



AGENDA
FARRAGUT MUNICIPAL PLANNING COMMISSION

June 16, 2016
7:00 p.m. Farragut Town Hall

For questions please either e-mail Mark Shipley at mshipley@townoffarragut.org or Ashley Miller at amiller@townoffarragut.org or call them at 865-966-7057.

1. Citizen Forum
2. Approval of agenda
3. Approval of minutes – May 19, 2016
4. 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-2, 5 Lots, 5.46 Acres (Southern Beach Holdings, LLC, Applicant)
THIS ITEM WILL BE RECOMMENDED FOR POSTPONEMENT
5. Discussion and public hearing on a final plat for Sheffield Subdivision - Unit III, located off of Turkey Creek Road, Parcel 52.04, Tax Map 152, Zoned R-1/OSR, 21 Lots, 8.905 Acres (Lynch Surveys, LLC, Applicant)
THIS ITEM WILL BE RECOMMENDED FOR POSTPONEMENT
6. Discussion and public hearing on a resubdivision of Lots 1-3 of Farragut View Home Sites, located at the west intersection of Kingston Pike and Admiral Road, Parcels 22-24, Tax Map 143A, Group A, Zoned C-1 and FPD, 3 Lots, 2.22 Acres (Urban Engineering, Inc., Applicant)
7. Discussion and public hearing on a site plan for Premier Eyecare, located at 11111 Kingston Pike, Parcels 22-24, Tax Map 143A, Group A, Zoned C-1 and FPD, 3 Lots, 2.22 Acres (Urban Engineering, Inc., Applicant)
8. Discussion and public hearing on a site plan for the remodeling of Saah Salon (formerly Aubrey's), Parcel 137.11, Map 142, Zoned C-1/MUTC, located at 102 S. Campbell Station Road, 0.938 Acres (Stuart Anderson, George Ewart Architect, Applicant)
9. Discussion and public hearing on a request to amend the 2012 Comprehensive Land Use Plan for a portion of Parcel 69, Tax Map 142, north of the Farragut Church of

11408 MUNICIPAL CENTER DRIVE | FARRAGUT, TN 37934 | 865.966.7057

WWW.TOWNOFFARRAGUT.ORG

It is the policy of the Town of Farragut not to discriminate on the basis of race, color, 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.

Christ, 23.06 Acres, from Medium Density Residential to Civic/Institutional (Goodworks Unlimited, LLC, Applicant)

- 10. Discussion and public hearing on a request to rezone a portion of Parcel 69, Tax Map 142, north of the Farragut Church of Christ, 23.06 Acres, from R-2 to S-1, a portion of Parcel 69 and 69.01, Tax Map 142, east of the Farragut Church of Christ, from R-2, B-1, and C-1 to O-1, 3.44 Acres, and a portion of Parcel 69.01, Tax Map 142, from O-1 to C-1, 4.76 Acres (Goodworks Unlimited, LLC, Applicant)**
- 11. Discussion and public hearing on a request to amend Chapter 3., Specific District Regulations, Section XII., General Commercial District (C-1)., Subsection C.1., Front Yards, to allow for additional front yard setback provisions, to amend Subsection E., Parking, to allow for additional provisions, and to create Subsection F., Streetscape and Outdoor Open Space, Subsection G., Connectivity, and Subsection H., Low Impact Development (MBH, Inc., Applicant)**
- 12. Discussion and public hearing on a request to amend Chapter 3., Specific District Regulations, Section XV., Regional Commercial District (C-2)., Subsection C.1., Front Yards, to allow for additional front yard setback provisions, to amend Subsection E., Parking, to allow for additional provisions, and to create Subsection F., Streetscape and Outdoor Open Space, Subsection G., Connectivity, and Subsection H., Low Impact Development (MBH, Inc., Applicant)**
- 13. Discussion and public hearing on a request to amend Chapter 3., Specific District Regulations, Section XVII., Office District (O-1)., Subsection C.1., Front Yards, to allow for additional front yard setback provisions, to amend Subsection E., Parking, to allow for additional provisions, and to create Subsection F., Streetscape and Outdoor Open Space, Subsection G., Connectivity, and Subsection H., Low Impact Development (MBH, Inc., Applicant)**
- 14. Discussion and public hearing on a request to amend Chapter 4., General Provisions and Exceptions, Section XX., Parking and Loading., Subsection A.5.i., Interior (Parking) Islands, to increase the interior island width and provide for an opportunity for stormwater to drain into parking lot islands (Town of Farragut, Applicant)**
- 15. Discussion and public hearing on a request for an amendment to Chapter 3, Specific District Regulations, Section XII., General Commercial District (C-1), F., Mixed Use Town Center, Subsection 2. b., of the Farragut Zoning Ordinance, and Section 9-406(8)(a) of the Farragut Sign Ordinance related to menu boards and drive-thru canopies (Paul Schaffer/Mike Channell, First Farragut Development, LLC, Applicant)**
- 16. Discussion and public hearing on a request for an amendment to Chapter 4, General Provisions and Exceptions, Section I., Accessory Structures and Uses, Subsection B., of the Farragut Zoning Ordinance, to provide for provisions for screening of menu boards and drive thru canopies (Paul Schaffer/Mike Channell, First Farragut Development, LLC, Applicant)**

- 17. Discussion and public hearing on a request for an amendment to Chapter 3, Specific District Regulations, Section XII., General Commercial District (C-1), F., Mixed Use Town Center, Subsection 13., Signage, of the Farragut Zoning Ordinance, to allow for secondary wall signage in the C-1/MUTC (Paul Schaffer/Mike Channell, First Farragut Development, LLC, Applicant)**

- 18. Discussion on a request to rezone Parcels 115.01 and 116.01, Tax Map 130 and Parcels 96 and 96.01, Tax Map 142, located on Grigsby Chapel Road, 32.5 Acres from R-2, R-4, C-2 and FPD to S-1 and FPD (Diversified Holdings, Inc., Applicant)**
THIS ITEM WILL BE RECOMMENDED FOR POSTPONEMENT

- 19. Public hearing on proposed locations for new utilities**



**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

May 19, 2016

MEMBERS PRESENT

Ed Whiting, Secretary
Ralph McGill, Mayor
Louise Povlin, Alderman
Betty Dick
Noah Myers
Annette Brun
Rose Ann Kile

MEMBERS ABSENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman

Staff Representative: Mark Shipley, Community Development Director

Commissioner Whiting called the meeting to order at 7 p.m.

CITIZEN FORUM

Mike Mitchell spoke about the updated public notice signs and that they needed to be re-visited in terms of their legibility and general effectiveness. The staff indicated that they would address this and take suggested revisions to the VRRB for their input.

APPROVAL OF AGENDA

Alderman Polvin moved to approve the May 19, 2016 agenda. Motion was seconded by Commissioner Kile and the motion passed unanimously.

APPROVAL OF MINUTES

Alderman Povlin moved to approve the April 21, 2016 minutes. Commissioner Dick seconded the motion and the motion passed unanimously.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR FARRAGUT TOWN CENTER, PARCEL 137.09, TAX MAP 142, ZONED C-1/MUTC, LOCATED AT 103 S. CAMPBELL STATION ROAD, 2.21 ACRES (Paul Schaffer/Mike Channel and First Farragut Development, Applicants)

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

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- 1) Please provide the calculated fire flow and quantity of fire hydrants in accordance with Appendix B & C of the 2012 International Fire Code. Please provide this information on the drawings.
- 2) Staff would encourage the developer to include a fire sprinkler system in the scope of this project to allow for greater flexibility for future use as a restaurant or similar function that may include the sale or serving of alcohol;
- 3) Please clarify the location of the remote exits for the ~4,400 sq. ft. space;
- 4) Please consult with the codes staff on satisfying the building code requirements for building separation;
- 5) All storm sewer pipes should be concrete, not HDPE. Staff regrets that this item was overlooked on first submittal;
- 6) Please submit NOC;
- 7) Please clarify that the pole lights do not exceed 28 feet in height;
- 8) Please include a more detailed diagram showing the building mounted lights in relation to their appearance on the building. Are there any lights proposed near the building entrances? Any gooseneck or other external illumination for building mounted signage will be reviewed as part of the sign permit application process;

Commissioner Myers asked that a defined cap be incorporated into the top of the buildings and that this revision be forwarded to the staff along with the revisions addressing the staffs' remaining comments. A motion was made by Commissioner Brun to approve the site plan for the Farragut Town Center with the additional stipulation noted by Commissioner Myers. Motion was seconded by Commissioner Myers and the motion passed unanimously.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE PARCEL 59.07, TAX MAP 152, LOCATED AT 11739 TURKEY CREEK ROAD, APPROXIMATELY 16.38 ACRES, FROM R-1 TO R-3 (Site Incorporated, Applicant)

Staff recommended approval of Resolution PC-16-07, subject to a survey being provided prior to a review from the Board of Mayor and Aldermen to establish a metes and bounds description of the area to be rezoned.

Mike Mitchell, a resident of the Brixworth Subdivision, spoke about some concerns with the density and lot sizes in the R-3 Zoning District. A discussion ensued involving whether to cap the density. A motion was made by Commissioner Myers to approve Resolution PC-16-07, subject to a survey being provided prior to a review from the Board of Mayor and Aldermen to establish a metes and bounds description of the area to be rezoned and to a density cap of no more than 35 houselots. Motion was seconded by Alderman Povlin and the motion passed unanimously.

DISCUSSION ON A REQUEST TO REZONE A PORTION OF PARCEL 69, TAX MAP 142, NORTH OF THE FARRAGUT CHURCH OF CHRIST, 22.13 ACRES, FROM R-2 TO S-1 (Goodworks Unlimited, LLC, Applicant)

For discussion purposes only.

DISCUSSION AND PUBLIC HEARING ON A CONCEPT PLAN FOR THE VILLAGES OF FARRAGUT, LOCATED OFF SMITH ROAD, A PORTION OF PARCEL 69, TAX MAP 142, ZONED R-2, 22.13 ACRES (Goodworks Unlimited, LLC, Applicant)

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

- 1) Adequate one-way road width is not provided at the entrance boulevard. Please address;

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- 2) Construction of proposed structures must meet the requirements of the Farragut Municipal Code, Title 12, Section 12-102.5 and 6. The architect has been advised and additional discussions are occurring on this item;
- 3) Approval of the rezoning request for the subject area from R-2 to S-1;
- 4) Ensuring that pedestrian facilities are provided along the full length of Peterson Road;
- 5) Consider stubbing the pedestrian facility to the intersecting lot lines of the subject property, Waverly Court, and the property to the west of Baldwin Park. This will provide for more flexibility with future connections;
- 6) Please identify and incorporate into the median of Peterson Road the large Eastern red cedar so as to provide a landmark entrance feature that would benefit the project;
- 7) Ensuring that all applicable aspects of the Architectural Design Standards will be satisfied with subsequent more detailed site plan documents;
- 8) The concept plan being consistent with any applicable recommendations from the Traffic Impact Study, as reviewed by the Town Engineer.

Alderman Povlin made a motion to approve the Concept Plan for the Villages of Farragut. Motion was seconded by Commissioner Myers and the motion passed unanimously.

DISCUSSION ON A REQUEST TO AMEND THE FRONT YARD SETBACK PROVISIONS IN COMMERCIAL ZONING DISTRICTS (MBH, Inc., Applicant)

For discussion purposes only.

DISCUSSION ON TEXT AMENDMENTS TO THE FARRAGUT ZONING ORDINANCE, CHAPTER 3., SECTION XII., GENERAL COMMERCIAL DISTRICT (C-1), TO ALLOW FOR CRAFT BREWERY USES (Steve Dedman, Applicant)

For discussion purposes only.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 10:55 p.m.

Edwin K. Whiting, Secretary

MEETING DATE: June 16, 2016

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ashley Miller, Assistant Community Development Director

SUBJECT: Discussion and public hearing on a request for an amendment to Chapter 3, Specific District Regulations, Section XII., General Commercial District (C-1), F., Mixed Use Town Center, Subsection 13., Signage, of the Farragut Zoning Ordinance, to allow for secondary wall signage in the C-1/MUTC (Paul Schaffer/Mike Channell, First Farragut Development, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This item is for a proposed text amendment to the C-1/MUTC signage provisions, specifically related to wall signage. The applicant is requesting an additional wall sign that faces towards the customer parking area.

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

This item was discussed at the VRRB meeting on May 24, 2016, and the board recommended approval of a secondary wall sign provided the following conditions were satisfied:

1. The property shall be located along a major arterial;
2. There is no surface parking in the front yard area(s);
3. The second wall sign be limited in size to 0.75:1 ratio. The thought being that the larger wall sign directs the patron to the building and the smaller sign serves as an entrance marker;
4. The second sign shall only be placed on the wall where the primary entrance is located and shall face the primary parking lot area;
5. The wall sign facing the parking area shall have the same illumination as the wall sign facing the public street. Box or cabinet style signs shall not be permitted.

Another question to consider, and which was discussed with the VRRB, is whether the primary wall sign facing the major arterial road (in this context) should be a lesser ratio than 1:1. Perhaps 0.75:1 would be more appropriate since an additional secondary wall sign would be permitted on another elevation.

RECOMMENDATION: Included in your packet is a copy of Resolution PC-16-15 which recommends approval of Ordinance 16-19. In an effort to provide consistent language with the ADS, the staff would recommend external illumination or back-lighting for all wall signs on all elevations. Another element to consider, is whether additional provisions should be considered for ground mounted signs, specifically

related to illumination. Staff recommends approval of Resolution PC-16-15 with the lighting modifications.

RESOLUTION PC-16-15

FARRAGUT MUNICIPAL PLANNING COMMISSION

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

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

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

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

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

ADOPTED this 16th day of June, 2016.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

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

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

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

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

SECTION 1.

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

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

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

SECTION 2.

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

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

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

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

MEETING DATE: June 16, 2016

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a resubdivision of Lots 1-3 of Farragut View Home Sites, located at the west intersection of Kingston Pike and Admiral Road, Parcels 22-24, Tax Map 143A, Group A, Zoned C-1 and FPD, 3 Lots, 2.22 Acres (Urban Engineering, Inc., Applicant)

INTRODUCTION AND BACKGROUND: The purpose of this plat is to combine three existing lots into one lot in relation to the proposed Premier Eyecare development. The plat will also establish pedestrian and access easements and dedicate the required right of way along the abutting public streets.

The applicant is requesting a variance from the requirement in the subdivision regulations to construct a pedestrian facility along a collector street, such as Admiral Road, in association with a subdivision plat. The applicant will be constructing a sidewalk along Kingston Pike and most of Admiral Road. The exception for which the variance is requested is to omit approximately 80 feet of sidewalk, at this time, due to the crossing of Turkey Creek. In its current configuration, in order for a sidewalk to be extended to the northern property line, the existing bridge over Turkey Creek would have to be reconstructed. The sidewalk would also terminate at that point along Admiral Road.

RECOMMENDATION: Included in your packet are the staff comments on the initial plat. Also included is a copy of the revised plat that was submitted to address the initial comments. The staff will make a recommendation at the meeting based on whether the comments have been satisfactorily addressed. The staff does support the variance request described above, provided that there is a deed restriction or covenant recorded which would stipulate that, should the bridge be widened in the future the property owner would be responsible for extending the sidewalk to the northern property line.

May 26, 2016

Mr. Chris Sharp
Urban Engineering
11852 Kingston Pike
Farragut, TN 37934
uei@tds.net

SUBJECT: STAFF COMMENTS ON THE RESUBDIVISION PLAT FOR LOTS 1-3, FARRAGUT VIEW HOMESITES, 2.22 ACRES, WEST INTERSECTION OF KINGSTON PIKE AND ADMIRAL ROAD

Dear Chris:

The Town staff has reviewed the above referenced plat for compliance with the Town's regulations. Please address the following comments and resubmit the corrected plat sheets by no later than **Monday, June 6**. When the plat is resubmitted, please include a letter which addresses these comments and that indicates where the information can be found on the plat sheets.

Planning Division: (Contact Mark Shipley at mark.shipley@townoffarragut.org)

1. Related to the plat, a variance to the subdivision regulations will need to be specifically approved by the planning commission from the requirement to construct sidewalks on all collector streets which a subdivision fronts. Admiral Road is a collector street and the section of sidewalk that is requested for omission due to the stream crossing will have to be specifically approved as part of the plat consideration;
2. Please include a legend for the floodplain related lines and consider enhanced identification of these different lines so they are more distinct;
3. Please plat an access easement to the west to provide for a vehicular connection between the properties;
4. Please include an MFE based on the Town's requirement for a minimum of four (4) feet above the BFE;
5. Please include the flood certification note per the format in the Farragut Subdivision Regulations that includes the full map panel and effective date. Please amend Note #7 accordingly;
6. Please include the aquatic buffer note (checklist Item #32) as a numbered note on the plat; and
7. Please ensure that TDS does not add a stamp to the plat which essentially waives their release of easements. The Town will not sign the plat if this is on the plat to be recorded.

In addition to the e-mail addresses provided above you may also call the designated staff person(s) at 865-966-7057 if you have any questions on the above items. Unless specified

otherwise, please include all requested information on the plans. Thank you for your assistance.

Sincerely,

Mark Shipley, AICP
Community Development Director

Darryl W. Smith, P.E.
Town Engineer



URBAN ENGINEERING, INC.

CIVIL ENGINEERS • LAND PLANNERS • LAND SURVEYORS

June 6, 2016

Mr. Mark Shipley
Town of Farragut
11408 Municipal Center Drive
Farragut, TN 37934

RECEIVED

JUN 06 2016

TOWN OF FARRAGUT

Re: Final Resubdivision Plat Lots 1-3, Farragut View Home Sites

The purpose of this letter is to respond to comments that we received on May 26, 2016.

Planning Division:

1. Comment noted.
2. A legend for the floodplain related lines has been added.
3. An access easement has been platted.
4. A note has been added to specify the MFE which meets the Town's requirement.
Please see note 9.
5. Note 7 has been modified to include the full map panel and effective date.
6. The aquatic buffer note has been added. Please see note 8.
7. Comment noted.

Please do not hesitate to call me if you have questions or comment about the contents of this letter.

Sincerely,

Urban Engineering, Inc.

Chris Sharp, P.E.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Deed Instrument 201403170053251 and 200705210094721, Knox County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, paths, and other open space to public or private use as noted.

Date _____ Owner _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Farragut, Tennessee, with exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register of Deeds.

Date _____ Secretary, Planning Commission _____

CERTIFICATE FOR STREET APPROVAL

I certify that streets, sidewalks, and other required improvements have been installed in an acceptable manner and according to Town specifications, or that a security bond in the amount of \$ _____ has been posted with the Planning Commission to assure completion of all required improvements in case of default. Streets or public streets maintained at public expense.

Date _____ Town Engineer _____ License No. _____

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that it has been certified to us that the water system(s) outlined or indicated on the final subdivision plat entitled Resubdivision of Lots 1, 2 & 3, Farragut View Home Sites has been installed in accordance with current local and state government requirements.

Date _____ Name, Title, and Agency of Authorized Approving Agent _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that it has been certified to us that the sewer system(s) outlined or indicated on the final subdivision plat entitled Resubdivision of Lots 1, 2 & 3, Farragut View Home Sites has been installed in accordance with current local and state government requirements.

Date _____ Name, Title, and Agency of Authorized Approving Agent _____

CERTIFICATE OF ELECTRIC, GAS, AND TELEPHONE AVAILABILITY

This is to certify that every lot within this subdivision has available to it a source for the service identified by signature(s) below which service source is adequate to accommodate the reasonable needs of such lot as to such service within such subdivision.

Date _____ GAS - Name, Title, and Agency of Authorized Approving Agent _____

Date _____ ELECTRIC - Name, Title, and Agency of Authorized Approving Agent _____

Date _____ TELEPHONE - Name, Title, and Agency of Authorized Approving Agent _____

CERTIFICATE OF APPROVAL OF STREET NAMES

This is to certify that the subdivision shown hereon has been reviewed for compliance with the Knox County Uniform Street Naming & Addressing System Ordinance, and the road names are hereby approved for recording.

Date _____ Knox County Addressing Division _____

RELEASE OF EASEMENT(S) CERTIFICATION

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit (1) in the utility, drainage, and construction easements along the original lot lines or (2) in prior easements identified hereon which are eliminated by this plat, on the condition that new utility, drainage, and construction easements are provided along the new property lines or as facilities are otherwise installed or shown hereon. The above provisions notwithstanding prior easements or prior utility placements are not released unless specifically noted hereon. Existing easements or placements shown hereon will not be adversely affected by the development as herein proposed.

Signature (sewer) _____ Date _____

Signature (water) _____ Date _____

Signature (electricity) _____ Date _____

Signature (gas) _____ Date _____

Signature (telephones) _____ Date _____

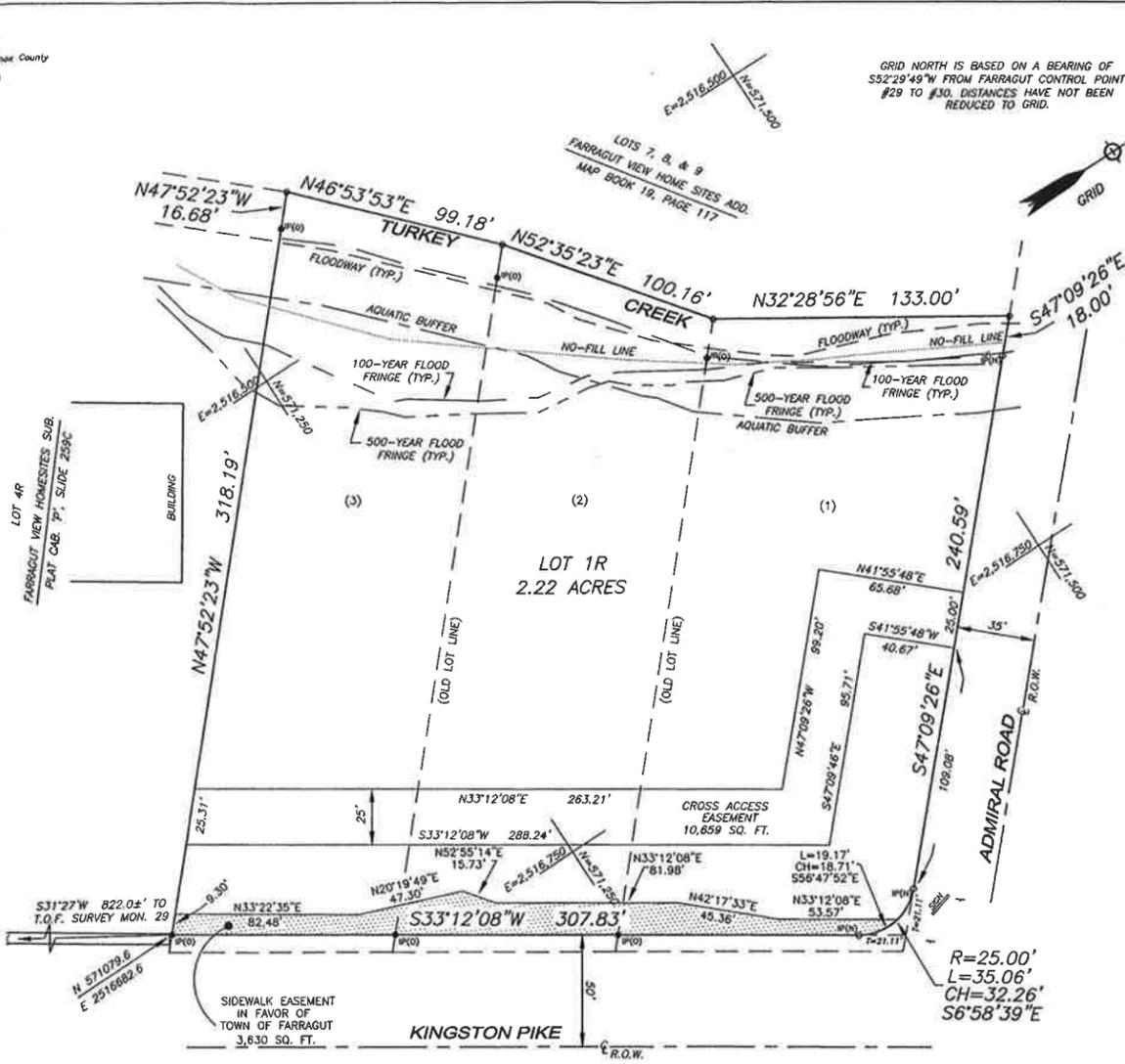
Signature (cable) _____ Date _____

Signature (Town of Farragut) _____ Date _____

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specification of the subdivision regulations. This is a category 1 land survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000.

6-6-2016 _____
 Date Registered Surveyor



- NOTES:**
- IRON PINS MARK ALL LOT CORNERS.
 - A 5 FOOT UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENT IS RESERVED ON EACH SIDE OF INTERIOR LOT LINES. A 10 FOOT UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR LOT LINES.
 - THIS PROPERTY IS ZONED O-1.
 - MINIMUM BUILDING SETBACKS ARE: FRONT-40'/60'/60'; SIDE-MINIMUM 20', TOTAL 60'; REAR-30'.
 - SOURCE OF TITLE:
 PARCELS 22 & 23:
 LEONE RUTH DYAR TRUSTEE
 DEED INST. 200705210094721
 PLAT BOOK 19, PAGE 117
 PARCEL 24:
 THOMAS NELSON CATE, THOMAS M. CATE JR. & CHERYL ARBO
 DEED INST. 201403170053251
 PLAT BOOK 19, PAGE 117
 - THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 1, 2, AND 3 INTO ONE LOT CONTAINING 2.22 ACRES.
 - PORTIONS OF THIS SITE FALL WITHIN THE SPECIAL FLOOD HAZARD AREA ZONE AS DETERMINED BY FEMA AND SHOWN ON THE FLOOD INSURANCE RATE MAP FOR KNOX COUNTY, TENNESSEE AS SHOWN ON MAP NUMBER 47093002446, LAST REVISED ON AUGUST 5, 2013.
 - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF SOIL AND/OR NATIVE VEGETATION WITHIN THE AQUATIC BUFFER EXCEPT AS PERMITTED BY THE TOWN OF FARRAGUT.
 - THE MINIMUM FLOOR ELEVATION IS 885.3.

FINAL RESUBDIVISION PLAT
LOT 1, 2, & 3
FARRAGUT VIEW HOME SITES

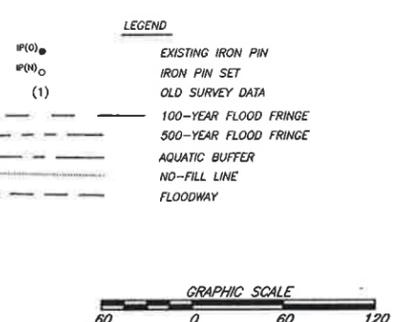
DIST. NO. 6 KNOX COUNTY
 TOWN OF FARRAGUT TENNESSEE
 CLT MAP 143 PARCELS 22, 23, & 24
 SCALE: 1"=60' MAY 15, 2016

OWNER (PARCEL 24):
 THOMAS NELSON CATE, THOMAS M. CATE, JR.
 & CHERYL ARBO
 12327 AMHERST
 KNOXVILLE, TN 37922

OWNER (PARCELS 22 & 23):
 LEONE RUTH DYAR TRUSTEE
 122 DEBUSK LN
 KNOXVILLE, TN 37922

URBAN ENGINEERING, INC.
 11852 KINGSTON PIKE
 FARRAGUT, TENNESSEE 37934
 (865) 966-1924

DWN: JLH	CHK: JLH	DWG. NO. 1603007
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RECEIVED
 JUN 6 2016
 TOWN OF FARRAGUT

REVISION	DATE	DESCRIPTION	BY
1	6/6/16	REVISED PER TOWN OF FARRAGUT COMMENTS	BDS

MEETING DATE: June 16, 2016

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for Premier Eyecare, located at 11111 Kingston Pike, Parcels 22-24, Tax Map 143A, Group A, Zoned C-1 and FPD, 3 Lots, 2.22 Acres (Urban Engineering, Inc., Applicant)

INTRODUCTION AND BACKGROUND: This site plan is for a small, roughly 10,000 square foot, multi-tenant building proposed at the west intersection of Kingston Pike and Admiral Road. The property is heavily wooded and slopes significantly away from Kingston Pike. The northern portion of the property is within the Turkey Creek floodplain.

DISCUSSION: This site is very challenging due to its topography. In lieu of a traditional detention basin, the applicant is proposing to use permeable pavers in two different portions of the parking lot to accommodate stormwater. This approach is similar to what was approved for the SouthEast Bank and the Enterprise Rent-a-Car developments.

Also proposed as part of this site plan is a right in/right out access at Kingston Pike. This access will require approval of a variance from the distance between driveways requirement in the Driveways and Other Accessways Ordinance in the Municipal Code. A major arterial street, such as Kingston Pike, requires a minimum of 400 feet between access points. The proposed Kingston Pike access for this project is about 220 feet from Admiral Road but does generally line up with the easternmost access onto Kingston Pike for the Aspen Square Shopping Center. Since the requested access is only a right in/ right out, the staff is in support of the requested variance.

The access proposed along Admiral Road will also require a variance from the same requirement. Admiral Road is a collector street and is required a minimum of 200 between access points. The proposed Admiral Road access is roughly 140 feet from Kingston Pike. The access is proposed in this location due to topography resulting from proximity to Turkey Creek. The staff also supports this variance for the reasons noted by the applicant.

RECOMMENDATION: Included in your packet are the staff comments on the initial site plan. Also included is a copy of the revised plan that was submitted to address the initial comments. The staff will make a recommendation at the meeting based on whether the comments have been satisfactorily addressed.



LIVE CLOSER • GO FURTHER
farragut

May 25, 2016

Mr. Chris Sharp
Urban Engineering, Inc.,
11852 Kingston Pike
Farragut, TN 37934
uei@tds.net

SUBJECT: STAFF COMMENTS ON THE SITE PLAN FOR THE PREMIER EYECARE, 11111 KINGSTON PIKE

Dear Chris:

Thank you for your site plan submittal for the Premier Eyecare at 11111 Kingston Pike. The Town staff has reviewed the initial site plan and would ask that you please address the following items and submit four (4) full size copies and one (1) 11" x 17" reduced set to the Farragut Town Hall by **Monday, June 6**. Also, upon resubmittal, please include a letter which addresses these comments and that indicates where the information can be found on the plans.

This item will be discussed at the Staff/Developer Meeting at the Farragut Town Hall on Tuesday, May 31, at 10:00 a.m. The purpose of this meeting is to discuss questions you may have on staff comments. Modifications to the plans are not due until Monday, June 6.

Fire Division: (Contact Dan Johnson at dan.johnson@townoffarragut.org)

- 1) Please provide current fire hydrant flow data for closest fire hydrants used to satisfy Appendix B and C. Data shall be less than 1 year old and include name of agency performing test, static pressure, residual pressure and flow in GPM;
- 2) Please provide the calculated fire flow and quantity of fire hydrants required in accordance with appendix B and C of the 2012 International Fire Code. Please include this on the drawings and not as a separate submittal;
- 3) Please provide a fire apparatus access road, as described in the 2012 International Fire Code, within 150' of all exterior access points;
- 4) Please confirm construction type. It is shown as Type III, but the subgroup of A or B is not specified;

Planning Division: (Contact Mark Shipley at mark.shipley@townoffarragut.org) or Ashley Miller at Ashley.miller@townoffarragut.org)

- 5) A plat combining the 3 lots will need to be recorded prior to the issuance of a building permit;
- 6) Please include a legend on the applicable sheets namely for the different elements associated with the floodplain (e.g. aquatic buffer, floodway, flood fringe, no fill line, etc.). These lines may need to be slightly more defined;
- 7) Please include a detail of how you will be stabilizing the 2.5:1 slopes that are proposed;
- 8) Please provide color renderings of the proposed building from all elevations;
- 9) Please omit use of metal siding. This is not permitted in the Town's adopted Architectural Design Standards (ADS);
- 10) Please verify that the building will be at least 60% brick or stone on the net façade area;
- 11) Please provide a vehicular connection to the property to the west;
- 12) Please make the radius more pronounced for the right out access onto Kingston Pike;
- 13) Please note that variances from the Driveways and Other Accessways Ordinance will be required for the proposed access points associated with this plan;
- 14) A variance from the requirement to construct a pedestrian facility along a collector street, such as Admiral Road, will be required for the section that is proposed to be omitted due to the stream crossing. This variance will be considered by the Board of Zoning Appeals;
- 15) Please add an interior landscape island along the row of parking abutting Kingston Pike so as to create a smaller pod of parking in this visible location as governed by the ADS;
- 16) Though two rows of silt fence is shown on the plans, the staff would recommend that one of the rows be wire backed due to the proximity to the aquatic buffer;
- 17) Prior to the issuance of a grading permit the water and sewer plan must be signed off by FUD;
- 18) The sheets from the architect need to be numbered in sequence with the civil sheets;
- 19) The architectural sheets must be signed and sealed;
- 20) The site lighting sheet must be sealed by an electrical engineer;
- 21) In the site lighting fixture schedule please express light output in lumens rather than wattage;
- 22) Please correct the quantities shown in the site lighting fixture schedule and include the "SF" light fixture;
- 23) Please include specification sheets for the fixtures and poles. A cross section of the pole lighting is needed to verify compliance with the maximum height permitted;
- 24) Please show what the wall light fixtures will look like on the building and that they will not exceed 15 feet in mounted height;
- 25) Please remove all non-regulatory signage from this submittal. Signs are reviewed as part of a sign permit process and are not part of the site plan review;
- 26) Is garbage disposal being provided for in the buildings? Staff did not see any garbage dumpster;

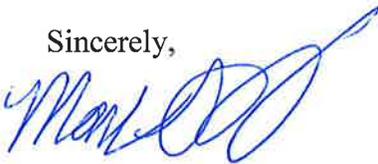
- 27) Please show all proposed HVAC units and how they are being screened by the building they are serving so that they are not visible from adjacent properties or rights of ways. Please also include a note on the plan which states that all HVAC units shall be screened by the building they are serving so that they are not visible from adjacent properties or rights of ways;
- 28) The landscape plan will be reviewed by the VRRB and requires a separate application. A grading permit cannot be issued until the landscape plan is approved;
- 29) Prior to the issuance of a Certificate of Occupancy a digital as-built will be required in a JPEG format;

Engineering Division: (Contact Darryl Smith at Darryl.smith@townoffarragut.org)

- 30) Please show driveways or distance to driveways in immediate vicinity, including opposite side of Kingston Pike;
- 31) Kingston Pike access will require variance. Staff can support this variance with the right-in/right-out shown. Can the right-out onto Kingston Pike be made more severe? Please show signs to (“Do not Enter,” “No Left Turn”) to better prevent left turns;
- 32) Can an access be tied to developed property to the west?
- 33) Detention and first flush are accomplished through the use of pavers with 32” stone base;
- 34) Will gas be provided to this site? Please show locations;
- 35) Please provide irrevocable letter of credit for erosion control for \$10,000; and
- 36) Please provide copy of TDOT access permit.

In addition to the e-mail addresses provided above you may also call the designated staff person(s) at 865-966-7057 if you have any questions on the above items. Unless specified otherwise, please include all requested information on the plans. Thank you for your assistance.

Sincerely,



Mark Shipley, AICP
Community Development Director



Darryl Smith, PE
Town Engineer



June 6, 2016

Mr. Mark Shipley
Town of Farragut
11408 Municipal Center Drive
Farragut, TN 37934

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JUN 06 2016

TOWN OF FARRAGUT

Re: Premier Eyecare (Admiral Road at Kingston Pike)

The purpose of this letter is to respond to comments that we received on May 25, 2016.

Fire Division:

1. The fire flow data has been added to Sheet C-6 per comment.
2. The computed fire flows have been added to Sheet C-6 per comment. We have also submitted a letter and computations that support the fire flow summary.
3. All points of the building are within 150 feet of the proposed drives. Please see Sheet C-2.
4. The proposed construction type is III-B. We have updated the title sheet accordingly. A note has also been added to sheet ELEV01.

Planning Division:

5. Comment noted. The revised plat has been attached to this resubmittal.
6. The legend has been added per comment. Please see Sheet C-3.
7. We added note 15 to Sheet C-3 that specifies that turn reinforcement mat be installed on the 2.5:1 slopes. We also specified that non-invasive vegetation is to be installed on said slopes.
8. Sheets ELEV01 and ELEV02 have been updated to reflect all four building elevations.
9. Metal siding has been replaced with fiber cement siding and has been noted on Sheets ELEV01 and ELEV02.
10. The building will consist of 60% masonry. A note has been added to Sheet ELEV01.
11. The vehicular connection has been added per comment. Please see Sheet C-2. We have also proposed an access easement between the adjoining property to the west and Admiral Road. The easement is shown on the corrected plat.
12. The radius has been revised per comment. Please see sheet C-2.
13. Comment noted.
14. Comment noted.
15. The interior island has been added per comment. Please see Sheet C-2.
16. The silt fence specification has been revised per comment. Please see Sheet C-4.
17. Comment noted.
18. Architectural sheets have been numbered in sequence with civil sheets per comment.



URBAN ENGINEERING, INC.
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JUN 06 2016

TOWN OF FARRAGUT

19. Architectural signatures and seals have been added to Sheets ELEV01 and ELEV02 per comment.
20. The electric sheets have been sealed and signed per comment.
21. The lighting fixture schedule has been revised per comment. Please see Sheet E1.0.
22. Sheet E1.0 has been revised per comment.
23. Cut sheets have been attached to this submittal per comment.
24. A dimension to the bottom of the exterior light fixture has been added to Sheets ELEV01 and ELEV02. A specification sheet has also been attached to this submittal.
25. All potential tenant signage has been removed from the elevations per comment.
26. The Owner intends on using 'roll out' cans for garbage disposal. There are no traditional dumpster enclosures being proposed as part of this development.
27. All proposed HVAC units are roof-mounted and will be screened by the building's parapets. The note referenced in the comment has been added to Sheet C-2 per comment (note 15).
28. Comment noted.
29. Comment noted.

Engineering Division:

30. An access diagram has been provided per comment. Please see detail 20, Sheet C-8.
31. Variance comment noted. We revised the geometry of the Kingston Pike entrance to make it more discouraging to enter from eastbound on Kingston Pike. We are also proposing additional signage. Please see Sheet C-2.
32. Access is being proposed to the adjoining property per comment. We have also added an easement to the subdivision plat between said property and Admiral Road. Please see Sheet C-2.
33. Comment noted.
34. The alignments of the proposed gas services have been added to Sheet C-6 per comment.
35. The required letter of credit will be provided under separate cover.
36. Comment noted. Assuming that the plans are approvable, and at your convenience, will you please send Andy Padgett an e-mail that offers Town acceptance of the layout?



URBAN ENGINEERING, INC.

CIVIL ENGINEERS • LAND PLANNERS • LAND SURVEYORS

Please do not hesitate to call me if you have questions or comment about the contents of this letter.

Sincerely,

Urban Engineering, Inc.

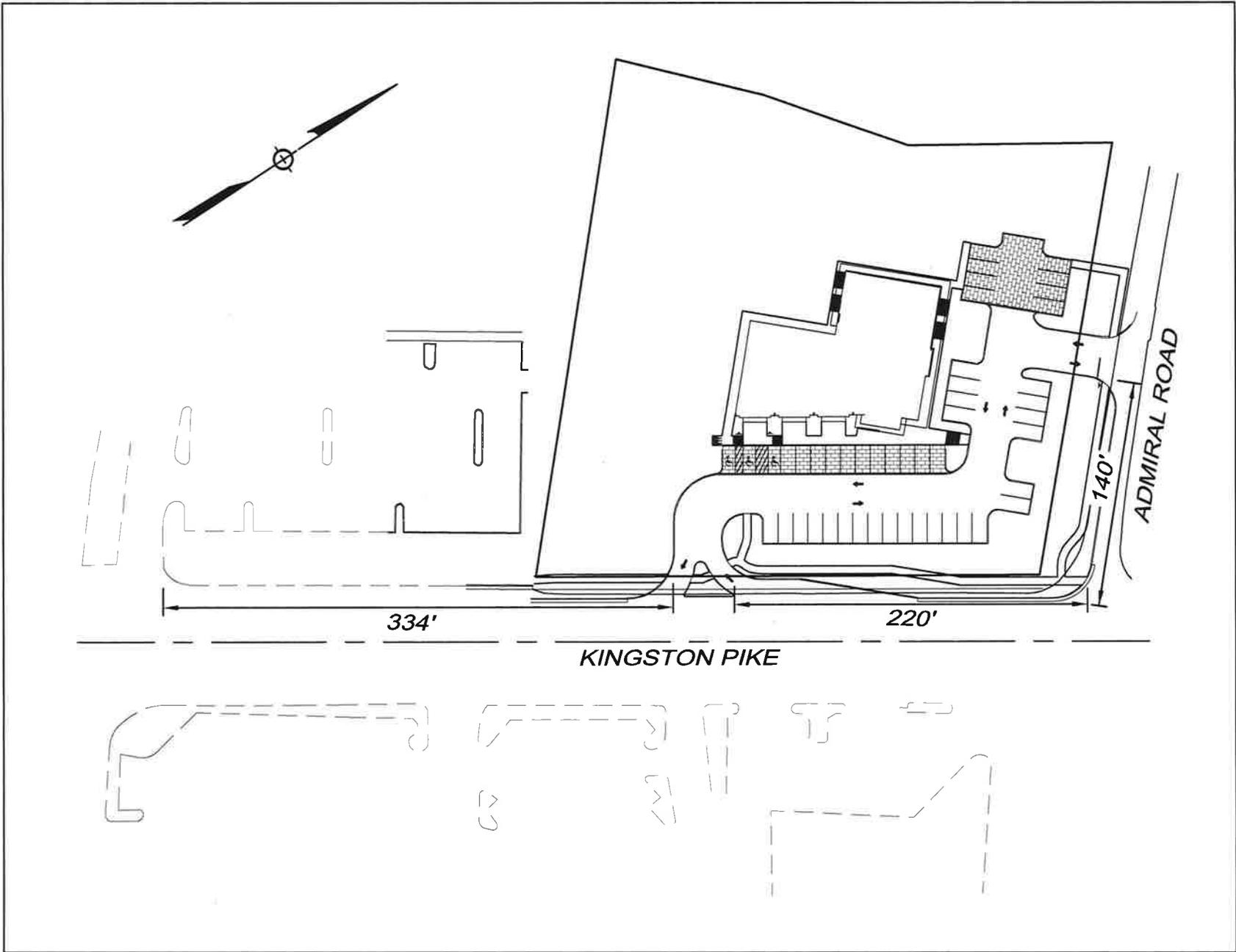
A handwritten signature in cursive script that reads "Christopher A. Sharp".

Chris Sharp, P.E.

RECEIVED

JUN 06 2016

TOWN OF FARRAGUT



19
C-8

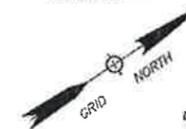
ACCESS DIAGRAM
SCALE: 1"=100'

LEGEND:

SYMBOL	DESCRIPTION	DETAIL
	TRAFFIC ARROW	SEE DETAIL 8, SHEET C-7
	STOP SIGN / HANDICAP SIGN	STOP SIGN, SEE DETAIL 12, SHEET C-7 HANDICAP SIGN, SEE DETAIL 9, SHEET C-7
	12" PAINTED STOP BAR	
	PAINTED HANDICAP SYMBOL	SEE DETAIL 7, SHEET C-7
	3-STALL BIKE RACK	SEE DETAIL 11, SHEET C-7
	4" PAINTED CROSSWALK	
	NO. OF PARKING STALLS (PROP.)	
	CONCRETE SIDEWALK / PAD	
	FOUNDATION PLANTING	
	HANDICAP RAMP	SEE DETAIL 4, SHEET C-7

GRID NORTH IS BASED ON A BEARING OF
S52°29'40" FROM FARRAGUT CONTROL POINT
#29 TO #50. DISTANCES HAVE NOT BEEN
REDUCED TO GRID.

PARCELS 22 & 23:
RECORDED PLAT: BOOK 19, PAGE 117
DEED INSTR. 200708210094721
PARCEL 24:
RECORDED PLAT: BOOK 19, PAGE 117
DEED INSTR. 201403170053251

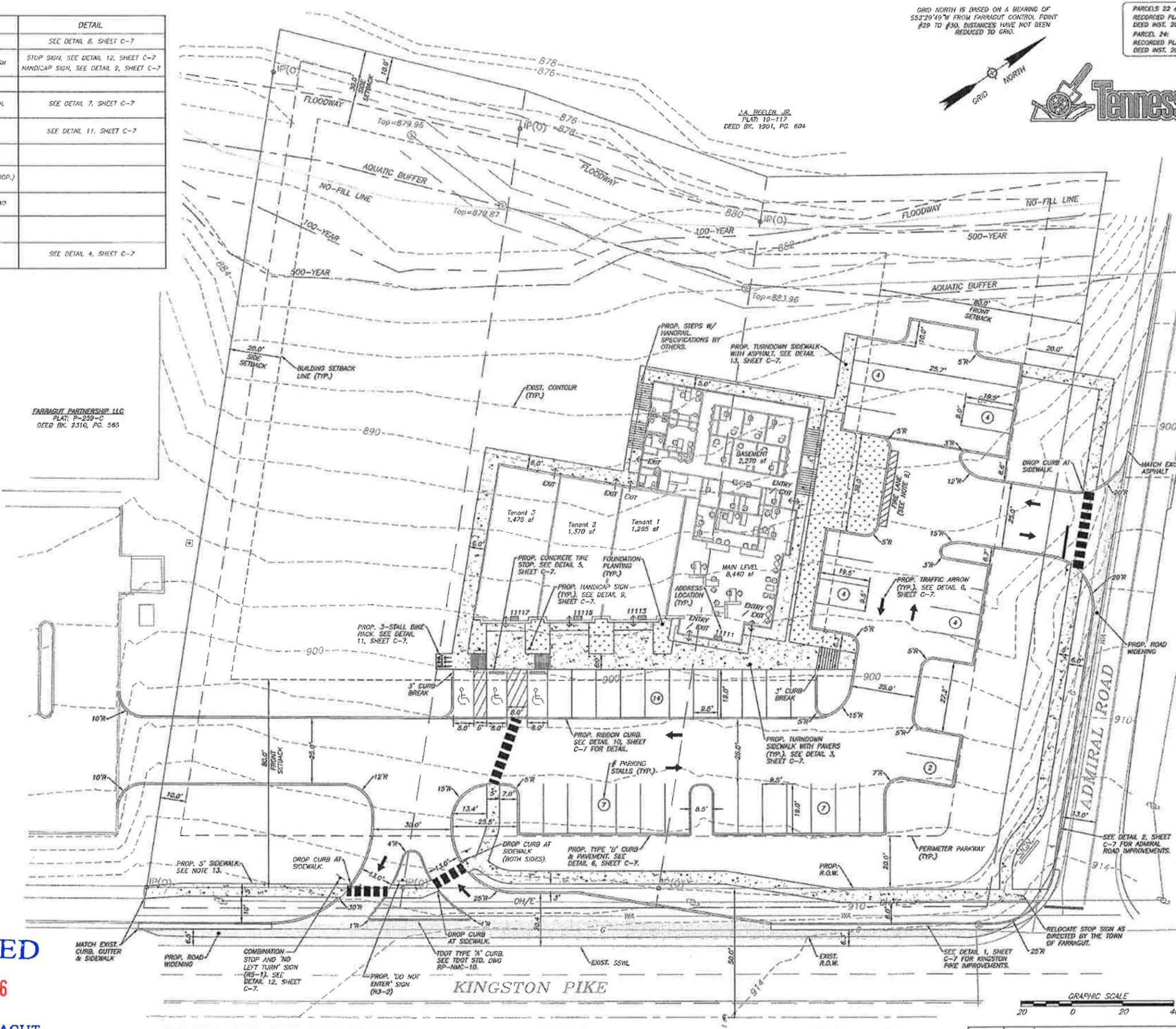


LOCATION MAP

SITE PLAN NOTES:

- PROPERTY CORNERS MARKED AS NOTED.
- THIS PROPERTY IS ZONED C-1. REQUIRED BUILDING SETBACKS AS FOLLOWS:
FRONT: 40'/60'/80'
SIDE: MINIMUM 20'/TOTAL 60'
REAR: 30'
- PARKING: 5 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA. 1 BIKE STALL PER 6,000 SQUARE FEET OF GROSS FLOOR AREA.
PROPOSED BUILDING GROSS FLOOR AREA = 11,354 S.F.
REQUIRED PARKING = 45 SPACES (INCLUDING 2 H.C.)
REQUIRED BIKE STALLS = 2
PROPOSED PARKING = 46 SPACES (INCLUDING 3 H.C.)
PROPOSED BIKE STALLS = 3
- TOTAL SITE AREA = 96,842 S.F. (2.22 ACRES) AFTER R.O.W. DEDICATION
BUILDING & ROOF AREA = 10,034 S.F.
PARKING & PLATWORK AREA = 21,856 S.F.
TOTAL IMPERVIOUS AREA = 31,930 S.F.
TOTAL LOT COVERAGE = 32.8%
- *SEE DETAIL 20, SHEET C-8 FOR LOT COVERAGE DIAGRAM.
- REQUIRED FOUNDATION PLANTING = 2.5 x 211 = 528 S.F.
PROPOSED FOUNDATION PLANTING = 1,904 S.F.
- THERE ARE NO PROPOSED ANTENNAS AS PART OF THIS DEVELOPMENT.
- TREES THAT ARE DAMAGED OR REMOVED ARE TO BE REPLACED PER THE TOWN OF FARRAGUT TREE PROTECTION/REPLACEMENT ORDINANCE.
- FIRE LANES SHALL BE 3' WIDE WITH 1'-9" LETTERING AS SHOWN ON THE PLAN.
- SIGNAGE AND STRIPING TO CONFORM TO THE MUTCD, LATEST EDITION.
- TRAFFIC CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR.
- PROVIDE 1/2" PRE-MOLDED EXPANSION JOINTS WHERE SIDEWALK ABUTS BUILDING. PROVIDE SAWED CONSTRUCTION JOINTS AT 5' INTERVALS.
- SETBACKS SHOWN ON THIS PLAN ARE PER THE CURRENT TOWN OF FARRAGUT ZONING ORDINANCE.
- THE CENTERLINES OF PROPOSED SIDEWALKS LOCATED OUT OF PUBLIC RIGHT OF WAY = THE CENTERLINE OF A PROPOSED 20' EASEMENT.
- ALL WALKING FACILITIES (WALKING TRAILS/SIDEWALKS) MUST BE COORDINATED WITH TOWN STAFF PRIOR TO CONSTRUCTION.
- ALL PROPOSED HVAC IS ROOF-MOUNTED. ALL HVAC UNITS SHALL BE SCREENED BY THE BUILDING THEY ARE SERVING SO THAT THEY ARE NOT VISIBLE FROM ADJACENT PROPERTIES OR RIGHTS OF WAYS.

FARRAGUT PARTNERSHIP LLC
PLAT: P-259-C
DEED BK. 2310, PG. 585



SHEET C-2 (SHEET 3 OF 15)

SITE PLAN	
PREMIER EYECARE	
SITE ADDRESS: 11111 KINGSTON PIKE, FARRAGUT, TENNESSEE 37934	
DIST. FW	KNOX COUNTY
TOWN OF FARRAGUT	TENNESSEE
CLT MAP 143	PARCELS 22, 23 & 24
SCALE: 1"=20'	MAY 15, 2016
OWNER (PARCEL 24): THOMAS NELSON CATE, THOMAS M. CATE, JR. & CHERYL ARBO 12327 AMHERST KNOXVILLE, TN 37922	
OWNER (PARCELS 22 & 23): LEONE RUTH DYAR TRUSTEE 122 DEBUSK LN KNOXVILLE, TN 37922	
DEVELOPER: PREMIER EYECARE 11121 KINGSTON PIKE, SUITE A KNOXVILLE, TN 37934 (865) 966-0100	
URBAN ENGINEERING, INC. 11852 KINGSTON PIKE FARRAGUT, TENNESSEE 37934 (865) 966-1924	

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JUN 06 2016

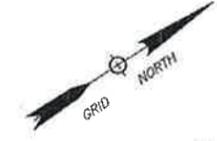
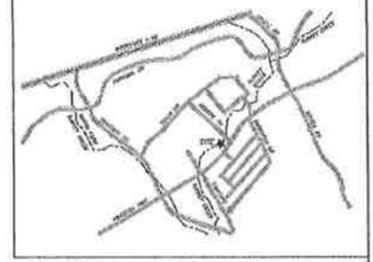
TOWN OF FARRAGUT

REVISION	DATE	DESCRIPTION	BY
1	6/6/16	REVISED PER TOF COMMENTS	BOS

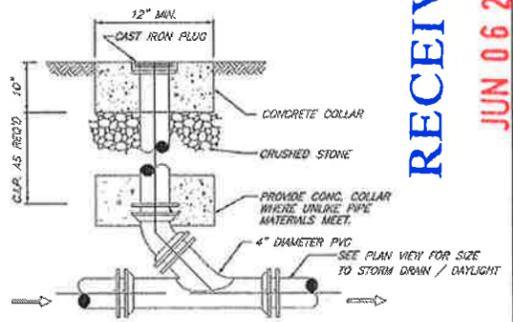
DWN	CHK	DWG. NO.
BOS	CAS	1603007

PARCELS 22 & 23:
 RECORDED PLAT: BOOK 19, PAGE 117
 DEED INST. 200705210094721
 PARCEL 24:
 RECORDED PLAT: BOOK 19, PAGE 117
 DEED INST. 201403170053261

GRID NORTH IS BASED ON A BEARING OF
 S32°29'48"W FROM FARRAGUT CONTROL POINT
 #29 TO #30. DISTANCES HAVE NOT BEEN
 REDUCED TO GRID.



- PERMEABLE PAVER NOTES:**
- 1) THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY BY WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 - 2) PERMEABLE PAVERS SHALL BE BELGARD 'ECO DUBLY' OR EQUIVALENT AND SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 - 3) PVC AGGREGATE DRAINS SHALL BE 8" PERFORATED HDPE (SBR 17) UNLESS OTHERWISE NOTED.
 - 4) INSTALL RIBBON CURB FULL DEPTH (TO SUBGRADE).
 - 5) SLOPE SUBGRADE FROM AREA DRAIN TOWARD PERFORATED PIPE.
 - 6) TRANSITION FROM SCH. 40 TO SCH. 80 PVC WITHIN PARKING AREA.



TYPICAL CLEANOUT DETAIL (STORM)
 N.T.S.

SHEET C-4 (SHEET 5 OF 15)

PAVER AND DRAINAGE PLAN
PREMIER EYECARE
 SITE ADDRESS: 11121 KINGSTON PIKE, FARRAGUT, TENNESSEE 37934
 DIST. FW KNOX COUNTY
 TOWN OF FARRAGUT TENNESSEE
 CLT MAP 143 PARCELS 22, 23 & 24
 SCALE: 1"=20' MAY 16, 2015

OWNER (PARCEL 24):
 THOMAS NELSON CATE, THOMAS M. CATE, JR.
 & CHERYL ARBO
 12327 AMHERST
 KNOXVILLE, TN 37922

OWNER (PARCELS 22 & 23):
 LEONE RUTH DYAR TRUSTEE
 122 DEBUSK LN
 KNOXVILLE, TN 37922

DEVELOPER:
 PREMIER EYECARE
 11121 KINGSTON PIKE, SUITE A
 KNOXVILLE, TN 37934
 (865) 966-0100

URBAN ENGINEERING, INC.
 11852 KINGSTON PIKE
 FARRAGUT, TENNESSEE 37934
 (865) 966-1924



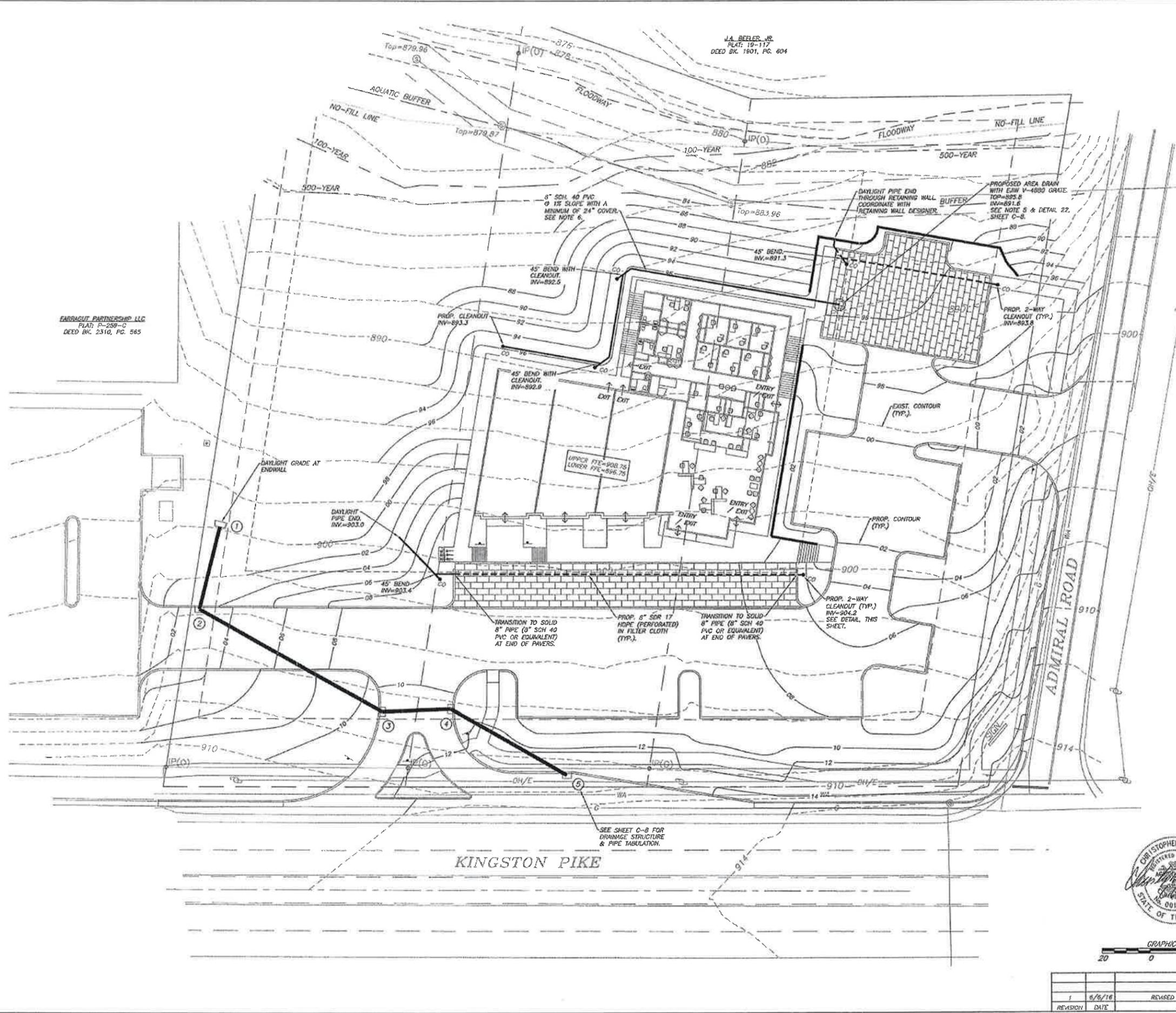
REVISION	DATE	DESCRIPTION	BY
1	6/6/16	REVISED PER TOF COMMENTS	CAS

DWN: BDS CHK: CAS DWG. NO. 1603007

RECEIVED

JUN 06 2016

TOWN OF FARRAGUT



FARRAGUT PARTNERSHIP LLC
 PLAT: C-258-C
 DEED BK. 2310, PG. 565

J.A. BEELER, JR.
 PLAT: 19-117
 DEED BK. 1901, PG. 604

TREE INVENTORY

TREES REMOVED			
DECIDUOUS/EVERGREEN	# TO BE REMOVED	SIZE (DBH)	TREE REPLACEMENT SUMMARY
DECIDUOUS	66 (x2)	10-15" DBH	132 TREES
DECIDUOUS	27 (x3)	16-20" DBH	81 TREES
DECIDUOUS	7 (x4)	>20" DBH	28 TREES
			241 TOTAL

TREES SAVED			
DECIDUOUS/EVERGREEN	# TO BE SAVED	SIZE (DBH)	TREE CREDIT SUMMARY
DECIDUOUS	8 (x4)	10-15" DBH	32 TREES
DECIDUOUS	1 (x6)	16-20" DBH	6 TREES
DECIDUOUS	1 (x8)	>20" DBH	8 TREES
			46 TOTAL

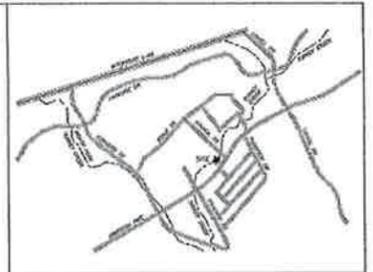
195 TOTAL REPLACEMENTS
(SEE SUMMARY BELOW)

TREE REPLACEMENT SUMMARY:

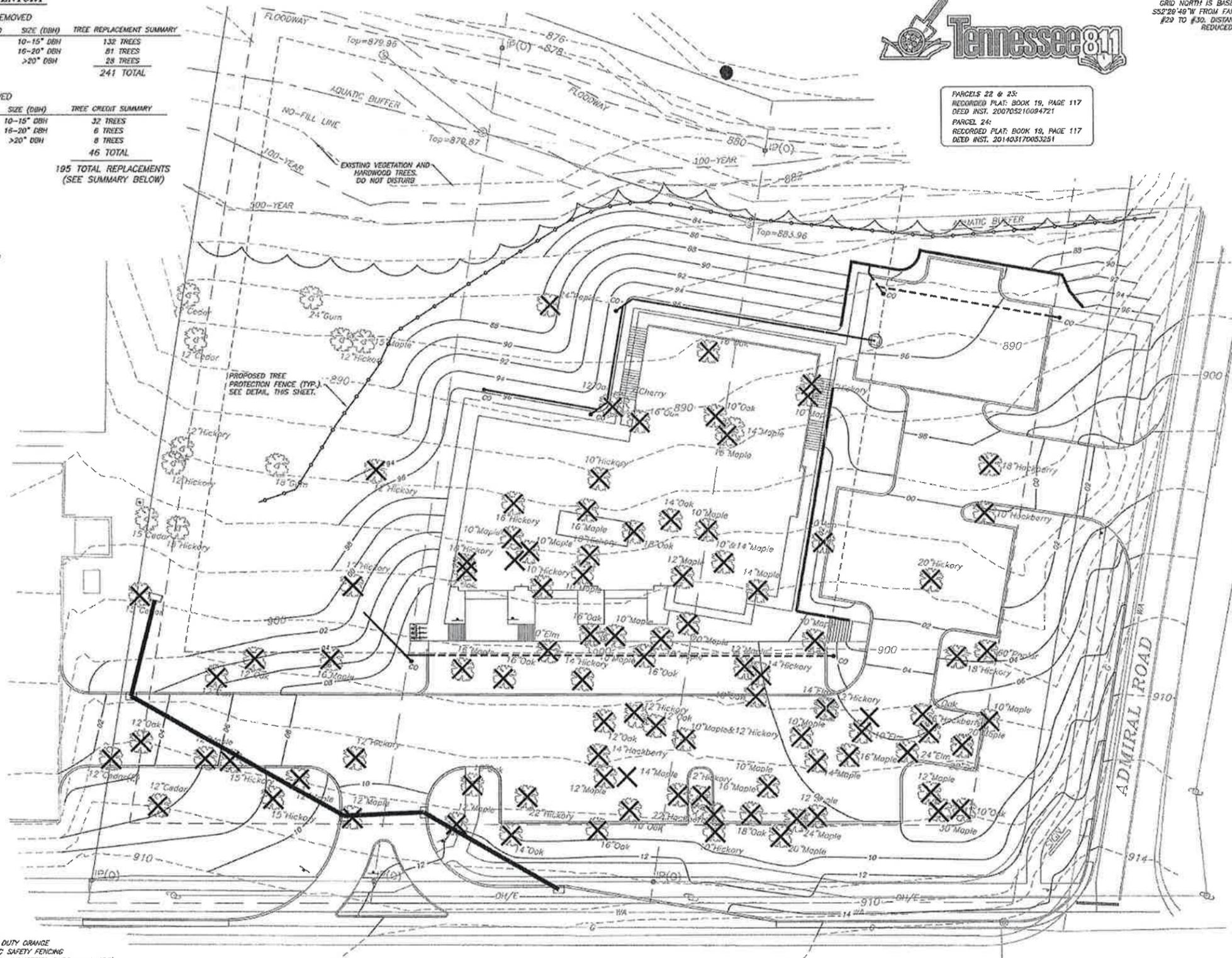
34,384 S.F. IMPERVIOUS AREA
34,384 / 2,500 = 14 TREES
14 TREES x 20% = 3 TREES
TOTAL REQUIRED TREES = 14+3 =
17 TREES (< 14 + 195)



GRID NORTH IS BASED ON A BEARING OF
S52°26'49"W FROM FARRAGUT CONTROL POINT
#29 TO #30. DISTANCES HAVE NOT BEEN
REDUCED TO GRID.



PARCELS 22 & 23:
RECORDED PLAT: BOOK 19, PAGE 117
DEED INST. 200705210094721
PARCEL 24:
RECORDED PLAT: BOOK 19, PAGE 117
DEED INST. 201403170053251



TREE PROTECTION PLAN NOTES

1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS DITCH BASINS, MANHOLES, WATER MAINS, ETC. AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TERN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE UTILITY SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
2. UNLESS OTHERWISE INDICATED, ALL VEGETATION WITHIN THE PROPOSED AREA OF DISTURBANCE WILL BE REMOVED.
3. ALL REPLACEMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF FARRAGUT'S ORDINANCES.
4. ALL CONSTRUCTION ACTIVITIES, INCLUDING EQUIPMENT OR WORKER PARKING, MATERIALS STORAGE, BURN HOLES (IF APPROVED AS PART OF BURN PERMIT), AND EQUIPMENT WASH DOWN AREAS, WILL BE CONDUCTED COMPLETELY WITHIN THE LIMITS OF THE DISTURBANCE (NOTED AS THE GRADING LIMITS) APPROVED BY THE FARRAGUT MUNICIPAL PLANNING COMMISSION (FMPC) - ANY SUCH ACTIVITIES BEYOND THESE LIMITS WILL RESULT IN A STOP WORK ORDER FOR THE ENTIRE PROJECT.
5. THE LIMITS OF THE DISTURBANCE APPROVED BY THE FMPC WILL BE DESIGNATED WITH A HIGHLY DURABLE AND VISIBLE MATERIAL AND APPROVED BY TOWN STAFF BEFORE GRADING PERMIT IS ISSUED SO THAT CONSTRUCTION ACTIVITIES DO NOT OCCUR IN AREAS WHERE SUCH ACTIVITIES HAVE NOT BEEN APPROVED. THE MATERIAL USED TO DESIGNATE THE APPROVED LIMITS OF DISTURBANCE SHALL BE MAINTAINED SO THAT SUCH MATERIAL IS CLEARLY VISIBLE THROUGHOUT THE DURATION OF THE PROJECT. SHOULD THIS MATERIAL BE REMOVED, RELOCATED, AND/OR NOT BE ADEQUATELY PROTECTED AND MAINTAINED, A STOP WORK ORDER WILL BE ISSUED FOR THE ENTIRE PROJECT.
6. TOTAL AREA OF PROJECT = 2.22 ACRES. TOTAL DISTURBED AREA = 1.6 ACRES.
7. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF THE TREE PROTECTIVE FENCE PRIOR TO ITS INSTALLATION.

LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREES TO REMAIN



SHEET TP-1 (SHEET 10 OF 15)

**TREE PROTECTION PLAN
PREMIER EYECARE**

SITE ADDRESS: 11111 KINGSTON PIKE, FARRAGUT, TENNESSEE 37934
DIST. FW KNOX COUNTY
TOWN OF FARRAGUT TENNESSEE
CLT MAP 143 PARCELS 22, 23 & 24
SCALE: 1"=20' MAY 16, 2016

OWNER (PARCEL 24):
THOMAS NELSON CATE, THOMAS M. CATE, JR.
& CHERYL ARBO
12327 AMHERST
KNOXVILLE, TN 37922

OWNER (PARCELS 22 & 23):
LEONE RUTH DYAR TRUSTEE
122 DEBUSK LN
KNOXVILLE, TN 37922

DEVELOPER:
PREMIER EYECARE
11121 KINGSTON PIKE, SUITE A
KNOXVILLE, TN 37934
(865) 966-0100

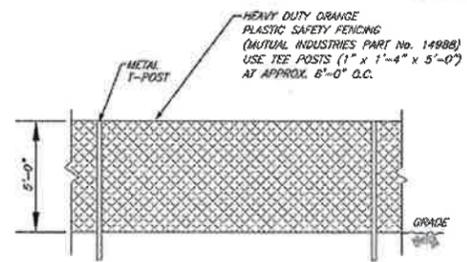


URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

I ATTEST THAT I HAVE REVIEWED THIS TREE REPLACEMENT PLAN AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE TOWN OF FARRAGUT'S TREE PROTECTION ORDINANCE.
Allen Dure
ALLEN DURE - LAND DESIGN GROUP



REVISION	DATE	DESCRIPTION	BY
1	6/6/16	REVISED PER TOP COMMENTS	CAS



FOR PROTECTION OF TREES AND OTHER SPECIFIED SITE FEATURES
TREE PROTECTION FENCE
N.T.S.

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JUN 06 2016

TOWN OF FARRAGUT



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t 865 523-5001 f 865 523-5003
studiofourdesign.com

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Project Name:
Peerier Eyecare

Project Number: 14089.00
Date: 07/22/02
Drawn By: Author
Checked By: Checker

Drawing Issued For:

- Schematic Design
- Design Development
- Construction

Revisions:

No.	Date	Description

Sheet Title:
SHEET ELEV01 (SHEET 13 OF 15)

Sheet No:
ELEV01

- STANDING SEAM METAL ROOF
- FIBER CEMENT SIDING (color TBD)
- 6'-0" SIDING WINDOW
- EPDM ROOF w/ ballast
- FIBER CEMENT SIDING (color TBD)
- ARCHITECTURAL BRICK w/ SOLDIER COURSING
- RIPS SOFFIT AT PERIMETER OVERHANG
- WOOD ACCENT WALL
- SIDEWALK & LANDSCAPING (shrubs, boulders, trees)

- EPDM ROOF BEYOND (slope to gutter)
- ROOFTOP UNITS
- GUTTER AND DOWNSPOUT
- CMU TO MATCH ADJACENT BRICK
- SIDEWALK & LANDSCAPING (shrubs, boulders, trees)
- T.O. High Parapet 19'-10"
- T.O. Low Parapet 18'-0"
- T.O. Storefront 13'-0"
- T.O. Low Storefront 10'-0"
- Level 1 0'-0"
- Level 0.1 -12'-0"

2 Northwest Elevation
1/8" = 1'-0"

- ARCHITECTURAL BRICK (two color-ways)
- ROOFTOP UNITS BEYOND (not visible from pedestrian view)
- ARCHITECTURAL PRECAST DETAILS AND BRICK SOLDIERS
- EPDM ROOF BEYOND (slope to rear)
- METAL COPING (to match storefront)
- SIGNAGE ZONE, TYP. (by tenant)
- TENANT ADDRESS (at mission)
- ALUMINUM CANOPY SYSTEM (3' projection)
- BUILDING LIGHTING (wall sconce)

- STANDING SEAM METAL ROOF
- FIBER CEMENT SIDING (color TBD)
- STOREFRONT TO 10' (break at 10' canopy line)
- PRIMARY SIGNAGE ZONE (by tenant)
- WOOD SOFFIT AT ROOF OVERHANG
- EPDM ROOF w/ ballast
- SECONDARY SIGNAGE ZONE (by tenant)
- FIBER CEMENT SIDING (color TBD)
- T.O. High Parapet 19'-10"
- T.O. Low Parapet 18'-0"
- T.O. Storefront 13'-0"
- T.O. Low Storefront 10'-0"
- WOOD ACCENT WALL
- SIDEWALK & LANDSCAPING (shrubs, boulders, trees)
- Level 1 0'-0"

SHEET 13 OF 15

60% MASONRY FACADE
CONSTRUCTION TYPE: III-B

1 Southeast Elevation- Kingston Pike
1/8" = 1'-0"

Date: 6/27/2016 11:18:04 AM
User: Author
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TOWN OF FARRAGUT



Project Name:
Premier Eyecare

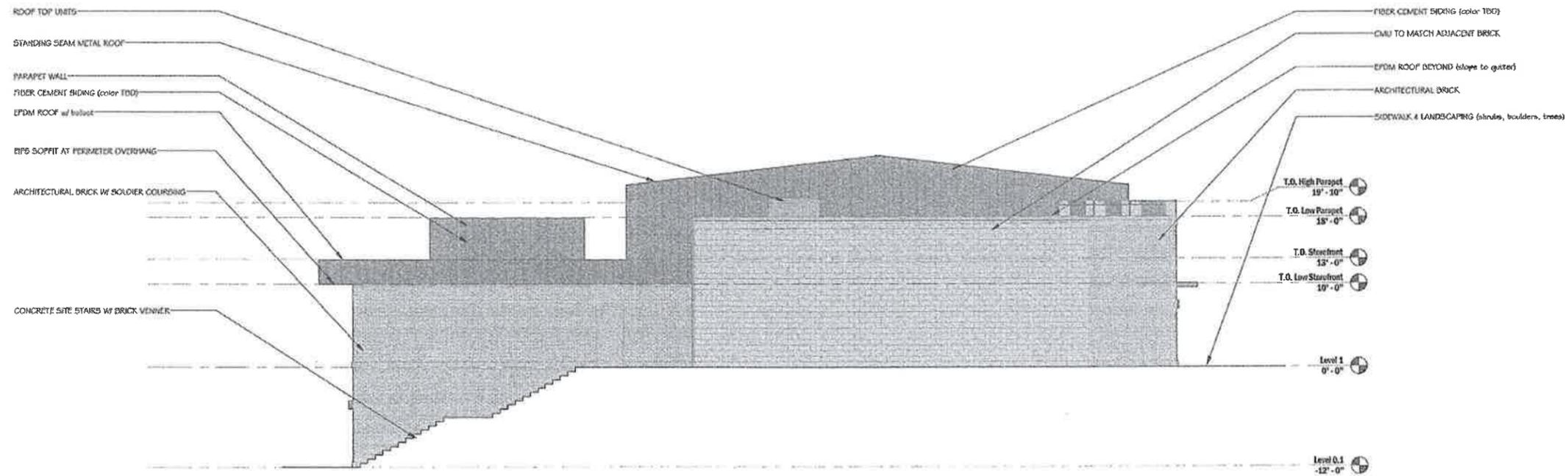
Project Number: 14089.00
Date: 07/22/02
Drawn By: Author
Checked By: Checker

Drawing Issued For:
 Schematic Design
 Design Development
 Construction

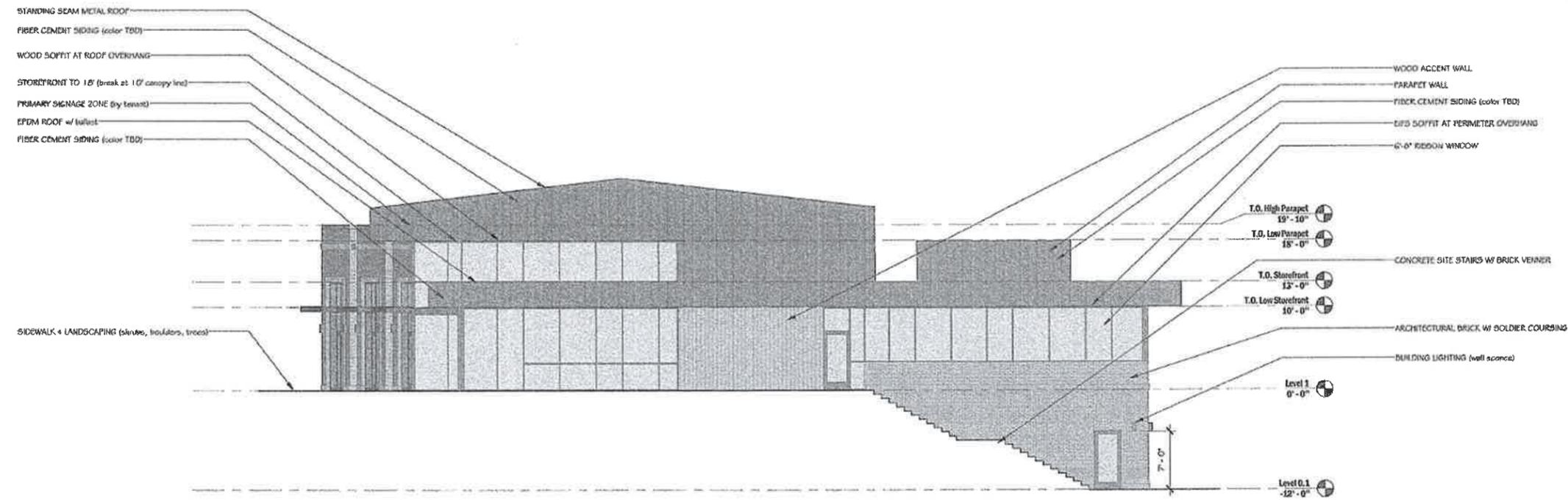
Revisions:
No. Date Description

Sheet Title:
SHEET ELEV02 (SHEET 14 of 15)

Sheet No:
ELEV02



2 Southwest Elevation
1/8" = 1'-0"



1 Northeast Elevation - Admiral Road
1/8" = 1'-0"

SHEET 14 OF 15

Date: 6/3/2015 11:17:07 AM
User: Author
File: C:\Users\mbury\My Documents\14089.00_Premier Eye Care_2015.mxd

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PLANT SCHEDULE (S)-SHADE TREE (E)-EXISTING SHADE TREE (U)-UNDERSTORY TREE (R)-REPLACEMENT TREE

SYM	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	AREA REQUIRED	TYPE
TREES						
WO	6	QUERCUS PHELLOS	WILLOW OAK	3" CALIPER	S	SHADE TREE
BT	3	NYSSA SYLVATICA	BLACK TUFLO	3" CALIPER	S	SHADE TREE
ZL	5	ZELKOVA SERRATA 'GREEN VASE'	ZELKOVA	3" CALIPER	S	SHADE TREE
RM	3	ACER RUBRUM	'OCT. GLORY' RED MAPLE	3" CALIPER	R	SHADE TREE
YC	3	PRUNUS X YEDONENS	'YOSHINO' CHERRY	3" CALIPER	U	UNDERSTORY TREE
SHRUBS						
EA	1	THUJA OCCIDENTALIS	'EMERALD' ARBORVITAE	7-8' HEIGHT		EVERGREEN ACCENT TREE
GU	21	AZALEA 'GUMPO WHITE'	GUMPO WHITE AZALEA	3 GALLON		EVERGREEN / FLOWERING SHRUB
RO	10	ROSA 'KNOCKOUT'	KNOCKOUT ROSE	3 GALLON		DECIDUOUS FLOWERING SHRUB
VM	3	ACER PALMATUM DESECTUM	'VIRIDE' LACELEAF MAPLE	48" WIDTH		SPECIEN SHRUB
LO	14	LOROPETALUM CHINENSIS	'VIRIDULUM' LOROPETALUM	3 GALLON		EVERGREEN / FLOWERING SHRUB
AB	21	ABELIA X GRANDIFLORA	'KALEIDOSCOPE' ABELIA	3 GALLON		EVERGREEN / FLOWERING SHRUB
VB	4	VEURNUM RHYTHIDOPHYLLODES	'ALLEGHENY' VEURNUM	36" HEIGHT		EVERGREEN / FLOWERING SHRUB
OL	28	FRUNUS LAUROCERASUS SP.	'OTTO LUTKE' LAUREL	24" HEIGHT		EVERGREEN / FLOWERING SHRUB
DY	20	TAXUS X MEDIA 'DENSEFORME'	DENSE YEW	24" HEIGHT		EVERGREEN SHRUB
OH	27	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	36" DBH		DECIDUOUS FLOWERING SHRUB
PERENNIALS, GROUND COVER, ORN. GRASSES						
MG		OPHOPOGON JAPONICUS 'DWF'	'DWARF MONDO GRASS	4" POT-12" OC		ORNAMENTAL GRASS
GR		RUDBECKIA FULGIDA	'GOLDSTURM' RUDBECKIA	1 GAL-24" OC		FLOWERING PERENNIAL
HE		HEUCHERA MICRANTHA	'PALACE PURPLE' HEUCHERA			EVERGREEN/FLOWERING PERENNIAL
EXISTING TREES						
	5	JUNIPERUS VIRGINIANA	EASTERN CEDAR		E	SHADE TREE
	2	JUNIPERUS VIRGINIANA	EASTERN CEDAR		E	SHADE TREE
	1	LIGUSTRUM STRYACIFLUA	SHEETGUM		E	SHADE TREE
	1	LIGUSTRUM STRYACIFLUA	SHEETGUM		E	SHADE TREE
	1	LIGUSTRUM STRYACIFLUA	SHEETGUM		E	SHADE TREE
	3	CARYA SP.	HICKORY		E	SHADE TREE
	3	CARYA SP.	HICKORY		E	SHADE TREE
	1	ACER SP.	MAPLE		E	SHADE TREE
	1	ACER SP.	MAPLE		E	SHADE TREE
	1	ACER SP.	MAPLE		E	SHADE TREE
	2	QUERCUS SP.	OAK		E	SHADE TREE

NOTES

- NO SHADE TREES SHALL BE PLANTED DIRECTLY BENEATH OVERHEAD UTILITIES. ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BEFORE ANY DIGGING OR EXCAVATION.
- THIS PLAN REFLECTS AND IS CONSISTENT WITH THE REMAINING PLAN SHEETS ASSOCIATED WITH THIS PROJECT.
- ANY LAWN SLOPE 3:1 OR STEEPER SHALL HAVE EROSION CONTROL BLANKET UNTIL GRASS HAS PROPOGATED AND COVERED 95 PERCENT OF ALL BARE AREAS.
- ALL AREAS SHOWN AS LAWN SHALL BE SODDED WITH HYBRID FESCUE, OR SEEDED WITH HYBRID FESCUE.
- ALL PLANTS SHALL BE FREE OF DISEASE, AND SHALL HAVE A HEALTHY APPEARANCE AT PLANTING.
- ALL PLANT BEDS ARE TO RECEIVE A 3" LAYER OF HARDWOOD MULCH.
- ALL PLANT GROWTH IN LANDSCAPED AREAS SHALL BE CONTROLLED BY PRUNING, TRIMMING, OR OTHER SUITABLE METHODS SO THAT PLANT MATERIALS DO NOT INTERFERE WITH UTILITIES, RESTRICT PEDESTRIAN OR VEHICULAR ACCESS, OR OTHERWISE CONSTITUTE A TRAFFIC HAZZARD.
- ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN A RELATIVELY WEED-FREE CONDITION AND CLEAR OF UNDERGROWTH.
- ALL PLANTINGS SHALL BE FERTILIZED AND IRRIGATED AT INTERVALS AS ARE NECESSARY TO PROMOTE OPTIMUM GROWTH.
- ALL TREES, SHRUBS, GROUND COVERS, AND OTHER PLANT MATERIALS SHALL BE REPLACED IF THEY DIE OR BECOME UNHEALTHY DUE TO ACCIDENTS, DRAINAGE PROBLEMS, DISEASE, OR OTHER CAUSES.

DETENTION BASIN TREES
NONE REQUIRED

SHADE TREES
SHADE TREE REQUIREMENTS: 1 TREE/2500 SF
TOTAL IMPERVIOUS AREA: 34,384 SF
14 TREES REQUIRED (34,384 SF / 2500) (NOT INCLUDING REPLACEMENT)
3 ADDITIONAL TREES REQUIRED (SEE REPLACEMENT SCH)
17 TOTAL TREES REQUIRED
(60 PERCENT SHADE/CANOPY TREES
20 PERCENT UNDERSTORY TREES ALLOWED)
17 TREES PROVIDED (INCLUDING REPLACEMENTS)
(14 SHADE/CANOPY TREES PROVIDED - 82 PERCENT)

LA-1 BUFFER STRIP TREES: DENSELY COVERED EXISTING WOODED AREA TO FULFILL THE BUFFER REQUIREMENT.

TREES REMOVED			
DEODUCOUS	# REMOVED	SIZE (DBH)	TREE REPLACEMENT
DEODUCOUS	66 (x2)	10-15" DBH	132 TREES
DEODUCOUS	27 (x3)	15-20" DBH	81 TREES
DEODUCOUS	7 (x4)	20" DBH	28 TREES
			241 TOTAL
TREES SAVED			
DEODUCOUS	# SAVED	SIZE (DBH)	TREE CREDIT
DEODUCOUS	16 (x4)	10-15" DBH	32 TREES
DEODUCOUS	1 (x8)	15-20" DBH	6 TREES
DEODUCOUS	1 (x8)	20" DBH	8 TREES
			46 TOTAL

FOUNDATION PLANTING
AREA REQUIRED:
528 SF REQ'D. (2.5 X 211)
25 PERCENT MUST BE PLANTINGS OTHER THAN GRASS
PROVIDED = 1904 SF (73 PERCENT PLANTINGS)

SUMMARY TABLE

	REQ'D	PROVIDED
SHADE TREE	14	14
UNDERSTORY TREE	3	3
REPLACEMENT TREE	3	3
TOTAL	20	20

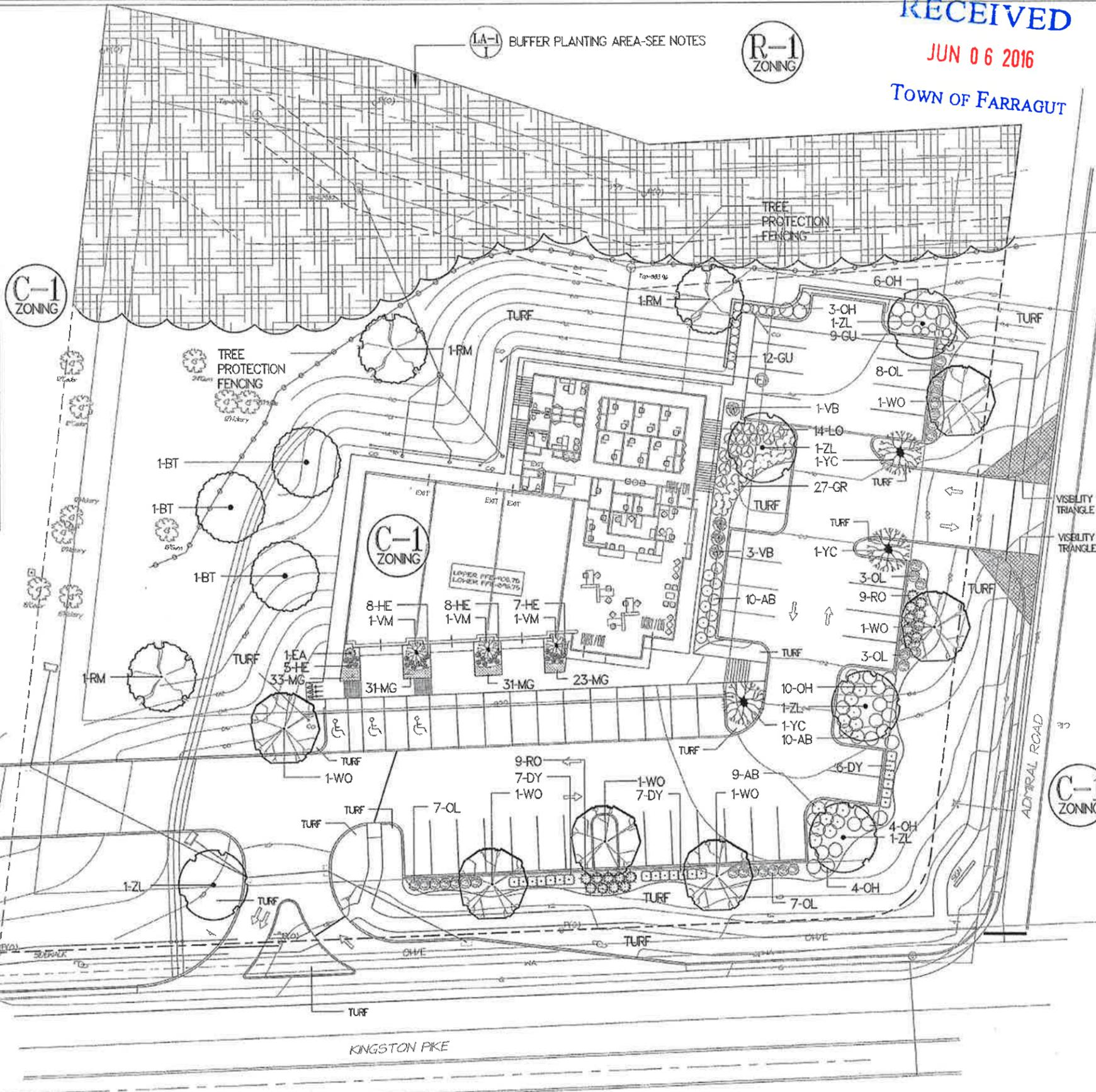
FOUNDATION AREA 528 SF 1904 SF

195 TOTAL REPLACEMENTS (SEE SUMMARY BELOW)

TREE REPLACEMENT SUMMARY:
34,384 S.F. IMPERVIOUS AREA
34,384 / 2,500 = 14 TREES
14 TREES x 20% = 3 TREES

TOTAL TREES REQUIRED = 14 + 3 =
17 TREES (LESS THAN 14 + 195)

TOTAL SITE AREA: 96,842 S.F.
BUILDING AND ROOF: 10,034 S.F.
PAVERS: 5,294 S.F.
PARKING AND FLATWORK: 19,056 S.F.
TOTAL IMPERVIOUS AREA: 34,384 S.F.
TOTAL GREEN SPACE: 62,458 S.F.



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MASTER PLANNING
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1815 NORTHSHORE HILLS BLVD
KNOXVILLE, TN 37922
865.599.3059

PREMIER EYECARE

PROJECT TOWN OF FARRAGUT
KNOX COUNTY
TENNESSEE
DIST. FW
C.I.T. MAP 143
PARCELS 22, 23 & 24
1111 KINGSTON PIKE
KNOXVILLE, TN 37934

06-01-2016
06-03-2016
REVISION DATE

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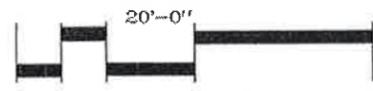
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SCALE: 1"=20'-0"
DATE: MAY 12, 2016
DRAWN BY: W. ALLEN DUKE

SHEET 15 OF 15

MASTER LANDSCAPE PLAN
LA-1

C-1 ZONING



MEETING DATE: June 16, 2016

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for the remodeling of Saah Salon (formerly Aubrey's), Parcel 137.11, Map 142, Zoned C-1/MUTC, located at 102 S. Campbell Station Road, 0.938 Acres (Stuart Anderson, George Ewart Architect, Applicant)

INTRODUCTION AND BACKGROUND: The request is to remodel the former Aubrey's building and do some site modifications for a new salon.

Saah Salon Suites will be moving into the former Aubrey's building. This item is being presented due to some minor site improvements proposed by the new owner. The improvements involve the construction of an entry feature and roof cornices on three building elevations in an effort to enhance the façade. Additionally, cultured stone is proposed to be added under the existing windows on the southwest and southeast elevations, along with a new louver canopy. As part of the renovation, the dumpster enclosure will be repaired. There will also be some decorative building lighting added.

RECOMMENDATION: Included in your packet is the revised site plan along with the staffs' comments on the initial site plan that was submitted. The staff will make a recommendation at the meeting based on whether the initial comments have been satisfactorily addressed.

Mark Shipley

From: Mark Shipley
Sent: Tuesday, May 24, 2016 11:59 AM
To: 'Stuart Anderson'
Cc: Ashley Miller; Dan Johnson; John Householder
Subject: saah salon site plan

Stewart,

Hope you are doing well. Below are my comments on the minor site plan for the Saah Salon:

- 1) Please provide current fire hydrant flow data for closest fire hydrants used to satisfy appendix B and C. Data shall be less than 1 year old and include name of agency performing test, static pressure, residual pressure and flow in GPM;
- 2) Please provide the calculated fire flow and quantity of fire hydrants required in accordance with appendix B and C of the 2012 International Fire Code. This shall be included on the drawings, not as a separate submittal;
- 3) As it appears, the net façade area will have more masonry than the existing condition. Please confirm in a note on the plans;
- 4) Please confirm if any existing lights are being modified (e.g. the parking lot pole lights);
- 5) Please demonstrate on the lighting sheet that all wall lights shall direct light only at the ground. Light distributed out the front or sides of the fixture is not permitted. No portion of the bulb or material surrounding the bulb which allows light through shall protrude from the light box/housing. Decorative wall lights must be frosted or refractive with regard to light distribution. Clear non-horizontal lenses are not permitted. The light source shall not protrude from the fixture enclosure and the total delivered lumens (which the plans must address) from the fixture shall not exceed 950 lumens. Please verify with an electrical engineer;
- 6) Please address if landscaping is being modified. A landscape plan will need to be reviewed by the Town staff;
- 7) Please provide a detail of the dumpster and privacy fencing repairs proposed.

Please address these comments and provide 2 sets of revised full size plans and one 11x17 set by Monday, June 6. If you have any questions please let me know. Thanks.

mark shipley, AICP

COMMUNITY DEVELOPMENT DIRECTOR

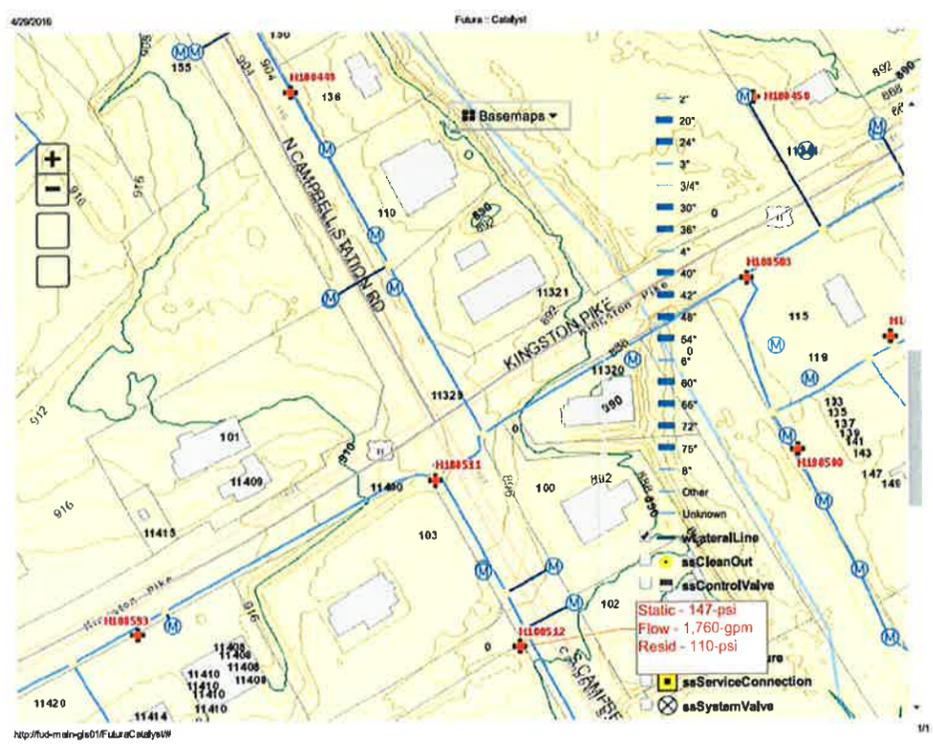
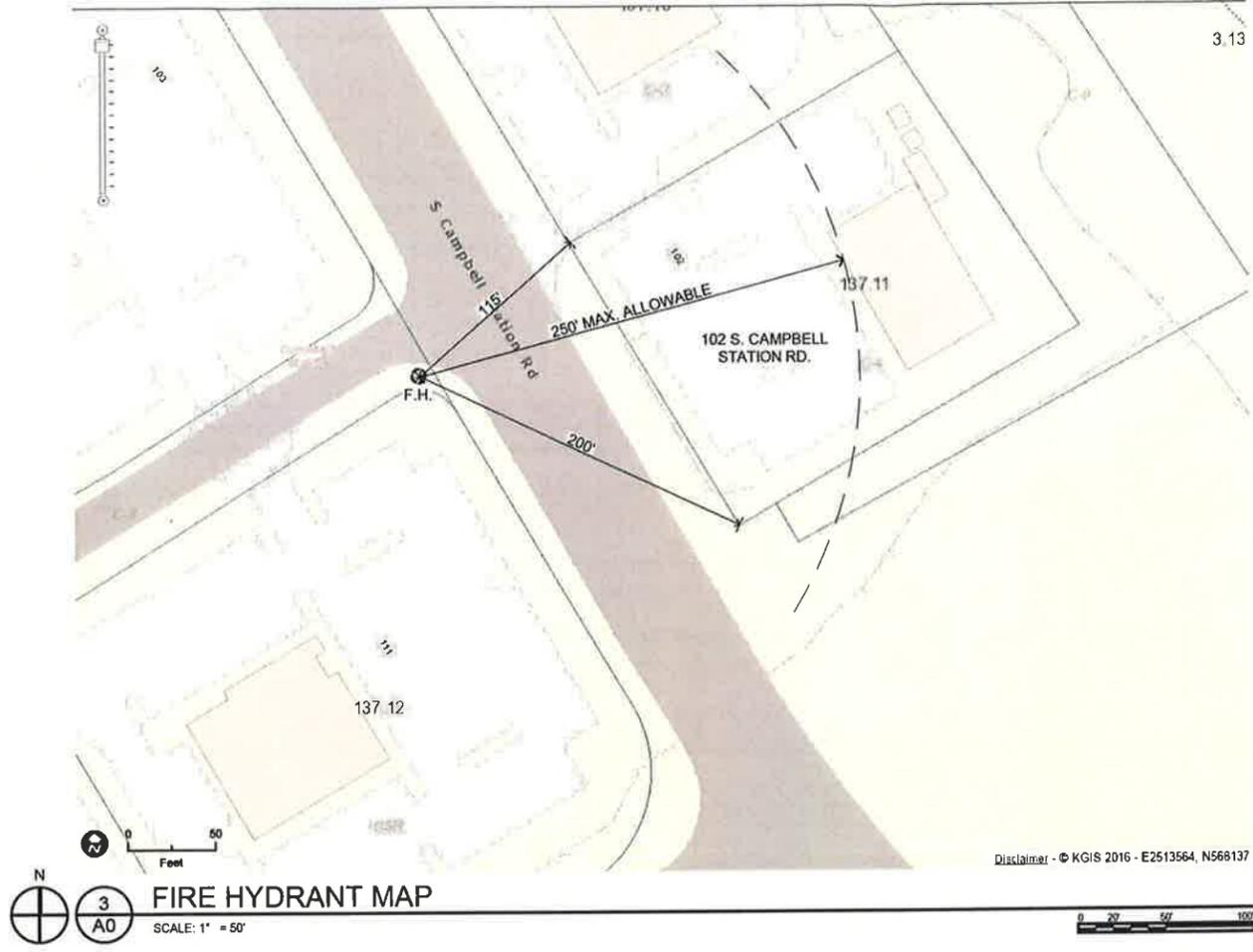
EMAIL • MSHIPLEY@TOWNOFFARRAGUT.ORG

PHONE • 865.966.7057

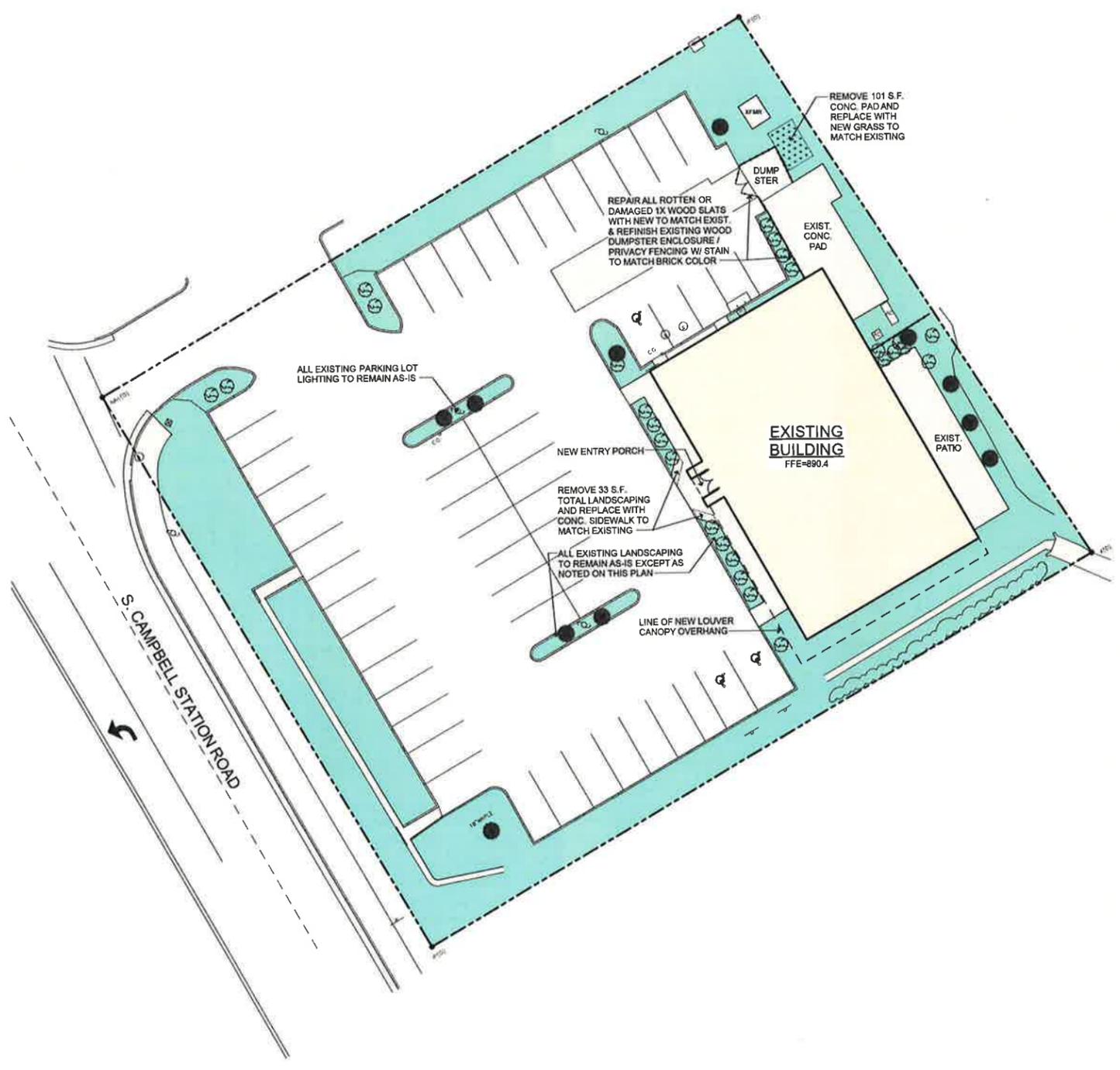
ADDRESS • 11408 MUNICIPAL CENTER DRIVE
FARRAGUT, TN 37934



  townoffarragut.org



SITE PLAN
 SCALE: 1" = 20'
 1 A0



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 Knoxville, TN 37919
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 Fax 865.602.7742
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Saah

SALON SUITES

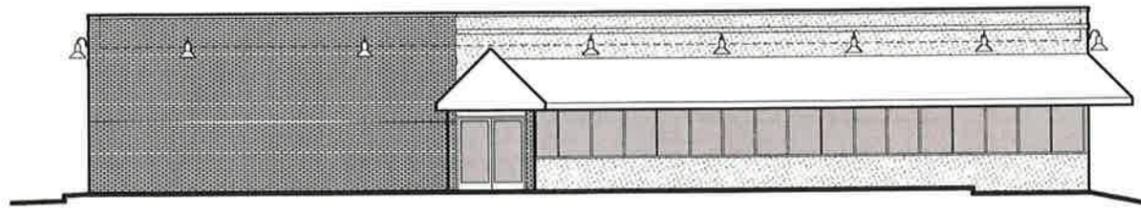
102 S. CAMPBELL STATION RD. FARRAGUT, TN 37934
 CLT MAP: 142 PARCEL 137.11



SITE PLAN

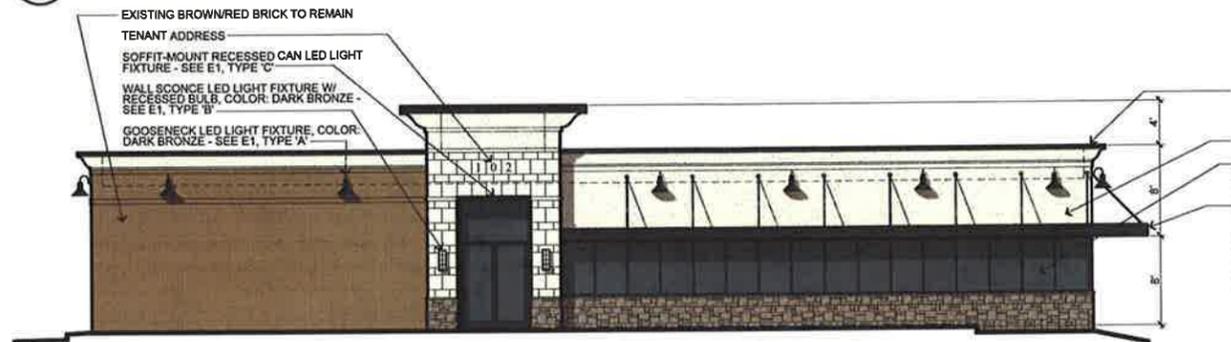
DATE: 03 JUNE 2016
 PROJECT NO.: 16032
 PROJECT MGR.: STUART

A0



1 EXISTING SOUTHWEST ELEVATION

SCALE: 1/8" = 1'-0"

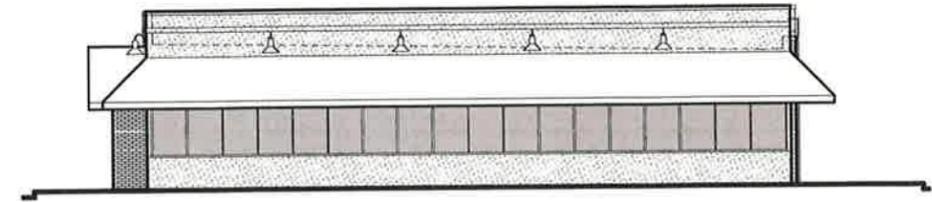


2 NEW SOUTHWEST ELEVATION

SCALE: 1/8" = 1'-0"

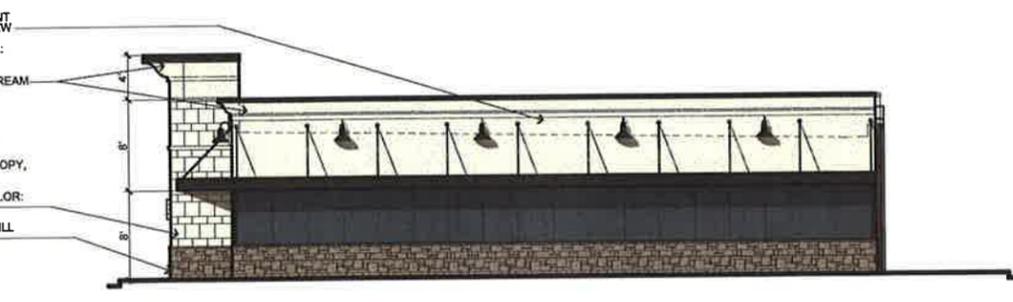
EXISTING BROWN/RED BRICK TO REMAIN
 TENANT ADDRESS
 SOFFIT-MOUNT RECESSED CAN LED LIGHT FIXTURE - SEE E1, TYPE 'C'
 WALL SCONCE LED LIGHT FIXTURE W/ RECESSED BULB, COLOR: DARK BRONZE - SEE E1, TYPE 'B'
 GOOSENECK LED LIGHT FIXTURE, COLOR: DARK BRONZE - SEE E1, TYPE 'A'

NOTE: ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM VIEW
 PREFIN ALUM. COPING, COLOR: DARK BRONZE
 EIFS CORNICE TRIM, COLOR: CREAM
 EIFS FIELD, COLOR: CREAM
 NEW & EXISTING ALUMINUM STOREFRONT SYSTEM, FRAME COLOR: DARK BRONZE
 PREFIN: ALUM. LOUVERED CANOPY, COLOR: DARK BRONZE
 NEW THIN-STONE VENEER (COLOR: CREAM)
 CULTURED STONE BASE AND SILL (COLOR: TANGREY)



3 EXISTING SOUTHEAST ELEVATION

SCALE: 1/8" = 1'-0"

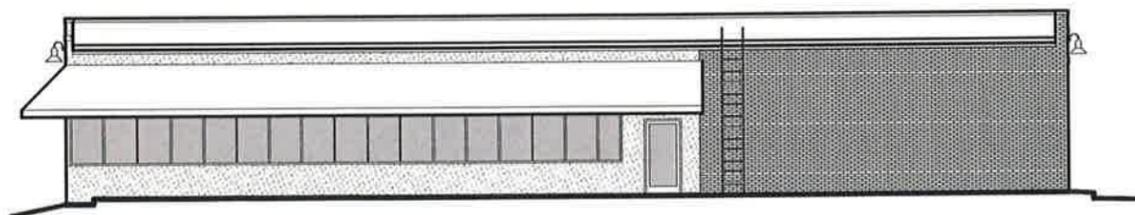


4 NEW SOUTHEAST ELEVATION

SCALE: 1/8" = 1'-0"

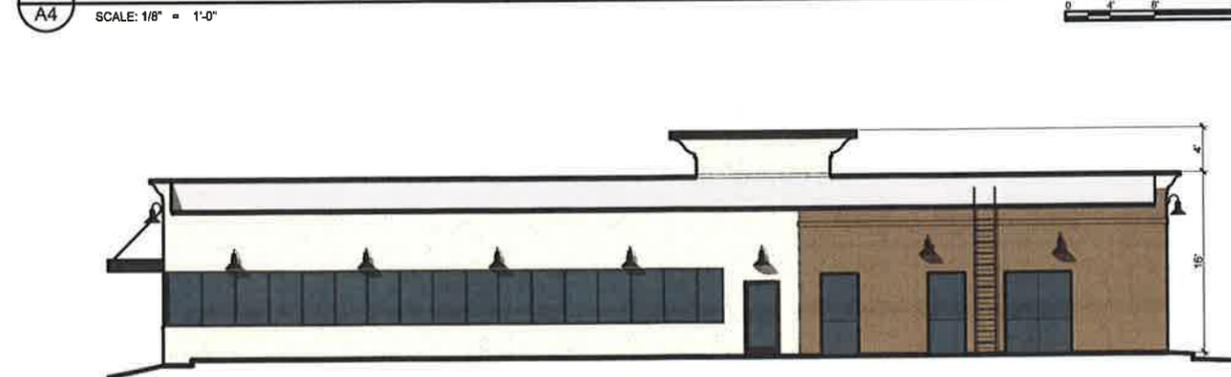
MASONRY FACADE AREA NOTE:
 EXISTING MASONRY FACADE AREA = 1,870 S.F.
 NEW + NET REMAINING MASONRY AREA = 2,133

EXISTING BUILDING LIGHT NOTE:
 ALL BUILDING-MOUNTED LIGHTING IS NEW AND SHALL COMPLY WITH TOWN OF FARRAGUT REQUIREMENTS. MOST GOOSENECK LIGHTS WILL BE MOUNTED IN THE SAME LOCATION AS EXISTING LIGHTS, EXCEPT ABOVE SW CANOPY.



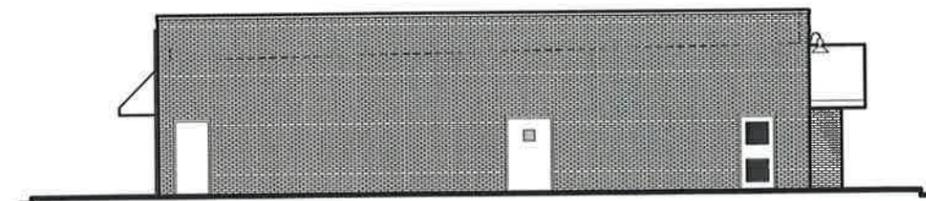
5 EXISTING NORTHEAST ELEVATION

SCALE: 1/8" = 1'-0"



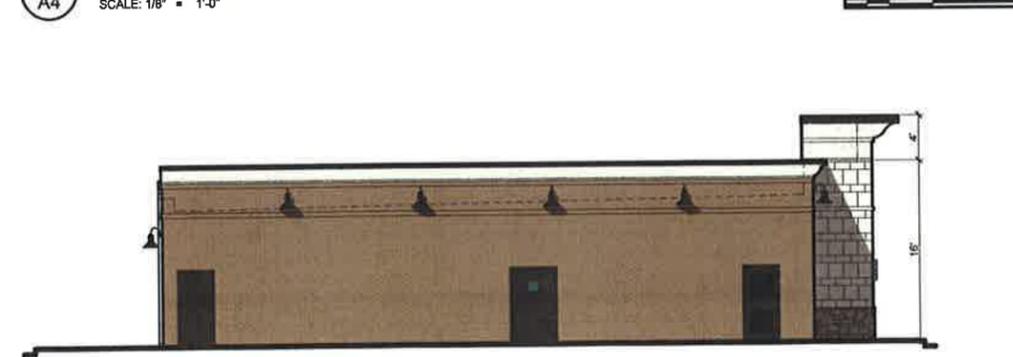
6 NEW NORTHEAST ELEVATION

SCALE: 1/8" = 1'-0"



7 EXISTING NORTHWEST ELEVATION

SCALE: 1/8" = 1'-0"



8 NEW NORTHWEST ELEVATION

SCALE: 1/8" = 1'-0"



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Saah
 SALON SUITES
 102 S. CAMPBELL STATION RD. FARRAGUT, TN 37894
 CLT. MAP: 142 PARCEL: 137.11



EXTERIOR ELEVATIONS

DATE: 03 JUNE 2016
 PROJECT NO.: 18032
 PROJECT MGR.: STUART

A4

SHEET #3 OF 4

P:\Projects\2016\18032 - Saah Salon\18032 - Saah Salon.pln

MEETING DATE: June 16, 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 (CLUP) for a portion of Parcel 69, Tax Map 142, north of the Farragut Church of Christ, 22.13 Acres, from Medium Density Residential to Civic/Institutional (Goodworks Unlimited, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This item is on the agenda as a result of the discussion at last month's planning commission meeting regarding the need for the portion of Parcel 69, Tax Map 142 that is being requested for an S-1 Zoning District to be consistent with the future land use map.

This portion of Parcel 69 is currently shown on the future land use map as Medium Density Residential and is zoned R-2, General Single-Family Residential. On the subsequent agenda item, and as discussed last month, the applicant is requesting to rezone roughly 22 acres of Parcel 69 from R-2 to S-1, Community Service, so that a senior living community can be constructed on this acreage. The S-1 Zoning District is, as noted in the CLUP, the zoning district most similar to a Civic/Institutional land use.

Though the specific project the applicant has in mind could be considered as a form of Medium Density Residential, the predominant uses permitted in the S-1 Zoning District would be more similar to a Civic/Institutional land use rather than Medium Density Residential.

RECOMMENDATION: The staff recommends that, subject to the rezoning approval, the future land use map for the portion of Parcel 69, Tax Map 142 that is being requested for a rezoning from R-2 to S-1 be amended from Medium Density Residential to Civic/Institutional. This would make the future land use map consistent with the predominant uses permitted in the S-1 Zoning District.

APPLICATION TO AMEND THE TOWN OF FARRAGUT FUTURE LAND USE PLAN
FARRAGUT MUNICIPAL PLANNING COMMISSION
TOWN OF FARRAGUT, TN

The undersigned hereby makes application to amend the Town's Future Land Use Plan.

PETITIONER INFORMATION

Name: Goodworks Unlimited, LLC

Full address: 2202 Jefferson Ct, Franklin, TN 37064

Contact information (phone and email):
Gary Keckley, gary@goodworksunlimited.com, 615-790-7041

OWNER INFORMATION (if not petitioner)

Name(s): Douglas A. and Brenda P. Horne

Full address(es): PO Box 31769, Knoxville, TN 37930

Contact information (phone and email):
Douglas A. Horne, dhorne@hpiknox.com, 865-560-1100

PROPERTY/AREA INFORMATION:

Physical Address(es) of ALL Property to be considered for amendment:

Portion of 208 Smith Road - Refer to attached Map

Current Future Land Use Designation(s): Medium Density Residential

Proposed Future Land Use Designation(s): Civic/Institutional

Zoning of Each Property to be Considered: S-1

Existing Use of Property to be Considered : Agriculture/Forestry/Vacant Land

Proposed Future Use of Property (if known):
Senior Living Community

Explain why the current future land use designation of this property/area should be changed:

Change is requested to make the property consistent with the proposed land use.

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JUN 02 2016

TOWN OF FARRAGUT

Describe the amendment's benefit to the Town:

Proposed land use will provide a transition between the existing residential to the north and east and the existing commercial to the south.

Describe the amendment's environmental impact on the surrounding properties:

There will be no environmental impact on surrounding properties.

Describe the amendment's impact on the Town's infrastructure if developed (ie. traffic impact):

There will be no impact to the surrounding infrastructure.

Required Attachments:

- Map or sketch plan clearly illustrating the property/area to be considered

Recommended Attachments:

- Statements of support from surrounding property owners

Petitioner Signature:

Amelst Samuel on behalf of Gary Keckley

Date: 6/2/16

Property Owner Signature:

Amelst Samuel on behalf of Douglas A & Brenda P Horne

Date: 6/2/16



Future Land Use Map

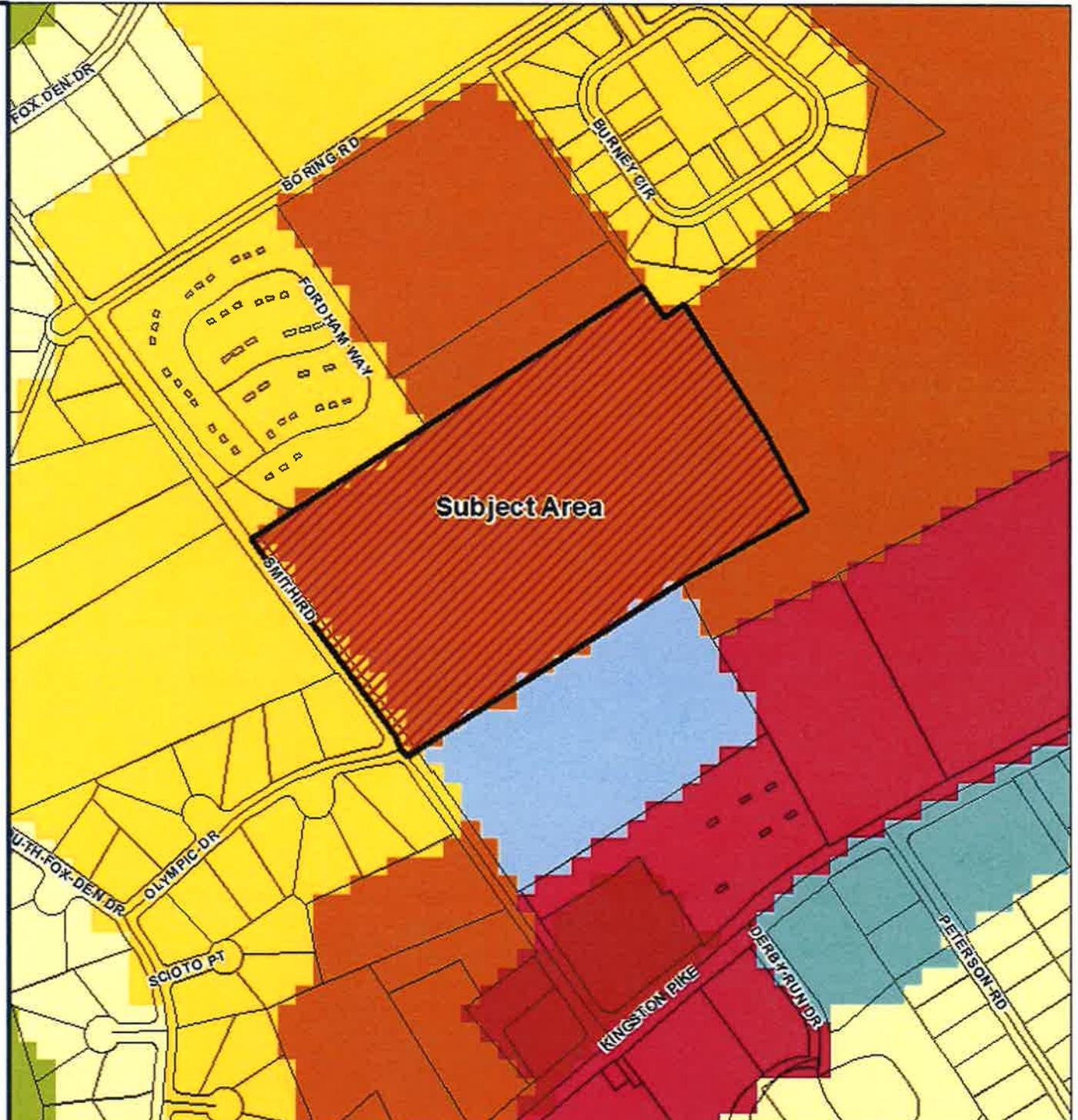
Medium Density Residential
to
Civic/Institutional

Legend

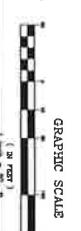
- Streets
- Proposal
- Parcels
- Civic/Institutional
- Office/Light industrial
- LU Industrial
- Commercial
- Regional Commercial
- Open Space
- Parks and Rec
- Open Space Cluster Residential
- Rural Residential (> 1 Acre lots)
- Very Low Density Residential (2-4 DUs / Acre)
- Low Density Residential (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 = 400 ft



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 JUN 02 2016
 TOWN OF FARRAGUT



LUP

NO.	DATE	COMMENTS

Future Land Use Plan Amendment
Villages of Farragut
 208 Smith Road
 Farragut, Tennessee

SITE
 INCORPORATED
 Civil Engineers & Surveyors

10215 Technology Drive, Suite 304 Knoxville, TN 37931
 Phone: (603) 722-4100 Fax: (603) 722-4109

MEETING DATE: June 16, 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 a portion of Parcel 69, Tax Map 142, north of the Farragut Church of Christ, 23.06 Acres, from R-2 to S-1, a portion of Parcel 69 and 69.01, Tax Map 142, east of the Farragut Church of Christ, from R-2, B-1, and C-1 to O-1, 3.44 Acres, and a portion of Parcel 69.01, Tax Map 142, from O-1 to C-1, 4.76 Acres (Goodworks Unlimited, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This request was discussed last month as a workshop item. In terms of the roughly 23 acres requested for a rezoning from R-2 to S-1, the feedback received from the planning commission and the public was very positive. The S-1 District was seen as an excellent transition district for the land area where this would be applied. The applicant's senior living community concept plan, known as the Villages of Farragut, was also favorably received and was approved by the planning commission with one of the subject to's being the approval of the rezoning.

Also discussed at last month's planning commission meeting was whether some additional areas that would be affected by the Villages of Farragut development should also be rezoned at this time. This question was first raised by the staff with the applicant at the Staff/Developer meeting on May 3. As part of the Villages of Farragut development, Peterson Road will be extended through and bisect properties that are currently zoned R-2, B-1, C-1, and O-1. This will result in new lots that, without some zoning modification, could be rendered undevelopable.

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

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

RECOMMENDATION: Included in your packet is Resolution PC-16-08 which recommends approval of Ordinance 16-12. The staff recommends approval of Resolution PC-16-08.

RECEIVED

APPLICATION TO AMEND ZONING MAP

TOWN OF FARRAGUT, TENNESSEE

JUN 02 2016

TOWN OF FARRAGUT

FOR OFFICE USE ONLY
Fee Paid: \$500

APPLICANT NAME: GOODWORKS UNLIMITED, LLC
Address: 2202 JEFFERSON CT City/State/Zip: FRANKLIN, TN 37064
Phone Number: 615-790-7041 Fax Number: _____
E-mail: gary@goodworksunlimited.com

DESCRIPTION OF PROPERTY (Attach map of property):
Address: ① 208 SMITH RD, ② ③ 11863 KINGSTON PK Size of Tract: ① 23.06 AC, ② 3.44 AC, ③ 4.76 AC
Lot(s)/Parcel(s) No.: ① 69 ② ③ 69.01 Tax Map No. 142

Previous Rezoning Applications: _____

Change Requested:

From: ① R-2, ② R-2, B-1, C-1, ③ O-1 To: ① S-1, ② O-1, ③ C-1

Proposed Use of Property (Be specific): ① SR. LIVING COMMUNITY, ② ③ UNDETERMINED OFFICE & COMMERCIAL

Existing Land Use: ① AGRICULTURE/FORESTRY/VACANT LAND, ② ③ OFFICE

ALL OWNERS OF PROPERTY INVOLVED MUST SIGN OR NAMES MUST BE LISTED:

NAME	ADDRESS (Street/City/Zip)	PROPERTY OWNED
<u>DOUGLASA HORNE</u>	<u>PO Box 31769, KNOXVILLE, TN 37930</u>	<u>Parcels 69 & 69.01</u>
<u>BRENDA P. HORNE</u>	<u>PO Box 31769, KNOXVILLE, TN 37930</u>	<u>" " "</u>

I HEREBY CERTIFY THAT THE OWNERS OF ALL PROPERTY INVOLVED IN THIS REQUEST HAVE SIGNED OR ARE LISTED ABOVE AND HAVE CONSENTED TO THIS APPLICATION.

[Signature] on behalf of Gary Keckley 6/2/16
APPLICANT SIGNATURE DATE

OR

I HEREBY CERTIFY THAT I AM THE LEGAL REPRESENTATIVE FOR ALL OWNERS INVOLVED IN THIS REQUEST.

[Signature] on behalf of Gary Keckley 6/2/16
NAME (SIGNATURE) DATE

GARY KECKLEY, 2202 JEFFERSON CT., FRANKLIN, TN 37064 615-790-7041
Street Address/City/State/Zip Telephone Number

RESOLUTION PC-16-08

FARRAGUT MUNICIPAL PLANNING COMMISSION

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 16-12.

ADOPTED this 16th day of June, 2016.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

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

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

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

SECTION 1.

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

SECTION 2.

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

 Dr. Ralph McGill, Mayor

 Allison Myers, Town Recorder

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

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION



farragut
LIVE CLOSER • GO FURTHER

Ordinance 16-12

Exhibit A

Rezone
a portion of Parcel 69, Tax Map 142

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

Rezone
a portion of Parcel 69 and 69.01, Tax Map 142

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

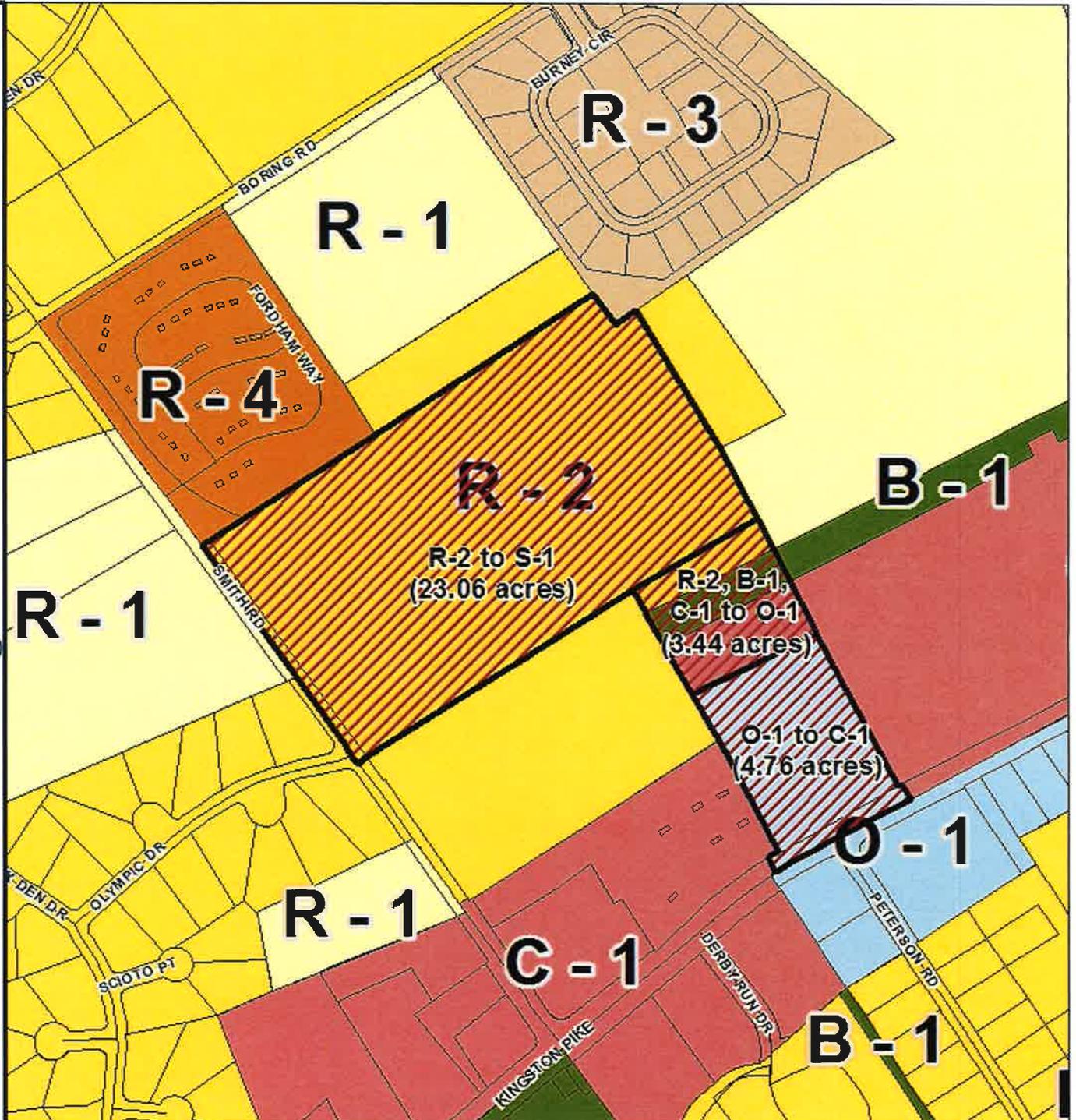
Rezone
a portion of Parcel 69.01, Tax Map 142
From Office (O-1) to General Commercial (C-1)

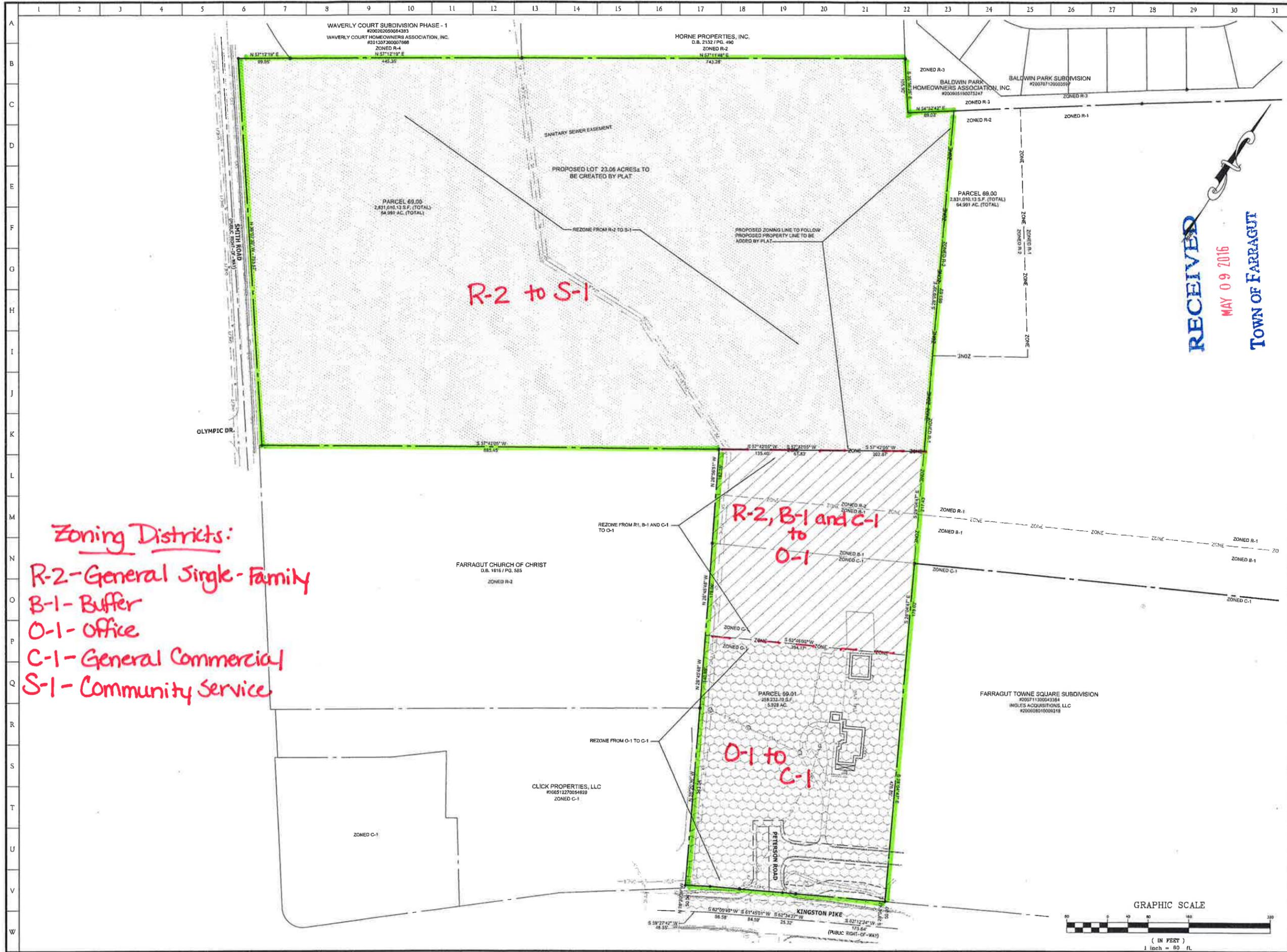
Legend

-  Streets
-  Proposal
-  Parcels
-  B-1, Buffer
-  R-1, Rural Single-Family Residential
-  R-2, General Single-Family Residential
-  R-3, Small Lot Single-Family Residential
-  R-4, Attached Single-Family Residential
-  O-1, Office
-  C-1, General Commercial



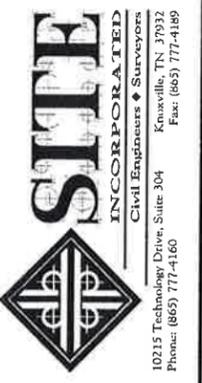
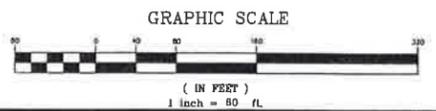
1 in = 400 ft





Zoning Districts:
 R-2 - General Single-Family
 B-1 - Buffer
 O-1 - Office
 C-1 - General Commercial
 S-1 - Community Service

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 MAY 09 2016
 TOWN OF FARRAGUT



Rezoning Exhibit
 Villages of Farragut
 208 Smith Road
 Farragut, Tennessee

DESIGNED BY: JAE DATE: 04/18/16
 CHECKED BY: JRA FILE: 1921 CSP3

REVISIONS	
NO.	DATE COMMENTS
1	05/09/16 Revised Per Town Comments

RZ-1

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

INTRODUCTION AND BACKGROUND: This item was discussed at the previous two planning commission meetings. Though the applicant only requested that the front yard setbacks be revisited in the C-1 Zoning District to provide for the ability to place a building closer to the public street, the staff felt that, as part of this review, some additional provisions may also be considered. These additional provisions involve clarifications related to setbacks for accessory structures, screening requirements for surface parking, provisions for streetscape and outdoor open space, connectivity, and low impact development.

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

RECOMMENDATION: Included in your packet is a copy of Resolution PC-16-09 which recommends approval of Ordinance 16-13. The language provided in Ordinance 16-13 promotes greater consistency with the ADS and CLUP and the staff recommends approval of Resolution PC-16-09.

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

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

1. Front Yards.

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

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

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

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

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

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

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

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

F. *Streetscape and outdoor open space*

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

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

G. *Connectivity*

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

H. *Low Impact Development*

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

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

RESOLUTION PC-16-09

FARRAGUT MUNICIPAL PLANNING COMMISSION

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 16-13.

ADOPTED this 16th day of June, 2016.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

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

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

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

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

SECTION 1.

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

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

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

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

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

SECTION 2.

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

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

G. Connectivity

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

H. Low Impact Development

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

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

SECTION 3.

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

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

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

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

MEETING DATE: June 16, 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 Chapter 3., Specific District Regulations, Section XV., Regional Commercial District (C-2)., Subsection C.1., Front Yards, to allow for additional front yard setback provisions, to amend Subsection E., Parking, to allow for additional provisions, and to create Subsection F., Streetscape and Outdoor Open Space, Subsection G., Connectivity, and Subsection H., Low Impact Development (MBH, Inc., Applicant)

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

In terms of the C-2 Zoning District and where there is a concern related to a taller building being placed closer to the street, the ADS provides for a number of measures that could be employed to address this concern. These measures may include stepping back a larger building mass from the street and/or using variation in heights. In addition, taller buildings in the C-2 District are required to meet additional setbacks for each foot such buildings are permitted to extend above the base 35 foot building height.

RECOMMENDATION: Included in your packet is a copy of Resolution PC-16-10 which recommends approval of Ordinance 16-14. The language provided in Ordinance 16-14 promotes greater consistency with the ADS and CLUP and the staff recommends approval of Resolution PC-16-10.

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

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

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

1. *Front Yards.*

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

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

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

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

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

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

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

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

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

F. *Streetscape and outdoor open space*

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

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

G. *Connectivity*

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

H. *Low Impact Development*

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

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

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

RESOLUTION PC-16-10

FARRAGUT MUNICIPAL PLANNING COMMISSION

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 16-14.

ADOPTED this 16th day of June, 2016.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

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

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

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

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

SECTION 1.

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

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

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

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

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

SECTION 2.

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

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

G. Connectivity

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

H. Low Impact Development

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

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

SECTION 3.

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

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

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

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

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

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

RECOMMENDATION: Included in your packet is a copy of Resolution PC-16-11 which recommends approval of Ordinance 16-15. The language provided in Ordinance 16-15 promotes greater consistency with the ADS and CLUP and the staff recommends approval of Resolution PC-16-11.

XVII. - Office district (O-1).

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

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

1. *Front Yards.*

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

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

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

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

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

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

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

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

F. Streetscape and outdoor open space

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

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

G. Connectivity

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

H. Low Impact Development

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

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

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

RESOLUTION PC-16-11

FARRAGUT MUNICIPAL PLANNING COMMISSION

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 16-15.

ADOPTED this 16th day of June, 2016.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

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

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

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

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

SECTION 1.

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

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

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

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

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

SECTION 2.

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

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

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

H. Low Impact Development

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

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

SECTION 3.

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

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

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

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

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

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

After some discussion, the commission and the staff considered the option of making the interior parking lot islands wider but not reducing the number of parking spaces that could be provided in a row without an interior parking lot island. The current minimum width of an interior parking lot island is five (5) feet as measured from the back of curb to the back of curb. The suggestion that was favorably received during the workshop session was to increase this minimum width to 7½ feet as measured from the back of curb to the back of curb.

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

RECOMMENDATION: Included in your packet is a copy of Resolution PC-16-12 which recommends approval of Ordinance 16-16. The language provided in Ordinance 16-16 promotes greater consistency with the ADS and CLUP and the staff recommends approval of Resolution PC-16-12.

XX. - Parking and loading.

A. Off-street parking requirements.

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

RESOLUTION PC-16-12

FARRAGUT MUNICIPAL PLANNING COMMISSION

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

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

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

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

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

ADOPTED this 16th day of June, 2016.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

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

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

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

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

SECTION 1.

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

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

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

SECTION 2.

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

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

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

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

MEETING DATE: June 16, 2016

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ashley Miller, Assistant Community Development Director

SUBJECT: Discussion and public hearing on a request for an amendment to Chapter 3, Specific District Regulations, Section XII., General Commercial District (C-1), F., Mixed Use Town Center, Subsection 2. b., of the Farragut Zoning Ordinance, and Section 9-406(8)(a) of the Farragut Sign Ordinance related to menu boards and drive-through canopies (Paul Schaffer/Mike Channell, First Farragut Development, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request to amend the Farragut Zoning Ordinance and Farragut Sign Ordinance related to the size of menu boards and drive-through canopies.

Back in February 2015, the FMPC amended the provisions of the C-1 and added a section (F) specifically addressing development and design in the C-1/MUTC (mixed use town center) subarea. As part of this amendment, language for a drive-through lane was incorporated into the use provisions provided that (6) criteria were satisfied. At that time, canopies associated with drive-through's were not provided for in the C-1/MUTC.

DISCUSSION: The two requests before the board are to revisit the size permitted of menu boards in the MUTC area and potentially town-wide and if drive-through canopies should be allowed in the C-1/MUTC area. Menu boards within the C-1/MUTC are restricted to one board that is fifteen (15) square feet. The applicant is requesting to increase the square footage to thirty-six (36) square feet. Zaxby's has also inquired about increasing the square footage of menu boards in all zoning districts to thirty (30) square feet from the current provision of twenty-five (25) square feet. Given that this request deals with the same type of sign and use, staff has grouped both requests together for consideration.

As you may be aware, sign ordinances throughout the county will need to be revisited so as to be consistent with the recent Supreme Court decision in Reed vs. Town of Gilbert. This decision basically provides that restrictions on signage must be content neutral. Sign ordinances must focus on regulating only the physical aspects of signs, including their placement, size, height, general appearance, etc.

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

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

part of the site and landscape plan review with the applicable standards in the Architectural Design Standards (ADS) also being applied. There could also be a limitation on the area of such a structure. Perhaps the entire structure could not exceed 40 square feet (the same maximum size as that envisioned for a primary sign on a commercial property).

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

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

- 1) The entire menu board structure shall be architecturally compatible with the principal building;
- 2) The entire menu board shall be screened with opaque materials (which may include evergreen plant material) so that, throughout the year, it is not visible from adjacent properties and/or rights of ways;
- 3) The screening plan for such a structure shall be reviewed as part of the site and landscape plan review with the applicable standards in the Architectural Design Standards (ADS) also being applied; and
- 4) The entire structure shall not exceed 40 square feet.

If for some reason is unable to meet these conditions, their menu board would need to meet the provisions of the Farragut Sign Ordinance.

The second part of the request involves a request to amend the Farragut Sign Ordinance and the Zoning Ordinance, specifically the C-1/MUTC provisions, to allow for drive-through canopies and the associated signage.

As both ordinances are currently written, language is not provided for to address canopies associated with drive-through nor the associated signage on the canopies. In the past, drive-through clearance bars with information signage have been allowed in the town. The request differs because the applicant is requesting to create a structure that is intended to be visible and add the business name onto the support structure of the canopy, basically creating an additional ground mounted sign. Staff understands the need for some businesses with drive-throughs to have clearance bars, however staff feels that patrons should already know that they are in the drive-through of a particular business and have trouble seeing a justification for the canopy itself and business signage on the canopy structure. Such application would also be difficult to screen so as not to be visible from adjacent properties or rights of ways as described in the previous item.

Included in your packet are some renderings of the proposed canopy for the Farragut Gateway project.

At their meeting on May 24, the Visual Resources Review Board made a recommendation to amend the provisions to allow for drive-through canopies provided the following criteria were satisfied:

- 1) The canopy contains no signage other than one (1) information/directional sign limited to one (1) square feet and mounted to the ordering panel;
- 2) The color and materials of the canopy shall be architecturally compatible with the principal building;
- 3) There shall be no illumination associated with the canopy structure with the exception of the ordering panel;
- 4) The canopy shall be screened with opaque materials (which may include evergreen plant material) so that, throughout the year, it is not visible from adjacent properties and/or rights of ways. The screening plan for such a structure would be reviewed as part of the site and landscape plan review with the applicable standards in the Architectural Design Standards (ADS) also being applied.
- 5) The support feature shall be limited to a depth of three (3) feet at the point where the structure strikes the ground, with the support feature being less than 4'-6" in width and the overall footprint being less than thirty (30) square feet, which includes the ceiling.
- 6) The span of the canopy shall be limited to a span of seven (7) feet and limited in width to 4'-6" with a maximum height clearance of 8'-6".

It should be noted that no other Starbucks in this general area has a drive-through canopy. Therefore, staff questions if drive-through canopies should be allowed within the C-1/MUTC area. Included in your packet are some renderings of the proposed canopy for the Farragut Gateway project and photos of other Starbuck menu boards in this area.

RECOMMENDATION: Included in your packet is a copy of Resolution PC-16-13 which recommends approval of Ordinance 16-17. The staff does not support approval of Resolution PC-16-13, as staff has trouble supporting treating menu boards and drive-through canopies as site elements.

Also, included in your packet is a copy of Resolution PC-16-14 which recommends approval of Ordinance 16-18. The staff recommends approval of Resolution PC-16-14, which increases the square footage of menu boards outside of the MUTC area from twenty-five (25) to thirty (30) square feet.

Parkside Drive Location



Academy Sports Location (Cedar Bluff area)



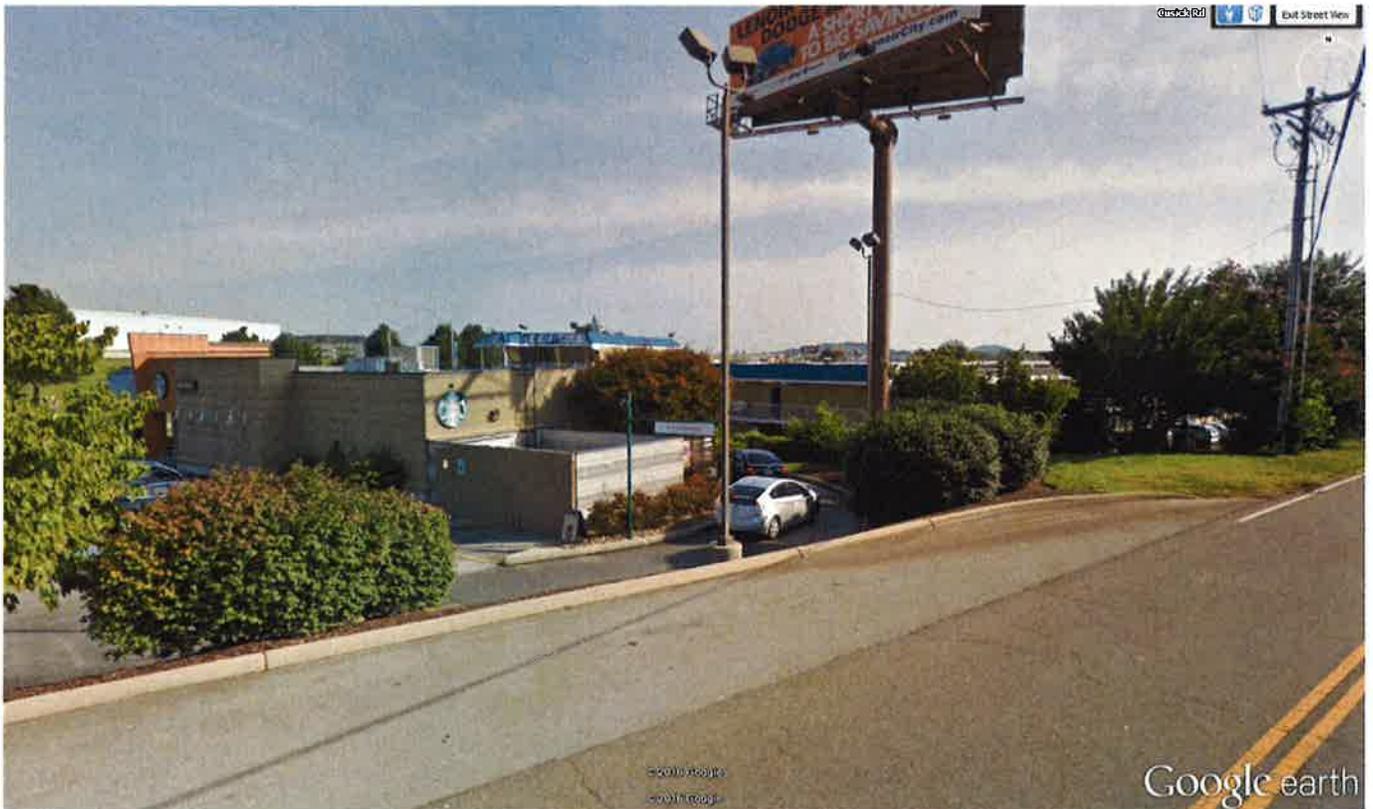
West Towne Mall Location



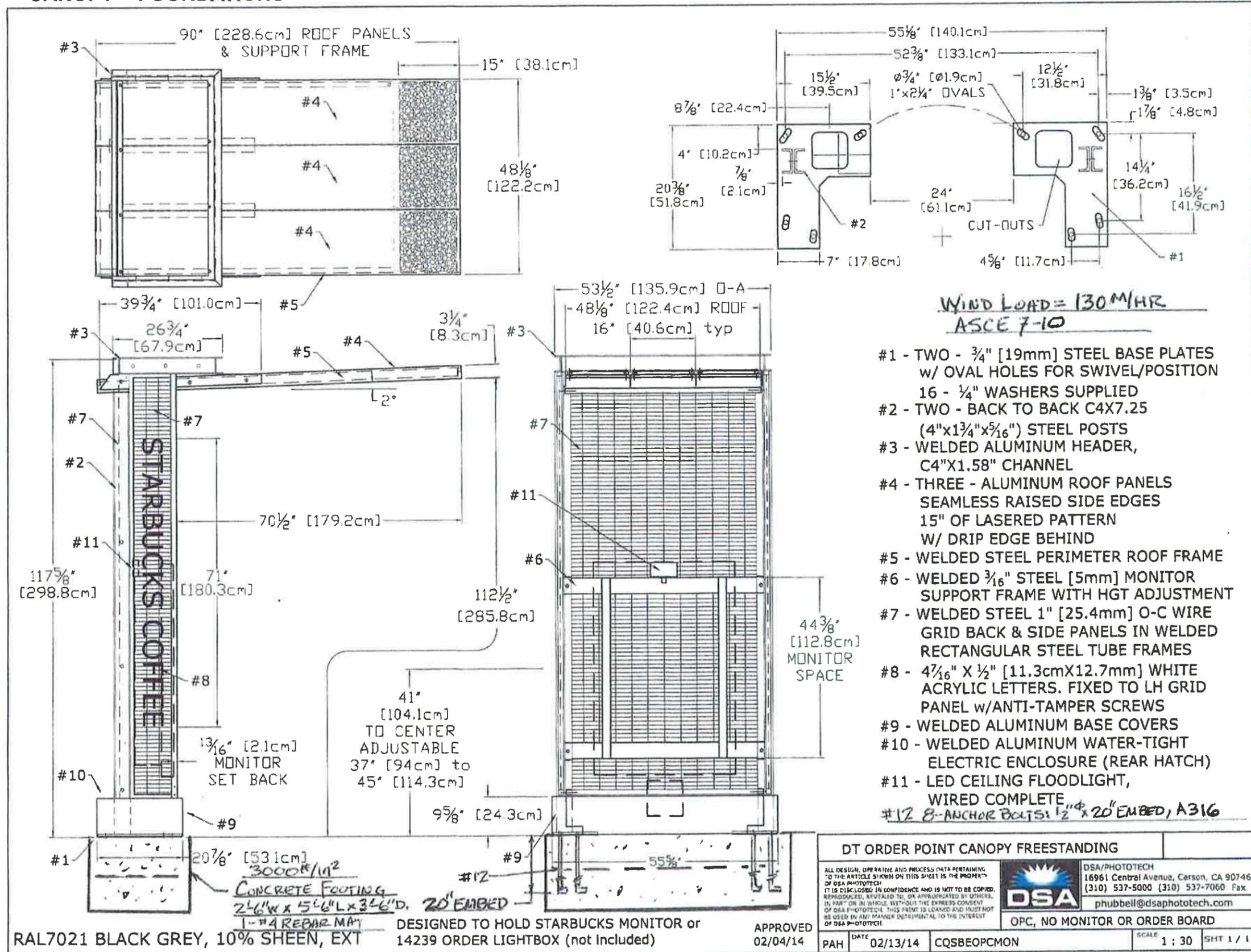
Maryville Location



Alcoa Location



CANOPY - FOUNDATIONS



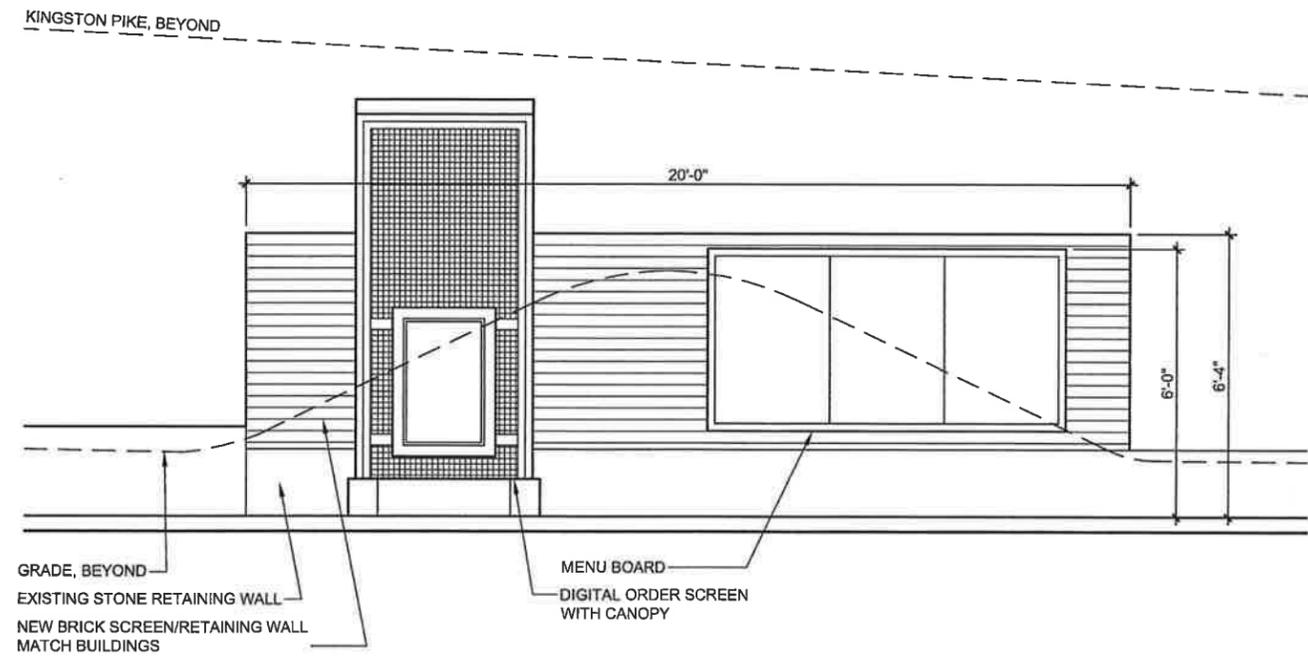


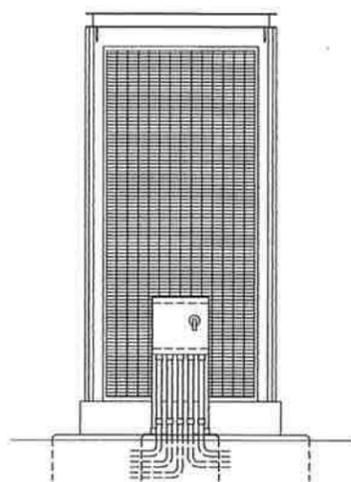
13MAY2016

1 SECTION THROUGH DRIVE-THROUGH
 FARRAGUT GATEWAY
 FIRST FARRAGUT DEVELOPMENT, LLC

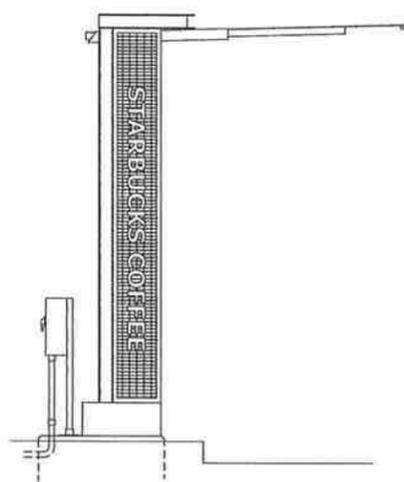


160900

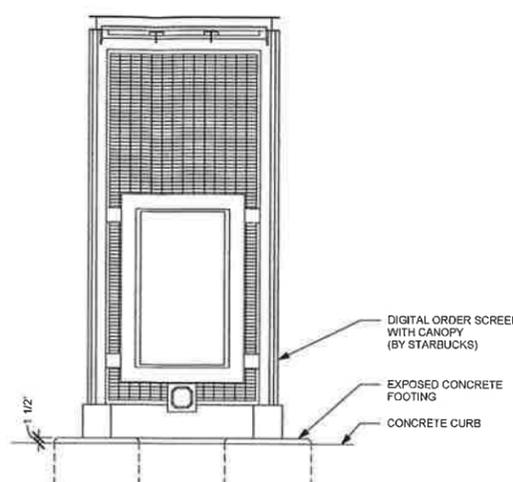




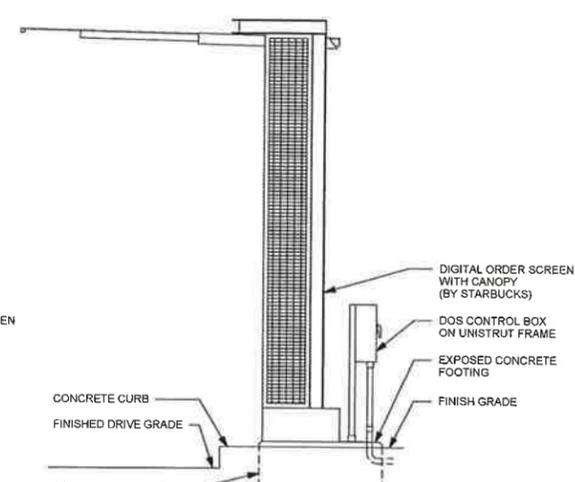
BACK ELEVATION



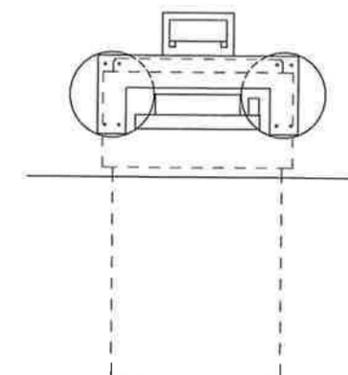
LEFT ELEVATION



FRONT ELEVATION

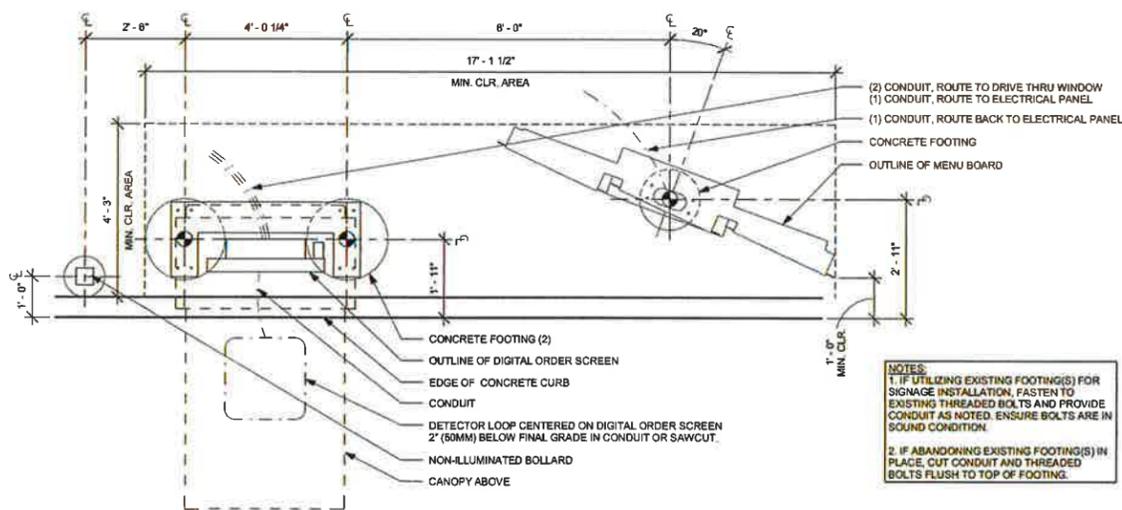


RIGHT ELEVATION

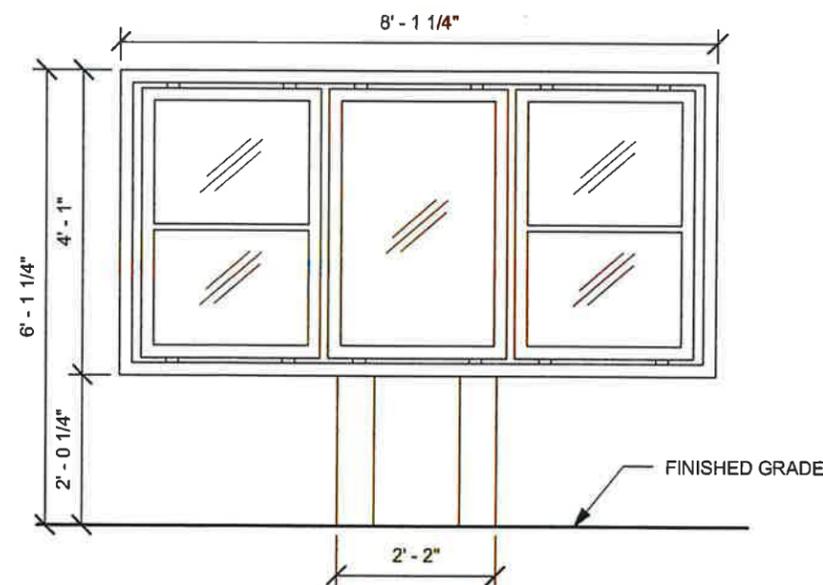


PLAN

DTE - DIGITAL ORDER SCREEN WITH CANOPY

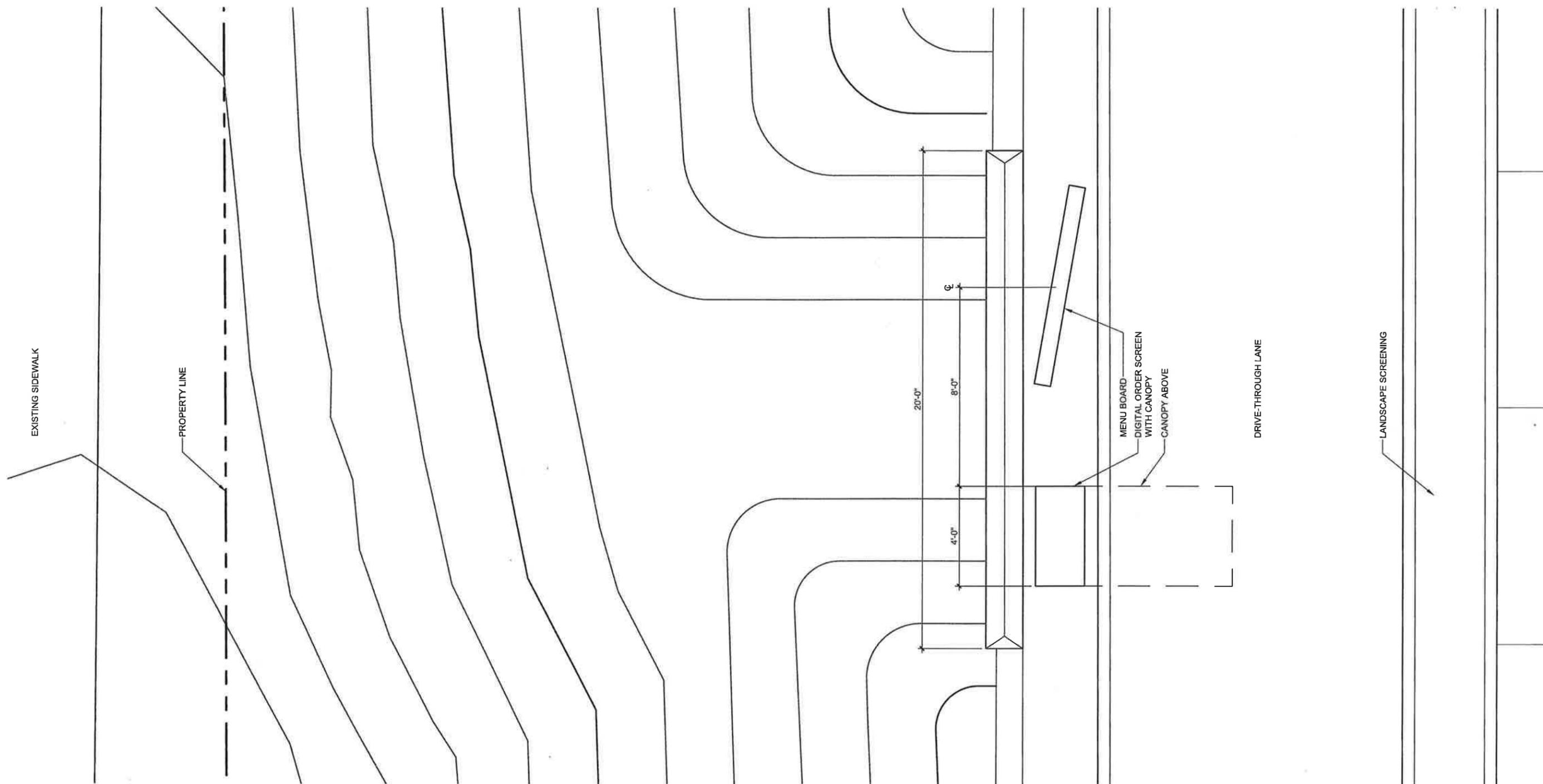


MENU - PLACEMENT



MENU - 5 PANEL FREE STANDING

NOTES:
1. IF UTILIZING EXISTING FOOTING(S) FOR SIGNAGE INSTALLATION, FASTEN TO EXISTING THREADED BOLTS AND PROVIDE CONDUIT AS NOTED. ENSURE BOLTS ARE IN SOUND CONDITION.
2. IF ABANDONING EXISTING FOOTING(S) IN PLACE, CUT CONDUIT AND THREADED BOLTS FLUSH TO TOP OF FOOTING.



13MAY2016

4 SECTION THROUGH DRIVE-THROUGH
 FARRAGUT GATEWAY
 FIRST FARRAGUT DEVELOPMENT, LLC



160900

RESOLUTION PC-16-13

FARRAGUT MUNICIPAL PLANNING COMMISSION

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 16-17.

ADOPTED this 16th day of June, 2016.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

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

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

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

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

SECTION 1.

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

- 4)
 - a) The entire menu board structure shall be architecturally compatible with the principal building;
 - b) The entire menu board shall be screened with opaque materials (which may include evergreen plant material) so that, throughout the year, it is not visible from adjacent properties and/or rights of ways;
 - c) The screening plan for such a structure shall be reviewed as part of the site and landscape plan review with the applicable standards in the Architectural Design Standards (ADS) also being applied; and
 - d) The entire structure shall not exceed 40 square feet.

SECTION 2.

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section XII.,

General Commercial District (C-1), F., Mixed Use Town Center, Subsection 2.B., is amended by adding Subsection 2.B.7.:

7) Drive-through canopies:

- a) The canopy contains no signage other than one (1) information/directional sign limited to one (1) square feet and mounted to the ordering panel;
- b) The color and materials of the canopy shall be architecturally compatible with the principal building;
- c) There shall be no illumination associated with the canopy structure with the exception of the ordering panel;
- d) The canopy shall be screened with opaque materials (which may include evergreen plant material) so that, throughout the year, it is not visible from adjacent properties and/or rights of ways. The screening plan for such a structure would be reviewed as part of the site and landscape plan review with the applicable standards in the Architectural Design Standards (ADS) also being applied;
- e) The support feature shall be limited to a depth of three (3) feet at the point where the structure strikes the ground, with the support feature being less than 4'-6" in width and the overall footprint being less than thirty (30) square feet, which includes the ceiling; and
- f) The span of the canopy shall be limited to a span of seven (7) feet and limited in width to 4'-6" with a maximum height clearance of 8'-6."

SECTION 3.

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

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

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

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

RESOLUTION PC-16-14

FARRAGUT MUNICIPAL PLANNING COMMISSION

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending the text of the Farragut Municipal Code, Title 9, Businesses, Peddlers, Solicitors, Etc., Chapter 4, Sign Ordinance, Section 9-406 (8)(a), by adding Ordinance 16-18.

ADOPTED this 16th day of June, 2016.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

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

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

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

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

SECTION 1.

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

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

SECTION 2.

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

 Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

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

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

MEETING DATE: June 16, 2016

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ashley Miller, Assistant Community Development Director

SUBJECT: Discussion and public hearing on a request for an amendment to Chapter 4, General Provisions and Exceptions, Section I., Accessory Structures and Uses, Subsection B., of the Farragut Zoning Ordinance, to provide for provisions for screening of menu boards and drive-through canopies (Paul Schaffer/Mike Channell, First Farragut Development, LLC, Applicant)

This item is to be discussed and is addressed with the previous agenda item.