAD, APPROXIMATELY 4.5 ACRES, FROM VERY LOW DENSITY RESIDENTIAL TO CIVIC/INSTITUTIONAL (Peter Falk for Autumn Care II, LLC, Applicant)

For discussion purposes only.

DISCUSSION ON A REQUEST TO REZONE PARCEL 117, TAX MAP 142, LOCATED AT THE INTERSECTION OF N. CAMPBELL STATION ROAD AND HERRON ROAD, APPROXIMATELY 4.5 ACRES, FROM R-2 TO S-1/CIVIC/INSTITUTIONAL (Peter Falk for Autumn Care II, LLC, Applicant)

For discussion purposes only.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 9:10 p.m.

MEETING DATE: March 17, 2016

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a request to amend the 2012 Comprehensive Land Use Plan for Parcel 117, Tax Map 142, located at the intersection of N. Campbell Station Road and Herron Road, approximately 4.5 Acres, from Very Low Density Residential to Civic/Institutional (Peter Falk for Autumn Care II, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This item was originally presented to the planning commission as a workshop item on May 21, 2015. The property in question is at the south intersection of N. Campbell Station Road and Herron Road and is specified on the future land use map in the Comprehensive Land Use Plan (CLUP) as Very Low Density Residential (2-4 dwelling units per acre). The applicant would like to construct an assisted living facility on this property. Consequently, since such a land use would be inconsistent with the CLUP the applicant is requesting that the current designation be revisited and changed to a Civic/Institutional designation.

Over the past few months the planning commission and the staff have been working on revisions to the Community Service (S-1) Zoning District. In the CLUP, the S-1 Zoning District is noted as the district most similar to a Civic/Institutional land use. As part of this amendment process, the staff has included in the S-1, as permitted uses, assisted living facilities. These type facilities were seen as quasi-institutional and would be similar in form to more standard institutional uses such as schools and churches.

RECOMMENDATION: In terms of the applicant's request as applied to this property, the staff would question whether a low density residential development would be desirable and marketable adjacent to a major arterial road such as N. Campbell Station Road. Certainly, there are other subdivisions in the Town and in other localities where single-family residential abut major arterial roads. Many of these were developed however when such roads were much less traveled with fewer lanes.

The request for a Civic/Institutional designation would be consistent with the general surrounding plan of development along this section of N. Campbell Station Road. There are churches, a school, a library, and a park. An assisted living facility would be different from these uses in some ways but similar in others. The staff does feel that a Civic/Institutional designation is appropriate for this property.



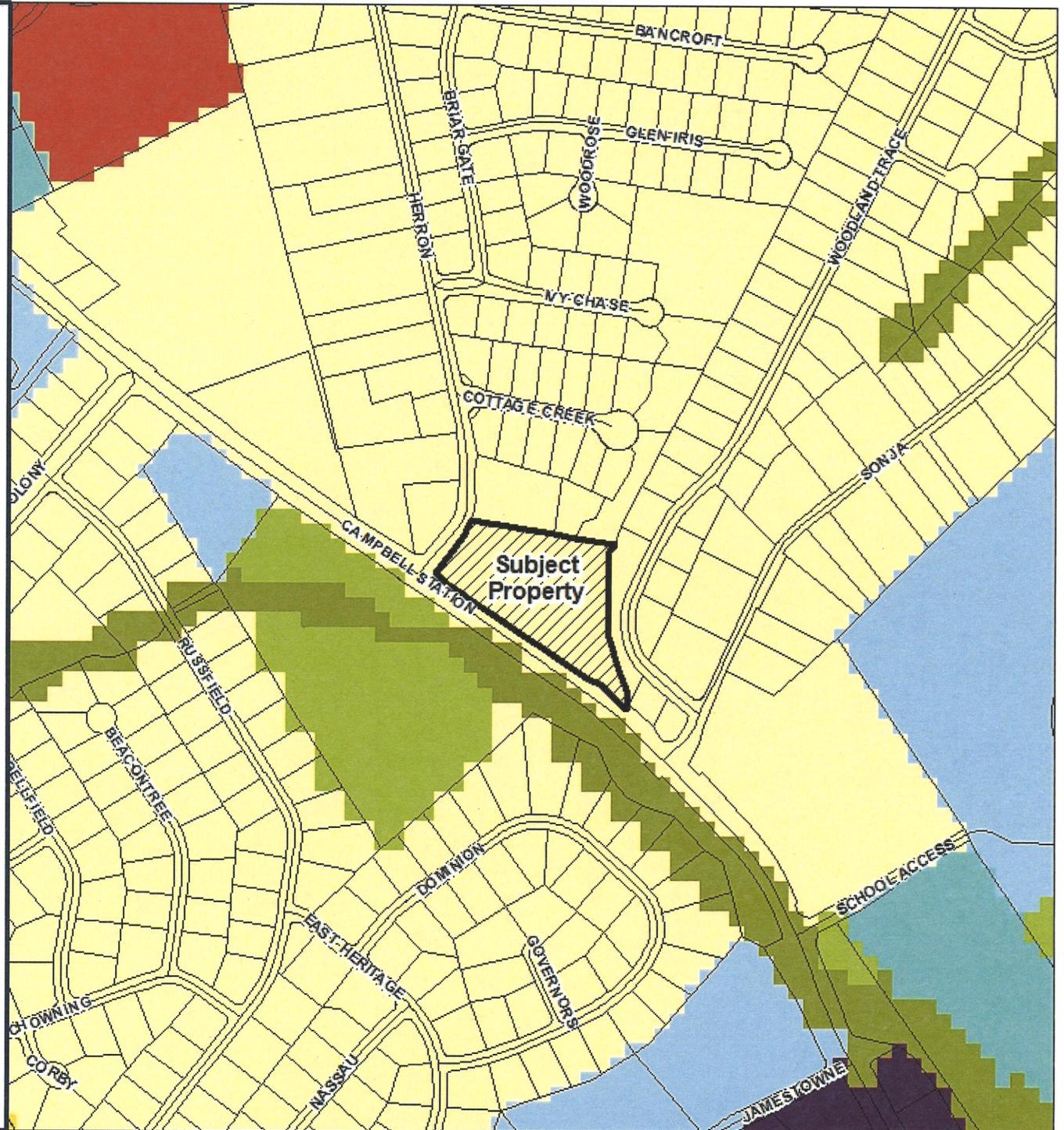
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Future Land Use

- Streets
- ▭ Parcels
- ▭ Civic/Institutional
- ▭ Office/Light industrial
- ▭ LU Industrial
- ▭ Commercial
- ▭ Regional Commercial
- ▭ Open Space
- ▭ Parks and Rec
- ▭ Open Space Cluster Residential
- ▭ Rural Residential (> 1 Acre lots)
- ▭ Very Low Density Residential (2-4 DUs / Acre)
- ▭ Low Density Residential (3-6 DUs / Acre)
- ▭ Med Density Residential (6-12 DUs / Acre)
- ▭ Mixed Use Neighborhood (6-10 DUs / Acre)
- ▭ Mixed Use Town Center (8-15 DUs / Acre)



1 in = 500 ft



MEETING DATE: March 17, 2016

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a request to rezone Parcel 117, Tax Map 142, located at the intersection of N. Campbell Station Road and Herron Road, approximately 4.5 Acres, from R-2 to S-1 (Peter Falk for Autumn Care II, LLC, Applicant)

INTRODUCTION AND BACKGROUND: Related to the previous item, this request was also originally presented to the planning commission as a workshop item on May 21, 2015. The property is currently zoned General Single-Family Residential (R-2). As noted earlier, the applicant would like to construct an assisted living facility on this property.

In order to do so and in addition to the CLUP future land use amendment request, the applicant is asking for a zoning map amendment to change the property from R-2 to the recently modified S-1 (Community Service) Zoning District. Though the zoning ordinance text amendments related to the S-1 district would need to be adopted, as currently worded they would provide for an assisted living facility provided the property is at least 3 acres. The property in question is 4.5 acres.

RECOMMENDATION: Over the past few years the Town has received requests to construct assisted living facilities. Prior to the S-1 amendments that were recommended for approval last month, assisted living facilities were only permitted in multi-family residential and commercial zoning districts. Per the amendments approved, assisted living facilities have been removed from the multi-family residential districts and incorporated into the S-1. In this manner, the concern that a property that was to be an assisted living development but has become an apartment complex would be addressed. The thought behind including assisted living in the S-1 was that this low impact quasi institutional/residential use could serve as a transition between lower density residential and more intensive uses or arterial streets. This transitional language was included in the text amendments to the S-1 Zoning District.

Included in your packet is a copy of Resolution PC-16-06 which recommends approval of Ordinance 16-07. The staff recommends approval of Resolution PC-16-06. There are existing properties zoned S-1 along this section of N. Campbell Station Road and the uses provided for in the S-1 Zoning District are what has predominantly been constructed along this section of N. Campbell Station Road. The S-1 Zoning District would serve as a context appropriate transitional zoning district abutting N. Campbell Station Road.

RESOLUTION PC-16-06

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 PARCEL 117, TAX MAP 142, LOCATED AT THE INTERSECTION OF N. CAMPBELL STATION ROAD AND HERRON ROAD, APPROXIMATELY 4.68 ACRES, FROM R-2 (GENERAL SINGLE-FAMILY RESIDENTIAL) TO S-1 (COMMUNITY SERVICE)

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 March 17, 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 16-07.

ADOPTED this 17th day of March, 2016.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE: 16-07
PREPARED BY: Shipley
REQUESTED BY: Autumn Care II, LLC
CERTIFIED BY FMPC: March 17, 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 Parcel 117, Tax Map 142, located at the intersection of N. Campbell Station Road and Herron Road, approximately 4.68 Acres, from R-2 (General Single-Family Residential) to S-1 (Community Service) (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



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**Ordinance 16-07
Exhibit A**

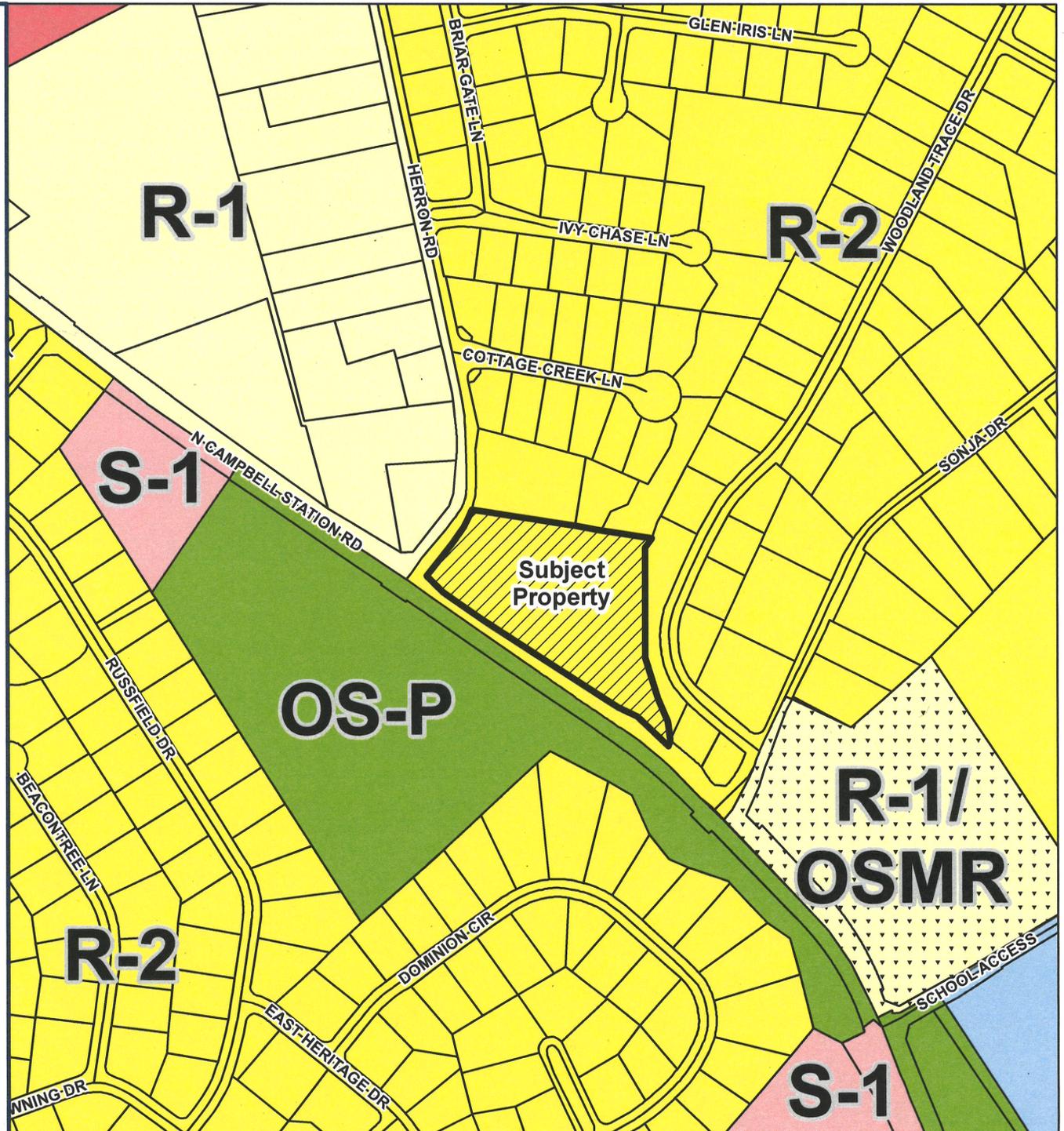
Rezone
Parcel 117, Tax Map 142

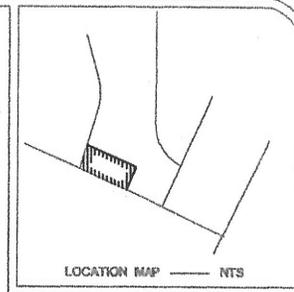
From
General Single Family
Residential (R-2)
to
Community Service (S-1)

-  Streets
-  Parcels
-  OS-P, Open Space/Park
-  S-1, Community Service
-  R-1, Rural Single-Family Residential
-  R-2, General Single-Family Residential
-  OSMR, Open Space Mixed Residential Overlay
-  O-1, Office
-  O-1-3, Office, Three Stories
-  C-1, General Commercial



1 in = 400 ft





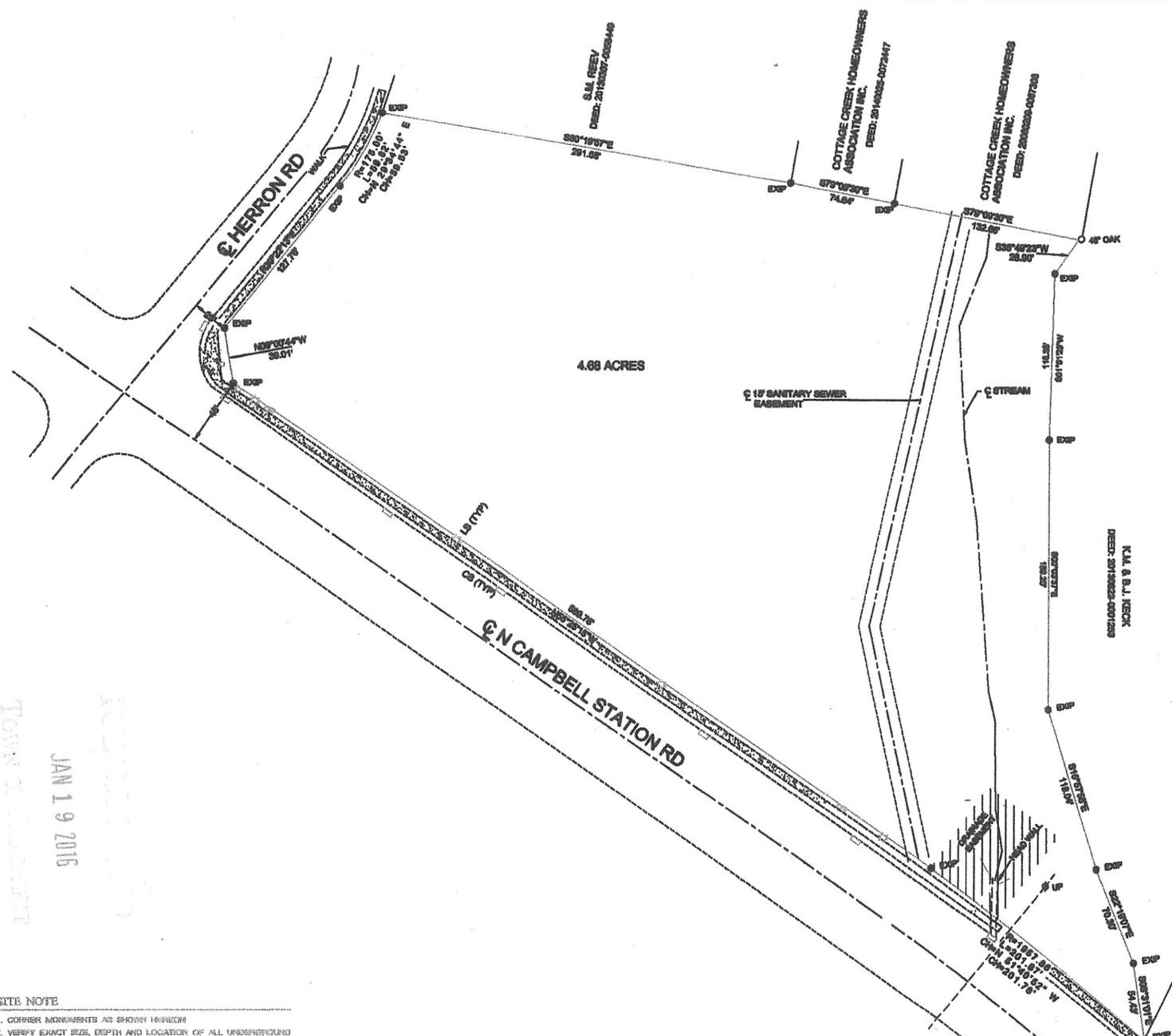
- LEGEND**
- ⊙ (R) IRON ROD (R.F.P.)
 - ⊙ (L) IRON ROD (L.D.)
 - ⊙ UP UTILITY POLE
 - ⊙ CB CATCH BASIN
 - ⊙ LS LIGHT STANDARD

EXHIBIT B

CURRENT OWNER
 STEPHEN E. & MI SUK BROWN
 PO BOX 847
 CULLOWHEE, NC 28723

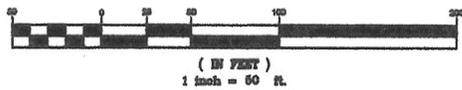
SURVEY OF:

BROWN PROPERTY	
SCALE: 1"=50'	APPROVED BY: FEL
DATE: 01-16-2016	
DISTRICT 6 ° TOWN OF HARRAGUT KNOX COUNTY ° TENNESSEE	
TAX MAP 142, PARCEL 117 SHREY 1 OF 1	DRAWING NO.: 5543



TOWN OF HARRAGUT
 JAN 19 2016

- SITE NOTE**
1. CORNER MONUMENTS AS SHOWN HEREON
 2. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 3. 1/2" UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHTS-OF-WAY, IF ANY EXIST ALL INTERIOR LOT LINES.
 4. DEED REFERENCE: 20140225-0072947
 5. PARCEL ID: 142-117
 6. PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
 7. BEARINGS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO UG95 DATUM.
 8. TOTAL LOTS: 1
 9. TOTAL AREA: 4.68 ACRES



**LeMAY AND ASSOCIATES
 CONSULTING ENGINEERS**

10816 KINGSTON PIKE
 KNOXVILLE, TENNESSEE 37934
 PH: (605) 671-0183
 FAX: (605) 671-0213

MEETING DATE: March 17, 2016

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion of creating a Mixed Use Neighborhood Commercial District

INTRODUCTION AND BACKGROUND: At the January 21, 2016, planning commission meeting, the staff noted as part of an agenda item involving a discussion of amendments to the Comprehensive Land Use Plan (CLUP) that one of the priorities of the Farragut Board of Mayor and Aldermen (FBMA) was to explore the creation of a Mixed Use Neighborhood (MUN) Zoning District.

The CLUP provides for a Mixed Use Neighborhood land use description on Page 28. The CLUP also includes on the future land use map some locations that could be potential candidates for a MUN Zoning District. The Town's Architectural Design Standards also reference the MUN land use in relation to the guidelines for specific subareas.

In order to facilitate an organized discussion of this item, the staff has included in the packet some basic questions and considerations associated with a MUN. Also included in the packet are some select images of what could be basic elements of a MUN. At the meeting the staff will include additional images for discussion purposes. The goal would be to obtain clear direction in terms of the following:

- 1) Do we want to pursue a MUN? If so, are there locations where this could reasonable occur? As mentioned above, the development of a MUN was noted as a priority of the FBMA.
- 2) If a MUN is desired, obtain feedback on the items listed under staffs' question of "What a Farragut MUN should contain?" This will enable the staff to begin crafting an ordinance for consideration.

MIXED USE NEIGHBORHOOD – SOME INITIAL QUESTIONS

1) What is a Mixed Use Neighborhood (MUN)?

- a. A small-scale, typically mixed use (very limited commercial/office and residential on a non-ground floor of a mixed use building) area, that can serve as a gathering space/activity center in a geographically defined portion of a community
- b. Often anchored by a public gathering space such as a park, plaza, greenway, etc., from which the neighborhood evolves
- c. Designed to provide for certain uses that are often associated with small errands or outings that can reasonably be completed on foot or bicycle, such as obtaining certain grocery products, dining at coffee shops, cafes, or bakeries, and certain personal services
- d. Smaller in scale and in the number and type of uses permitted in comparison to a Mixed Use Town Center (MUTC)
- e. Typically has a different building form from a MUTC. A MUN would be more residential in scale and form
- f. Consistent with a MUTC in terms of building arrangement, mixture of uses, buildings with a cohesive identity and timeless appearance (predominantly brick or stone), pedestrian focused with ample outdoor gathering spaces
- g. Because it is more neighborhood oriented, a MUN typically has minimal signage and residential scale lighting
- h. A MUN should complement but not compete with a MUTC
- i. A MUN is not for an individual subdivision but rather a small portion of a community where a number of subdivisions can be served within a manageable walking or bicycling distance (<1 mile)

2) Why have a MUN?

- a. Provide for a greater sense of community
- b. Establish an identity or uniqueness for a section of Town
- c. Enhance property values and marketability
- d. Provide greater housing choice

- e. Appeal to young professionals and retired persons
- f. Lessen vehicle trip generation
- g. Promote community health by encouraging more walking and bicycling to and from the MUN
- h. Providing for greater connectivity for people movement (vehicle, walking, bicycling)
- i. Can encourage redevelopment of certain areas and aging shopping centers
- j. Could provide for a unique gateway element (e.g. coming into the Town from the south on McFee Road or from the northwest off N. Watt Road)
- k. Create a unique and timeless plan of development for vacant parcels that could help serve as part of a MUN
- l. Could reflect certain historic elements that may be associated with a particular section of Town (e.g. the Old Stage Coach MUN)

3) Where could a MUN be located?

- a. Should be community driven and based on the characteristics and objectives of an MUN and where this could be reasonably accomplished
- b. The Comprehensive Land Use Plan Update (CLUP) includes potential locations (these are not necessarily the best or only candidates)
- c. Would need to have the supporting infrastructure (walking trails, sidewalks, bicycle lanes and access to at least a major collector street with available utilities to support the MUN)
- d. Focus on the Town's parks. There are 4 primary parks in the Town each with ample pedestrian facilities. Areas around a park or other community gathering space could be a candidate for a MUN
- e. Should be limited to no more than 3 or 4 in the Town so as not to compete with the MUTC and to be consistent with the objectives of a MUN
- f. Potentially the area around McFee Park, Mayor Bob Leonard Park and N. Watt Road, Anchor Park, and the central portion of Town

could be potential candidates. There would not be a need for a MUN in the portion of Town near the MUTC

4) What should a Farragut MUN contain (if this land use is desired in Farragut)?

- a. Should be driven by the community
- b. Could vary depending on context
- c. What types of uses? (some uses common in MUN's include cafes, coffee shops, bakery, small markets (<5,000 square feet), barber or similar personal service uses - all with potentially residential use above these service uses)
- d. What type of building form, height, and placement? (e.g. residential scale mixed use with pitched roofs similar to surrounding residential). Height would not exceed what is permitted for surrounding residential (mixed use core may need a minimum of 2 stories)
- e. Common open space/gathering areas
- f. A gridded street network in the core of the MUN? This helps encourage more active storefronts and provides a unique transportation element in an otherwise suburban setting
- g. Pedestrian scale lighting and signage (for mixed use buildings)
- h. Attention to site and building detail, such as architectural consistency (but not uniformity), timeless architecture and building materials, softening service areas – such as trash receptacle, HVAC units, delivery areas, and minimizing and screening and visually enhancing surface parking, etc.
- i. Flexible residential density that transitions to abutting established residential areas (a MUN may include a core of 1 or 2 blocks with mixed use and attached single family/townhomes – up to 10 units per acre, with attached single family and detached small lot single family as one transitions away from the MUN core)

5) What could a MUN look like? (please refer to the photographs included in the packet which feature some possible elements of a MUN and what may not be appropriate for a MUN)

NEIGHBORHOOD SITE DESIGN TRANSITIONS

Neighborhood transitions address the relationship between new or redeveloping commercial, office, mixed-use or multi-family residential uses and adjacent low-scale residential neighborhoods.

Site design adjacent to an existing or future residential neighborhood should provide a compatible transition that minimizes potential negative impacts while promoting positive connections. Designs that incorporate compatible uses and designs, and which link commercial and mixed-use areas with the adjacent residential neighborhoods are generally preferred as illustrated in "Strategies to Promote a Compatible Transition to Adjacent Neighborhood/Agricultural Land" on page 32. Note that guidelines for scale transitions related to building design are provided in "Neighborhood Building Design Transitions" on page 52.

1.40 Design a commercial or mixed-use site to be compatible with adjacent neighborhoods.

- Place and orient buildings to minimize potential negative impacts on an adjacent residential neighborhood.
- Avoid orienting the rear of buildings toward an adjacent residential neighborhood.
- Avoid creating an impassible barrier between a commercial or mixed-use site and an adjacent neighborhood.
- Avoid orienting blank rear walls towards an adjacent residential neighborhood.
- Do not locate mechanical or service areas directly adjacent to a residential neighborhood.
- See "Strategies to Promote a Compatible Transition to Adjacent Neighborhood/Agricultural Land" on page 32 for more information.



Do not incorporate continuous walls, fences or landscaping that prevents pedestrian or bicycle connections across a landscaped buffer area.



Do not incorporate continuous walls, fences or landscaping that prevents pedestrian or bicycle connections across a landscaped buffer area.

1.41 Design landscape buffer areas to provide shared amenities.

Amenities shared between a commercial or mixed-use development and an adjacent residential neighborhood may include:

- Picnic areas
- Exercise areas
- Playgrounds
- Water features, including landscaped stormwater management facilities
- Other landscape features

1.42 Provide pedestrian, bike and vehicular connections to adjacent neighborhoods.

- Where possible, extend paths or small vehicular lanes to connect with streets and paths in an adjacent neighborhood.
- Design pedestrian and vehicular circulation systems to consider potential future connections to adjacent neighborhoods.
- Incorporate breaks in a landscape buffer to allow for pedestrian and bicycle connections.
- Do not incorporate continuous walls, fences or landscaping that prevents pedestrian or bicycle connections across a landscaped buffer area.

Farragut Zoning Ordinance Buffer Requirements

The Farragut Zoning Ordinance establishes buffer requirements for development located adjacent to existing residential or agricultural zones. Buffer requirements include landscaped setbacks to protect sensitive residential areas.

In some cases, flexibility in the application of buffer requirements may be provided for projects that provide a more active linkage between a new development and an adjacent residential area while meeting the intent of these guidelines.

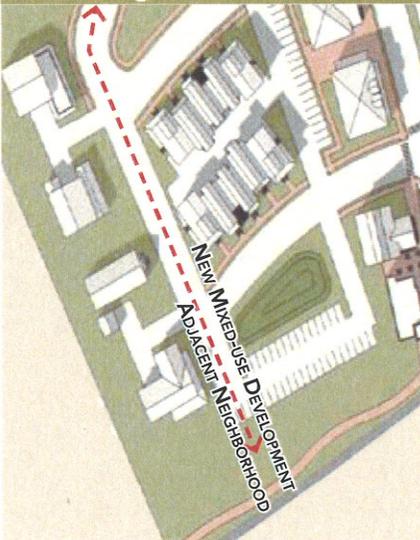
See "Town of Farragut Zoning Ordinance" on page 2 for more information on the relationship between zoning requirements and design guidelines.

Strategies to Promote a Compatible Transition to Adjacent Neighborhood/Agricultural Land

Where new development in Farragut adjoins an existing neighborhood or agricultural land, it has typically incorporated a landscape buffer area to minimize potential negative impacts. In some cases, however, other strategies may provide a compatible transition while encouraging pedestrian and bicycle connections between neighborhoods and adjacent shops, services or employment centers. Three such strategies are illustrated below.

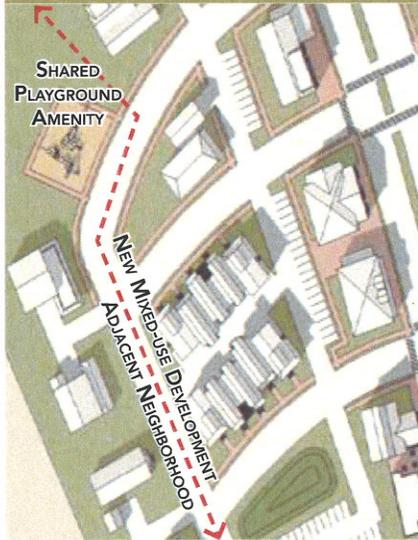
Note that the edges of a new development may incorporate a variety of strategies, including a typical landscape buffer or some combination of the strategies illustrated below. Where a landscape buffer is used, it should incorporate breaks for pedestrian and bicycle connections.

1. Building Placement



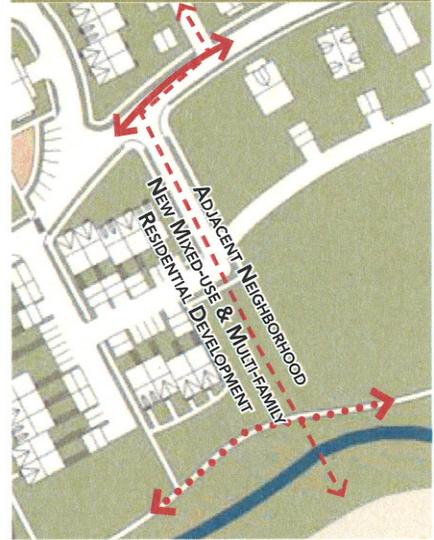
Place and orient buildings to minimize potential negative impacts on an adjacent neighborhood. In the example illustrated above, rear entrances are oriented to a multi-family residential development located between a commercial area and a single-family neighborhood.

2. Shared Amenities



Design a landscape buffer to provide shared amenities. In the example illustrated above, a playground is located in a landscape buffer area between a commercial area and a single-family neighborhood.

3. Connections



Incorporate breaks in a landscape buffer to allow for pedestrian and bicycle connections. In the example illustrated above, a break in a landscape wall accesses a path connecting a commercial area and a single-family neighborhood.

Figure 15: Strategies to Promote a Compatible Transition to Adjacent Neighborhood/Agricultural Land

NEIGHBORHOOD BUILDING DESIGN TRANSITIONS

Neighborhood transitions address the relationship between new or redeveloping commercial, office, mixed-use or multi-family residential uses and adjacent low-scale residential neighborhoods. The design of buildings adjacent to an existing or future residential neighborhood should provide a compatible transition that minimizes potential negative impacts while promoting visual connections. Where possible, buildings located near an adjacent neighborhood should have a lower-scale residential character to provide a compatible transition. Such buildings could include town houses or small village-scale commercial, office or retail buildings that incorporate residential building design features including pitched roofs and high levels of façade articulation.

Note that guidelines for scale transitions related to site design are provided in "Neighborhood Site Design Transitions" on page 31. Also see "Farragut Zoning Ordinance Buffer Requirements" on page 31 for information on zoning regulations related to neighborhood transitions.



Incorporate residential design features, such as pitched roofs and balconies adjacent to a residential neighborhood.

2.25 Provide a compatible scale transition adjacent to a residential neighborhood.

- a. Step down building heights adjacent to a residential neighborhood.
- b. Provide a high level of façade articulation.
- c. Consider breaking a larger building into a series of smaller buildings that better relate to the scale of the adjacent residential neighborhood.

2.26 Incorporate residential design features adjacent to a residential neighborhood.

Such features may include:

- a. Pitched roof forms
- b. Front porches
- c. Balconies
- d. Small groupings of vertical windows



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

Land Use Descriptions

2 Mixed use neighborhood

Intent

- Encourage the redevelopment of outdated commercial locations.
- Add a residential/office component to commercial areas that provides a built-in clientele and reduces the need to compete with big-box centers.
- Provide opportunities for small, neighborhood-serving retail at appropriate locations.
- Create an alternative residential option for Farragut, with convenient access to goods and services.

Uses

- Small, “niche” retail stores.
- Small-footprint versions of chain stores
- Convenience stores oriented to the local community such as small groceries, coffee shops, or bakeries.
- Personal service offices.
- Modest residential (both detached, attached, and “above the store” residences)

Residential Density

- 6-10 units per acre.

Location

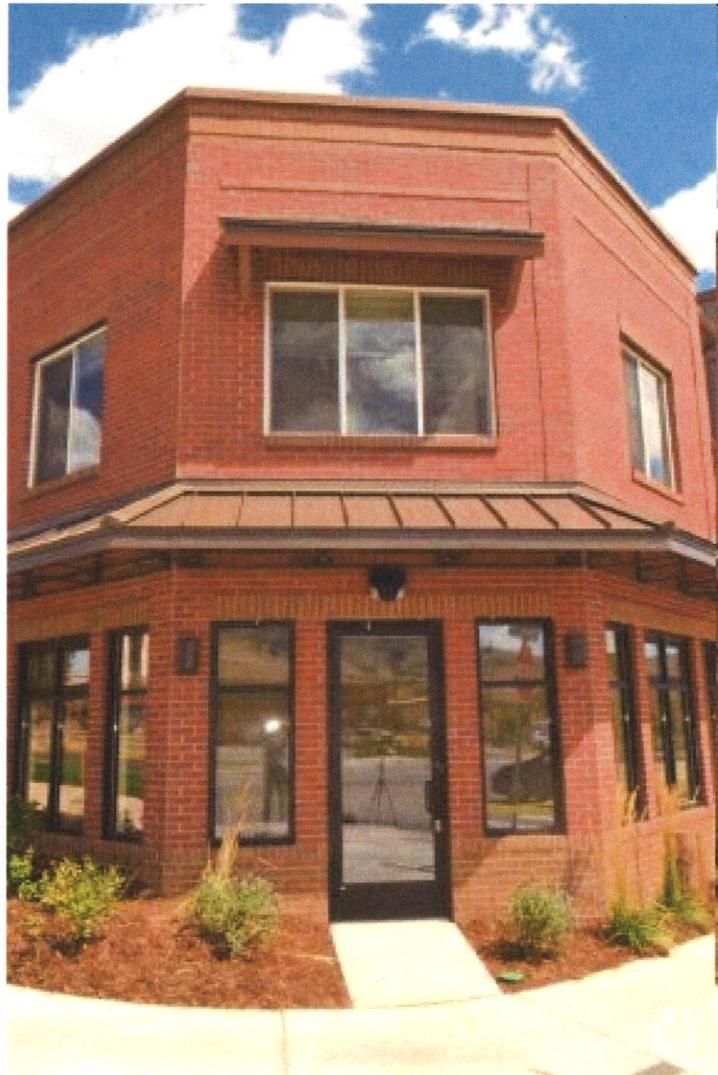
- Along major roadways, co-located with higher density residential.
- At major intersections.

Character

- Compact, 2-3 stories, may range from single buildings to 2 blocks (both sides of a street).
- Comfortable bike and pedestrian connections to surrounding neighborhoods.
- Internal pedestrian-oriented amenities, such as pocket parks, plazas, bike storage, wide sidewalks and access to cafés.
- Pedestrian scale signage.
- Gridded or semi-gridded street network.



Figure 28: Mixed use neighborhood center character











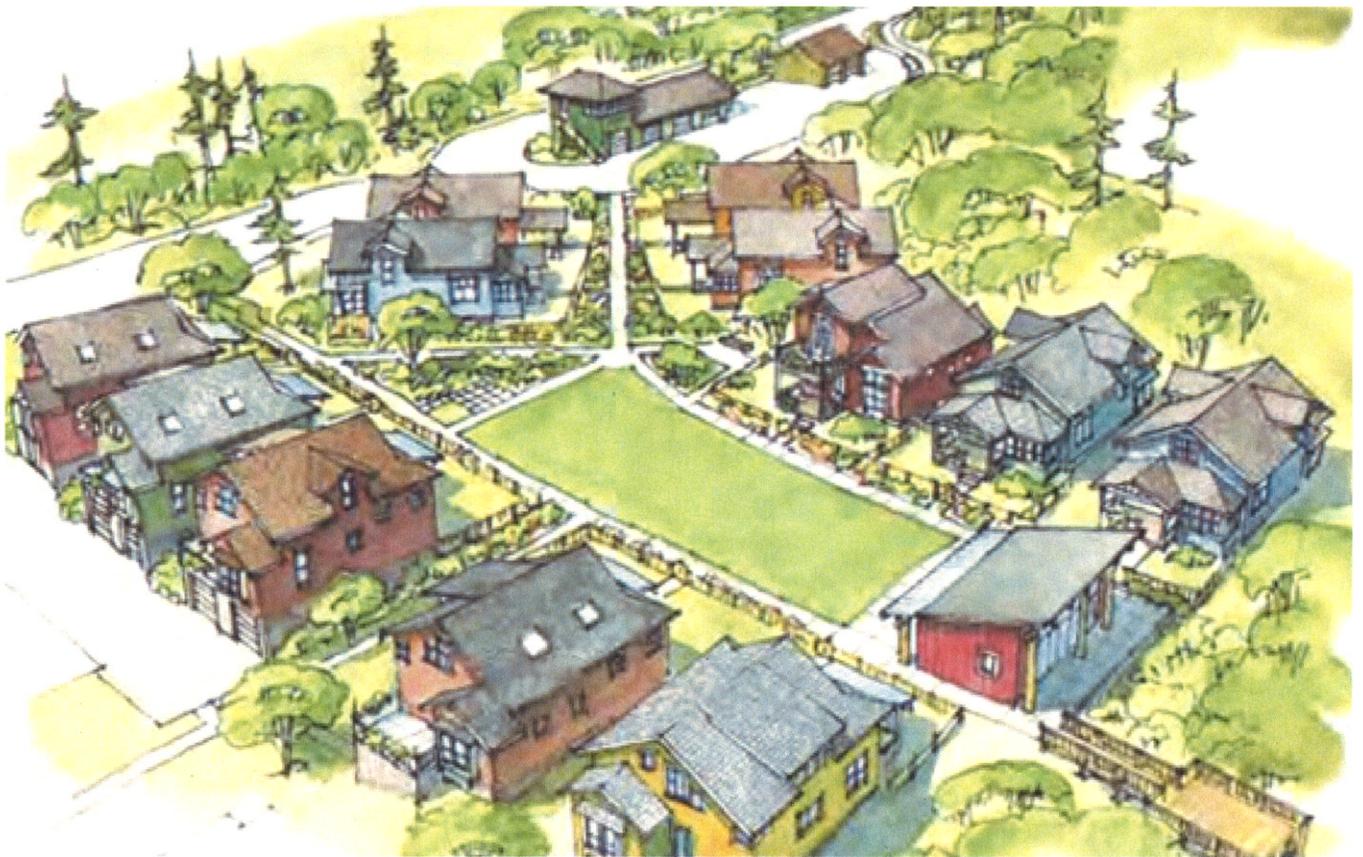


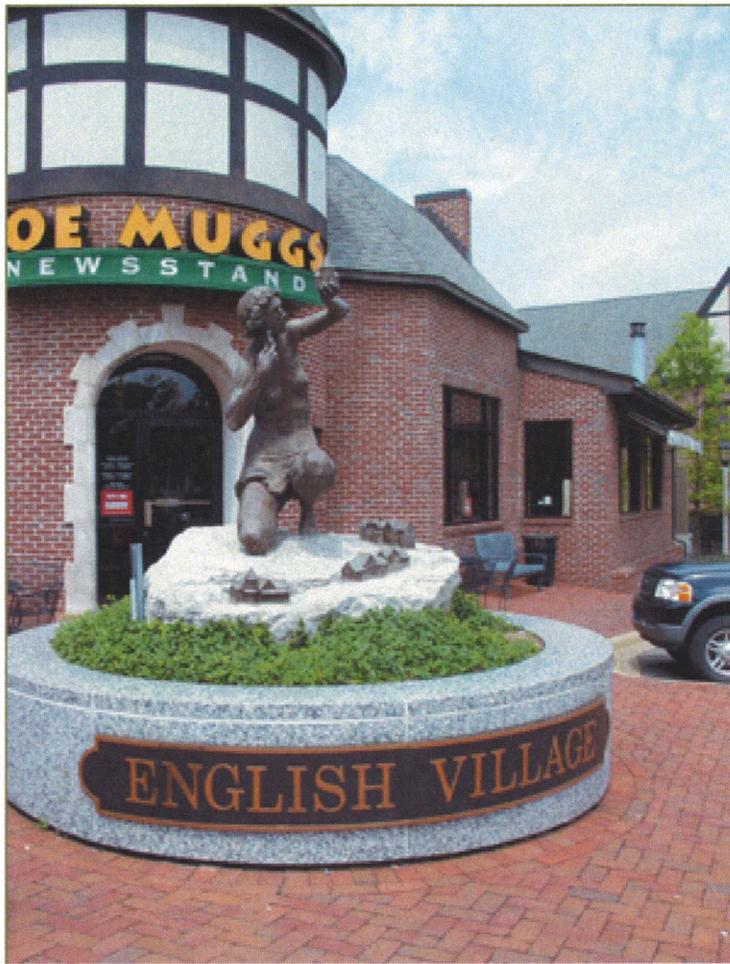






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MEETING DATE: March 17, 2016

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ashley Miller, Assistant Community Development Director

SUBJECT: Discussion of the Farragut Architectural Design Standards design review checklist

INTRODUCTION AND BACKGROUND: The Farragut Architectural Design Standards (ADS) were adopted in March 2015. Since that time the standards have been applied to applicable projects that have been presented to the planning commission. The desire to consolidate the main components of the standards into a checklist became apparent given the numerous standards to be applied. The staff developed an in-house checklist to aid in the review process and at the beginning of the current fiscal year, the Town contracted with Winter and Company, the consultants that developed the Town's design standards, to create a design review checklist document that could aid in the application and administration of the design standards.

Over the past several months, the consultants and staff have been working to develop the design review checklist. The checklist follows the same style and formatting of the ADS, including subsections for the previously established subareas. The checklist is broken into three sections which are summarized as follows:

Section 1: Introduction to the Design Review Process

Provides an overview of the review process, collects basic information related to a project and denotes the submittal requirements.

Section 2: Design Guidelines Checklist

This section is to be completed by the applicant's designer. Section 2 breaks down each guideline and cross-references the page number and guideline number to the applicable standard within the adopted ADS. Within this section, the applicant selects if the guideline has been met, not met, or N/A and a brief description on how the guideline is being achieved in the design.

Section 3: Summary of Findings

This section is reserved for staff's comments. This portion of the document is where staff will state their findings on each standard, based on the plans and the information provided in Section 2, and formulate a final recommendation.

Given the length of the design review checklist, the staff envisions this document to be a digital submittal and, consequently, the document has been developed in a Word format. The thought is that a portion of the design review checklist will be included in the FMPC packet to assist in the review. An objective of presenting this checklist as an agenda item is to discuss the best manner in which staff findings could be presented to planning commissioners. For example, would it be best to include all of Section 3 or just the recommendation?

Farragut Architectural Design Standards

Design Review Checklist



Final

February 12th, 2016

Project Information

Provide the following information regarding the development project under review. The grey boxes below indicate the area in which you are able to type information into.

CASE NUMBER

PROJECT NAME

PROJECT ADDRESS

Name:

Address:

Zip Code:

CONTACT INFORMATION FOR LEAD PROJECT PROFESSIONAL

Name:

Address:

Zip Code:

Phone #:

Email Address:

CONTACT INFORMATION FOR PROPERTY OWNER

Name:

Address:

Zip Code:

Phone #:

Email Address:

SECTION 1:

Introduction to the Design Review Process



Introduction

This document is designed to summarize compliance with the Town's Architectural Design Standards. It is intended to be used in conjunction with that document, and is organized into these sections:

Section 1: Introduction to the Design Review Process

This section describes the review system, the process that is followed, and provides links to other submittal requirements.

Section 2: Design Guidelines Checklist

This section summarizes each of the design guidelines that appear in the Design Standards document.

Section 3: Summary of Findings

This section provides a narrative of the degree to which a proposal meets the design guidelines and serves as the basis for formal decision-making.

Using the Checklist

This document is to be used by the applicant, town staff and applicable boards and commissions, in the following steps:

Step 1: Applicant gathers submittal requirements.

The applicant should review the information provided in Section 1 of this document, "Introduction to the Design Review Process." After review the applicant will gather all necessary submittal requirements which are listed on page 9.

Step 2: Applicant provides initial comments.

The applicant completes the checklist, providing comments in the "Comments" column in Section 2, "Design Guidelines Checklist."

Step 3: Staff assessment of the proposed project.

Using Section 3, staff will provide short descriptions of their findings in each of the sub-categories of the design guidelines. They also will provide their recommendation for action at the end of this section.

The Design Guidelines Review Process

This chart illustrates the overall design review process from application to obtaining permit.

STEP 1: PRE-APPLICATION CONFERENCE WITH TOWN STAFF

This is an opportunity for the applicant and staff to discuss the proposal and for staff to provide guidance related to the guidelines.

STEP 2: APPLICATION FOR REVIEW – SUBMIT APPLICATION

The type of application submitted will depend on the scope of the project proposed. Town staff will provide guidance on application type to be submitted during the Pre-Application Conference.

STEP 3: REVIEW AND APPROVAL

Minor Projects

OR

All Other Projects

Reviewed by Town Staff
Staff reviews for completeness and conformity to the adopted guidelines. (Staff may forward a project with unique circumstances to the VRRB or FMPC for review.)

Reviewed by Town Staff
Staff reviews for completeness and conformity to the adopted guidelines. Staff provides a recommendation to FMPC and/or VRRB depending on the review authority.

Approved | Not Approved
Applicant may appeal staff's decision to the FMPC

FMPC (Public Hearing and Meeting) Reviews: All guidelines, except landscaping and signage	VRRB (Public Meeting) Reviews: Landscaping and signage
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Approved	Not Approved Applicant may appeal the FMPC's decision to the Board of Mayor and Aldermen, as provided for in state law (see TCA 6-54-133).	Approved	Not Approved Applicant may appeal VRRB's decision to FMPC
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STEP 4: REVIEW AND APPROVAL

Complete any remaining items necessary to secure all applicable permits.

Roles in the Design Guidelines Review Process

Town staff, the Visual Resources Review Board (VRRB), and the Farragut Municipal Planning Commission (FMPC) each play a role in the design review process. Town staff review and approve minor projects¹ and the VRRB and FMPC review and approve all other projects as summarized in the chart below.

	Town Staff	VRRB	Planning Commission
MINOR PROJECTS	✓		
<ul style="list-style-type: none"> » Replacement of, or improvements to, existing landscaping » Modification of existing parking lots » Changes to utilities, mechanical equipment or service areas » Renovation or improvements to an existing façade (i.e., new awnings and canopies or changes to exterior building color) » New or modified accessory buildings 	<ul style="list-style-type: none"> » Review & approve overall project¹ 	<ul style="list-style-type: none"> » Review Landscape Plan component of projects forwarded by Town staff¹ 	<ul style="list-style-type: none"> » Review projects forwarded by Town staff¹ » Review appeal of staff decisions
ALL OTHER PROJECTS		✓	✓
<ul style="list-style-type: none"> » A new building, or additional square footage added to an existing building » Projects including land disturbance or new landscaping » Projects to be completed in phases » Projects in the Mixed Use Town Center, McFee Park Roundabout, Lakefront/Concord Road, I-40 and Outlet Drive subareas as defined in the Architectural Design Standards, as amended. 	<ul style="list-style-type: none"> » Provide recommendations to the VRRB and Planning Commission 	<ul style="list-style-type: none"> » Review & approve the Landscape Plan 	<ul style="list-style-type: none"> » Review & approve overall project » Review appeal of VRRB decisions

¹Note that Town Staff may determine that a minor project that is eligible for staff approval should instead be subject to review by the Visual Resources Review Board or Farragut Municipal Planning Commission because the project involves unique circumstances.

*An applicant may appeal the Farragut Municipal Planning Commission's decision to the Board of Mayor and Aldermen as provided for in state law (see TCA 6-54-133).

Design Review Checklist - Submittal Requirements

These documents must be submitted along with this checklist for design review. For further details on the standards required for development projects, please follow the link to the Farragut Architectural Design Standards page on the Town's website:

<http://townoffarragut.org/design>

SITE PLAN	
http://townoffarragut.org/DocumentCenter/Home/View/366	Scale: Not less than 1" = 20' for small tracts and 1" = 50' for large tracts
LANDSCAPE PLAN	
http://townoffarragut.org/DocumentCenter/View/363 The landscape plan shall be submitted as part of a separate landscape application process.	Scale: Not less than 1" = 20' for small tracts and 1" = 50' for large tracts Landscape plan shall be submitted as part of a separate landscape application process.
MATERIAL SAMPLES	
COLOR SAMPLES	
SIGN PLAN	
http://townoffarragut.org/DocumentCenter/View/365	The sign plan shall be submitted as part of a separate sign application process.
PHOTOGRAPHS AND RENDERINGS	
<ul style="list-style-type: none"> - Existing Site Photographs - Simulation Photo Renderings 	

SECTION 2: Design Guidelines Checklist



Chapter 1: Site Design Guidelines

STREETSCAPE

Intent Statement: Streetscape features should be functional and durable while helping to affirm or establish the identity of a neighborhood, district, or development.

Note: Page numbers refer to the "Farragut Architectural Design Standards" document.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 14	1.1	Integrate functional pedestrian improvements into the streetscape.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 14	1.2	Coordinate streetscape elements along public frontages surrounding a development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 14	1.3	Coordinate streetscape elements on internal streets and lanes within a development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 14	1.4	Use streetscape elements that invite a high level of activity along a commercial street frontage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 14	1.5	Use streetscape elements that invite passive pedestrian and recreational activity along a residential street frontage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

BUILDING SETBACKS & FRONTAGE:

Intent Statement: Whenever possible, buildings should be aligned along the street to hide parking and promote active sidewalks. A uniform alignment of buildings helps to define a "street wall," which provides a sense of enclosure and a comfortable scale for pedestrians.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 16	1.6	Design the street frontage to promote pedestrian activity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

pg. 16	1.7	Design the street frontage to be compatible with the surrounding context.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
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CONNECTIVITY:

Intent Statement: Future development should help create a more active, and inter-connected environment throughout Farragut.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 18	1.8	Provide pedestrian and bicycle connections into and between properties.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 18	1.9	Provide vehicular connections into and between adjoining properties.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

OUTDOOR OPEN SPACE:

Intent Statement: New development should incorporate outdoor open space that projects a vibrant image and invites pedestrian activity with durable furnishings and visual elements such as public art to add interest.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 20	1.10	Locate outdoor open space to provide a focal point.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 20	1.11	Locate and orient outdoor open space to be actively used.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 21	1.12	Furnish outdoor open spaces to encourage active use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 21	1.13	Design outdoor open space to incorporate Low Impact Development (LID) principles for stormwater management.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

PUBLIC ART:

Intent Statement: Public art is encouraged as a way of bringing visual interest and special identity to individual sites and neighborhoods. The guideline provided below is voluntary and is not meant to imply a requirement for inclusion of public art.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 22	1.14	Use public art to add interest to an outdoor open space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

LANDSCAPING:

Intent Statement: Sites should be landscaped to enhance community image, invite pedestrian activity, preserve mature trees and highlight distinctive topographic or other site features. In general, indigenous or well-acclimated and noninvasive species should be used. Landscape design within a site should also help to establish a sense of visual continuity. The guidelines below are intended to complement landscaping requirements in the Farragut Zoning Ordinance.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 23	1.15	Design sites to highlight landscape areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 23	1.16	Use a coordinated landscape palette to establish a sense of visual continuity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 23	1.17	Preserve and maintain mature trees and significant vegetation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 23	1.18	Use hardy plant and tree species.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 23	1.19	Use landscaping to enhance pedestrian improvements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 23	1.20	Integrate landscaping and stormwater management systems.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

SURFACE PARKING:

Intent Statement: 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.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 24	1.21	Minimize the visual impact of surface parking.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 24	1.22	Locate and design parking lots to allow for pedestrian access.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 24	1.23	Design parking access to minimize potential negative impacts on pedestrians.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

SITE LIGHTING:

Intent Statement: The character and level of site lighting should help establish a sense of identity and cohesion. Site lighting should help create a sense of place, highlight distinctive architectural details, and reinforce the overall form, massing, and spatial characteristics of the building or site. Note that streetlights are an important feature of the overall streetscape as addressed on page 14 of the design guidelines.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 25	1.24	Scale site lighting to its purpose.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 25	1.25	Shield site lighting to minimize off-site glare.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

WORKING WITH TOPOGRAPHY:

Intent Statement: Where possible, site design should preserve and work within existing topography. Any re-grading should maintain pedestrian and vehicular connectivity while minimizing potential negative visual impacts of large retaining walls.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 26	1.26	Design a site to take advantage of existing topography.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 26	1.27	Design a retaining wall to minimize impacts on the natural character of the site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 26	1.28	Design a building foundation to conform to the existing topography.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 26	1.29	Design a site to minimize vulnerability to sinkholes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

SERVICE AREAS & UTILITIES:

Intent Statement: Service areas and utilities should be located and designed to be visually unobtrusive and integrated with the design of the site and the building. Service areas are typically most appropriate when located to the rear of a building and not visible from the public right-of-way.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 27	1.30	Locate a utility or service area to minimize visual impacts from the street and sidewalk.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 27	1.31	Locate and design a utility building or shed to minimize the visual impacts from the street and sidewalk.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 27	1.32	Locate buildings and other site improvements to allow for potential future undergrounding of utility lines.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 27	1.33	Enclose a free-standing utility or service area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

STORMWATER MANAGEMENT & LOW-IMPACT DEVELOPMENT:

Intent Statement: The guidelines for stormwater management and low-impact development are intended to complement landscaping requirements in the Farragut Zoning Ordinance by promoting the use of low-impact development principles to meet those requirements while also providing site amenities that help enhance community image.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 28	1.34	Maintain pre-development hydrologic features to minimize stormwater impacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 28	1.35	Incorporate Low Impact Development (LID) principles to address stormwater as close to the source as possible.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 28	1.36	Incorporate stormwater management systems to maximize water quality.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 28	1.37	Use stormwater management systems as site amenities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

INCREMENTAL SITE DESIGN IMPROVEMENTS:

Intent Statement: While improvements should consider long term objectives for the area and site, flexibility in the application of the design guidelines is appropriate for such projects to ensure that development is able to respond to current market conditions.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 29	1.38	Locate incremental improvements to anticipate future development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 29	1.39	Locate and design incremental improvements to enhance the pedestrian environment of an existing development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

NEIGHBORHOOD SITE DESIGN TRANSITIONS:

Intent Statement: Site design adjacent to an existing or future residential neighborhood should provide a compatible transition that minimizes potential negative impacts while promoting positive connections. Designs that incorporate compatible uses and designs, and which link commercial and mixed-use areas with the adjacent residential neighborhoods are generally preferred as illustrated in “Strategies to Promote a Compatible Transition to Adjacent Neighborhood/Agricultural Land” on page 32 of the design guidelines.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 31	1.40	Design a commercial or mixed-use site to be compatible with adjacent neighborhoods.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 31	1.41	Design landscape buffer areas to provide shared amenities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 31	1.42	Provide pedestrian, bike and vehicular connections to adjacent neighborhoods.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

Chapter 2: Building Design Guidelines

BUILDING HEIGHT:

Intent Statement: New development and redevelopment should meet zoning requirements while recognizing traditional height variations in Farragut and stepping down towards adjacent lower-scale buildings.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 37	2.1	Provide variation in building heights.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 37	2.2	Position taller building elements to minimize visual impacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 37	2.3	Design floor-to-floor heights to establish a sense of scale and reflect Farragut traditions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

BUILDING ARTICULATION:

Intent Statement: New development and redevelopment in Farragut should incorporate articulation techniques that promote a sense of human scale and divide the mass and scale of a larger building into smaller parts that relate to traditionally-scaled buildings.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 38	2.4	Use vertical articulation techniques to add visual interest and express traditional façade widths.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 38	2.5	Use horizontal articulation techniques to establish a sense of human scale in the design of a larger building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

ICONIC DESIGN FEATURES:

Intent Statement: New development and redevelopment in a highly-visible location, such as the intersection of arterial roads, should incorporate iconic design features to foster a unique sense of place, add visual interest and help differentiate Farragut from surrounding areas. In most cases, large-scale new development projects in any location should also incorporate iconic design features.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 40	2.6	Use iconic design features to foster a unique sense of place.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 40	2.7	Locate iconic design features to maximize their visibility and impact.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

ROOF FORM:

Intent Statement: New development and redevelopment should incorporate roof forms that convey compatible mass and scale, add visual interest and are appropriate to a building's use.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 40	2.8	Create a sense of visual interest by using a variety of roof forms along the street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 40	2.9	Consider incorporating a roof form that provides a "cap."	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

OVERALL FAÇADE CHARACTER:

Intent Statement: Visible building façades that incorporate high-quality design features enhance Farragut's community image and convey an active and vibrant appearance to passing vehicles and pedestrians. The design guidelines for overall façade character below apply to visible façade areas that face public streets, sidewalks, pedestrian areas or parking lots.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 42	2.10	Design a building façade to enhance community image.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 42	2.11	Design a building façade to be compatible with its context.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

pg. 42	2.12	Design a building façade to convey visual interest.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 42	2.13	Design a building façade to promote an active appearance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

GROUND FLOOR DESIGN:

Intent Statement: Ground floor building design should incorporate features that help create a pedestrian-friendly street level. In a commercial area, it is especially important to incorporate active features such as ground floor storefront windows. In a multi-family residential area, the ground floor may incorporate other design features, such as porches and stoops, to engage the sidewalk and street.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 44	2.14	Design the ground floor of a building façade to engage the public realm and promote pedestrian activity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 44	2.15	Use high quality, durable materials to define the ground floor and add visual interest.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

BUILDING MATERIALS & COLORS:

Intent Statement: Exterior building materials and colors provide a sense of scale and texture and are used to convey design quality and visual interest. Building façades should use high-quality, durable, materials that contribute to the visual continuity of the context and convey high quality in design and detail. Masonry should be used as a significant façade element on new construction.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 46	2.16	Use compatible materials to enhance community image.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 47	2.17	Use masonry materials to promote a cohesive community image.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

pg. 48	2.18	Use accent materials to enhance visual interest.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 48	2.19	Use materials to convey a sense of human scale and visual interest to pedestrians.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 48	2.20	Use exterior material, paint and roof colors that are compatible with the surrounding context.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

FAÇADE RENOVATION:

Intent Statement: Façade renovations are encouraged to enhance community image and help attract tenants to aging commercial or office buildings. Renovations may include ground floor improvements to attract pedestrian activity, the addition of iconic design features or complete replacement of an existing façade. When possible, such incremental improvements should anticipate future phases of development that may include new buildings, parking areas and pedestrian paths.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 50	2.21	When possible, renovate an aging commercial or office façade to enhance community image.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 50	2.22	Anticipate future phases of development when renovating a façade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

ADAPTIVE REUSE:

Intent Statement: Preserving and adapting a structure to a new use has environmental benefits and may help preserve the existing character of an area. Re-using a building preserves the energy and resources invested in its construction, and removes the need for producing new construction materials. Adaptive reuse projects are encouraged.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 51	2.23	Adapt an existing structure to a new use as an alternative to demolition whenever possible.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

pg. 51	2.24	Consider future objectives for the site when adapting an existing structure to a new use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
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NEIGHBORHOOD BUILDING DESIGN TRANSITIONS:

Intent Statement: The design of buildings adjacent to an existing or future residential neighborhood should provide a compatible transition that minimizes potential negative impacts while promoting visual connections. Where possible, buildings located near an adjacent neighborhood should have a lower-scale residential character to provide a compatible transition.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 52	2.25	Provide a compatible scale transition adjacent to a residential neighborhood.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 52	2.26	Incorporate residential design features adjacent to a residential neighborhood.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

Chapter 3: Guidelines for Specific Subareas

TOWN CENTER SUBAREA – SITE DESIGN:

Intent Statement: New construction and redevelopment should incorporate site design features that are consistent with the vision for a pedestrian-oriented Town Center. Note that the site design case study on page 10 illustrates a redevelopment concept that is consistent with this vision.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 54	3.1	Design streets to promote safe bicycle and pedestrian activity in the Town Center.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 54	3.2	Coordinate streetscape elements throughout a Town Center development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 54	3.3	Design the street frontage to promote pedestrian activity throughout a Town Center development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 54	3.4	Provide high-quality pedestrian and bicycle connections throughout a Town Center development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 55	3.5	Provide a highly-active pedestrian area between buildings and streets classified as “primary” in the Town Center.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 55	3.6	Provide a landscaped pedestrian area between buildings and streets classified as “secondary” in the Town Center.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 55	3.7	Locate and furnish outdoor open spaces to encourage pedestrian activity in the Town Center.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 56	3.8	Locate and design surface parking areas to minimize visual impacts on the Town Center.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 56	3.9	Design parking lots to promote pedestrian access in the Town Center.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

TOWN CENTER SUBAREA – BUILDING DESIGN:

Intent Statement: New construction and redevelopment should incorporate building design features that are consistent with the vision for a Town Center that creates a more urban downtown for Farragut.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 57	3.10	Scale buildings to help create an “urban” street edge in the Town Center.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 57	3.11	Articulate buildings into a base, middle and cap.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 57	3.12	Incorporate architectural features that promote the Town Center as a memorable downtown destination.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 57	3.13	Design a storefront to engage the public realm and promote pedestrian activity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 58	3.14	Minimize the visual impacts of a parking structure on nearby pedestrian areas or major streets.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 58	3.15	Use compatible, high-quality façade materials in the Town Center.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 59	3.16	Preserve significant historic resources, such as the Campbell Station Inn, in the Town Center.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 59	3.17	Integrate historic resources, such as the Campbell Station Inn, into the design of a new Town Center development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

KINGSTON PIKE SUBAREAS

Intent Statement: New development and redevelopment in the Kingston Pike/Watt Road subarea should support additional medium density residential development while remaining compatible with existing neighborhoods. It should also incorporate design elements that preserve natural vistas and provide a welcoming gateway for motorists, bicyclists and pedestrians entering Farragut on Watt Road or Kingston Pike.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 61	3.18	Provide high quality streetscape and landscape features along Kingston Pike.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 61	3.19	Design the street frontage to promote pedestrian activity along Kingston Pike.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 62	3.20	Incorporate design elements that provide a welcoming community gateway in the Kingston Pike/Watt Road and Kingston Pike/Lovell Road areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 62	3.21	Provide a high-quality, interconnected pedestrian environment in the Central Kingston Pike subarea.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 62	3.22	Incorporate a consistent landscape setback along Kingston Pike in the Kingston Pike/Lovell area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

LAKEFRONT/CONCORD ROAD SUBAREAS

Intent Statement: New development and redevelopment in the Lakefront/Concord Road subarea should help create a welcoming gateway to Farragut while maintaining compatibility with the natural and very low-scale residential surroundings. New design should also incorporate features that reference the nearby historic Concord Village area, which is outside of the town boundary to the east of the Lakefront/Concord Road subarea.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 63	3.23	Ensure that new development in the Lakefront/ Concord Road subarea is compatible with the existing, predominantly very low-scale residential character.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

pg. 63	3.24	Maintain the existing naturalistic feel along the Concord Road frontage in the Lakefront/Concord subarea.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 63	3.25	Incorporate design elements that provide a welcoming community gateway near Concord Road and Lake Ridge Drive in the Concord/Lakefront subarea.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 64	3.26	Incorporate design elements that reference the adjacent historic Concord Village in the Concord/Lakefront subarea.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

MCREE PARK ROUNDABOUT SUBAREA

Intent Statement: New development and redevelopment in the McFee Park Roundabout subarea should help create a pedestrian-oriented center while maintaining compatibility with the residential surroundings.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 65	3.27	Incorporate design elements that promote development of a pedestrian-oriented mixed-use neighborhood center in the McFee Park Roundabout subarea.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 65	3.28	Incorporate design elements that relate to existing recreational amenities in the McFee Park Roundabout subarea.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

OUTLET DRIVE SUBAREA

Intent Statement: New development and redevelopment in the Outlet Drive subarea should help raise the design quality of the area and incorporate iconic features that enhance community image as viewed from the Interstate and surrounding areas.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
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pg. 66	3.29	Design a larger office or light industrial building in the Outlet Drive subarea to enhance community image.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 66	3.30	Design a larger office or light industrial building in the Outlet Drive subarea to incorporate iconic features.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

Chapter 4: Guidelines for Signs

GENERAL SIGN GUIDELINES

Intent Statement: A sign should be in character with the materials, colors and details of the building. Its content should be visually interesting and clearly legible. Illumination sources should be shielded to minimize glare and light pollution.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 68	4.1	Locate and design a sign to be subordinate to the overall site and building design.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 68	4.2	Use sign materials that are compatible with the architectural character and materials of the building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 68	4.3	Use colors for the sign that are compatible with those of the building façade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 68	4.4	Use simple, legible characters that enhance the visibility of sign content.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

GUIDELINES FOR SPECIFIC SIGN TYPES

Intent Statement: The guidelines below supplement the general design guidelines with additional information regarding the use of several specific sign types. Sign types are defined and illustrated on page 70 of the design guidelines.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 69	4.5	Locate and design a wall sign to promote design compatibility among buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 69	4.6	Locate and design a ground-mounted sign to be in character with its setting.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

pg. 69	4.7	Locate and design a directional parking sign to be subordinate to other on-site signage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 69	4.8	Locate and design an address sign to clearly indicate the property address.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

SIGN ILLUMINATION

Intent Statement: Illumination should occur in a manner that is subordinate to the overall building, its site, and neighborhood while meeting the functional needs of the business. Within this framework, the creative use of lighting to add accent and interest to the street for pedestrians is encouraged.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 72	4.9	Use a compatible shielded light source to illuminate a sign.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 72	4.10	If internal illumination is used, design it to be subordinate to the overall building composition.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

SIGN GUIDELINES FOR TOWN CENTER

Intent Statement: Signs that are scaled to the pedestrian are especially encouraged. Signs that appear to be custom-designed and fabricated and convey visual interest in the urban setting are preferred.

Page #	Guideline #	Guideline Description	Met	Not Met	NA	Brief description of how the guideline is achieved:
pg. 73	4.11	Locate and design a sign to coordinate with façade design in the Town Center.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 73	4.12	Design a sign to convey visual interest to pedestrians in the Town Center.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 73	4.13	Locate and design a perpendicular wall sign to relate to building entries and convey visual interest in the Town Center.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

pg. 74	4.14	Use a directory sign to consolidate small individual signs on a larger building in the Town Center.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 74	4.15	Locate and design an under canopy sign to highlight building entries in the Town Center.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:
pg. 74	4.16	If necessary use an external light source to illuminate a sign in the Town Center.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comment:

SECTION 3: Summary of Findings (For Staff Use)



The chart below is a summary of findings for a project under review. Each guideline that is met is checked, and a description of the appropriateness of the design under the guideline topic is included in the finding section.

PROJECT NAME

Chapter 1: Site Design Guidelines	
STREETSCAPE	
Finding:	Key Guidelines Met
	<input type="checkbox"/> 1.1 <input type="checkbox"/> 1.2 <input type="checkbox"/> 1.3 <input type="checkbox"/> 1.4 <input type="checkbox"/> 1.5
BUILDING SETBACKS & FRONTAGE	
Finding:	Key Guidelines Met
	<input type="checkbox"/> 1.6 <input type="checkbox"/> 1.7
CONNECTIVITY	
Finding:	Key Guidelines Met
	<input type="checkbox"/> 1.8 <input type="checkbox"/> 1.9
OPEN SPACE	
Finding:	Key Guidelines Met
	<input type="checkbox"/> 1.10 <input type="checkbox"/> 1.11 <input type="checkbox"/> 1.12 <input type="checkbox"/> 1.13
PUBLIC ART	
Finding:	Key Guidelines Met
	<input type="checkbox"/> 1.14
LANDSCAPING	
Finding:	Key Guidelines Met
	<input type="checkbox"/> 1.15 <input type="checkbox"/> 1.16 <input type="checkbox"/> 1.17 <input type="checkbox"/> 1.18 <input type="checkbox"/> 1.19 <input type="checkbox"/> 1.20

SURFACE PARKING	
Finding:	Key Guidelines Met
	<input type="checkbox"/> 1.21 <input type="checkbox"/> 1.22 <input type="checkbox"/> 1.23
SITE LIGHTING	
Finding:	Key Guidelines Met
	<input type="checkbox"/> 1.24 <input type="checkbox"/> 1.25
WORKING WITH TOPOGRAPHY	
Finding:	Key Guidelines Met
	<input type="checkbox"/> 1.26 <input type="checkbox"/> 1.27 <input type="checkbox"/> 1.28 <input type="checkbox"/> 1.29
SERVICE AREAS & UTILITIES	
Finding:	Key Guidelines Met
	<input type="checkbox"/> 1.30 <input type="checkbox"/> 1.31 <input type="checkbox"/> 1.32 <input type="checkbox"/> 1.33
STORMWATER MANAGEMENT & LOW-IMPACT DEVELOPMENT	
Finding:	Key Guidelines Met
	<input type="checkbox"/> 1.34 <input type="checkbox"/> 1.35 <input type="checkbox"/> 1.36 <input type="checkbox"/> 1.37
INCREMENTAL SITE DESIGN IMPROVEMENTS	
Finding:	Key Guidelines Met
	<input type="checkbox"/> 1.38 <input type="checkbox"/> 1.39
NEIGHBORHOOD SITE DESIGN TRANSITIONS	
Finding:	Key Guidelines Met
	<input type="checkbox"/> 1.40 <input type="checkbox"/> 1.41 <input type="checkbox"/> 1.42

Chapter 2: Building Design Guidelines

BUILDING HEIGHT

Finding:

Key Guidelines Met

- 2.1
- 2.2
- 2.3

BUILDING ARTICULATION

Finding:

Key Guidelines Met

- 2.4
- 2.5

ICONIC DESIGN FEATURES

Finding:

Key Guidelines Met

- 2.6
- 2.7

ROOF FORM

Finding:

Key Guidelines Met

- 2.8
- 2.9

OVERALL FAÇADE CHARACTER

Finding:

Key Guidelines Met

- 2.10
- 2.11
- 2.12
- 2.13

GROUND FLOOR DESIGN

Finding:

Key Guidelines Met

- 2.14
- 2.15

BUILDING MATERIALS AND COLORS

Finding:

Key Guidelines Met

- 2.16
- 2.17
- 2.18
- 2.19
- 2.20

INCREMENTAL BUILDING DESIGN IMPROVEMENTS	
Finding:	Key Guidelines Met
	<input type="checkbox"/> 2.21 <input type="checkbox"/> 2.22
ADAPTIVE REUSE	
Finding:	Key Guidelines Met
	<input type="checkbox"/> 2.23 <input type="checkbox"/> 2.24
NEIGHBORHOOD BUILDING DESIGN TRANSITIONS	
Finding:	Key Guidelines Met
	<input type="checkbox"/> 2.25 <input type="checkbox"/> 2.26

Chapter 3: Guidelines for Specific Subareas

TOWN CENTER SUBAREA – SITE DESIGN

Finding:

Key Guidelines Met

- 3.1
- 3.2
- 3.3
- 3.4
- 3.5
- 3.6
- 3.7
- 3.8
- 3.9

TOWN CENTER SUBAREA – BUILDING DESIGN

Finding:

Key Guidelines Met

- 3.10
- 3.11
- 3.12
- 3.13
- 3.14
- 3.15
- 3.16
- 3.17

KINGSTON PIKE SUBAREA

Finding:

Key Guidelines Met

- 3.18
- 3.19
- 3.20
- 3.21
- 3.22

LAKEFRONT/CONCORD ROAD SUBAREA

Finding:

Key Guidelines Met

- 3.23
- 3.24
- 3.25
- 3.26

MCFEE PARK ROUNDABOUT SUBAREA

Finding:

Key Guidelines Met

- 3.27
- 3.28

OUTLET DRIVE SUBAREA

Finding:

Key Guidelines Met

- 3.29
- 3.30

Chapter 4: Guidelines for Signs

GENERAL SIGN GUIDELINES

Finding:	Key Guidelines Met
	<input type="checkbox"/> 4.1 <input type="checkbox"/> 4.2 <input type="checkbox"/> 4.3 <input type="checkbox"/> 4.4

GUIDELINES FOR SPECIFIC SIGN TYPES

Finding:	Key Guidelines Met
	<input type="checkbox"/> 4.5 <input type="checkbox"/> 4.6 <input type="checkbox"/> 4.7 <input type="checkbox"/> 4.8

SIGN ILLUMINATION

Finding:	Key Guidelines Met
	<input type="checkbox"/> 4.9 <input type="checkbox"/> 4.10

SIGN GUIDELINES FOR THE TOWN CENTER

Finding:	Key Guidelines Met
	<input type="checkbox"/> 4.11 <input type="checkbox"/> 4.12 <input type="checkbox"/> 4.13 <input type="checkbox"/> 4.14 <input type="checkbox"/> 4.15 <input type="checkbox"/> 4.16

Recommendation:

Staff will provide their recommendation for action here:

Recommendation:

DATE: