

# FARRAGUT BOARD OF ZONING APPEALS AGENDA

Farragut Town Hall  
Wednesday, July 25, 2018  
7:00 p.m.

1. Approval of Minutes for the June 27, 2018 meeting.
2. Public hearing on a request for a special exception to determine the number of required parking spaces for a mini-warehouse development proposed at 11775 Snyder Road, 6 Acres, Zoned C-2 (Knoxville-Farragut Storage, LLC, Applicant)

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**MINUTES  
FARRAGUT BOARD OF ZONING APPEALS**

**June 27, 2018**

Present: Keith Alley, Ron Williams, Michael Wilson, Jennifer Collins, and Scott Meyer  
Absent: None  
Staff: Mark Shipley, Community Development Director

**Item 1. Approval of Minutes for the April 25, 2018 meeting**

A motion was made by Williams to approve the minutes with Wilson being added as voting yes on Items 2 and 3. The motion was seconded by Collins and the motion passed 5-0.

Ayes: Alley, Williams, Collins, Wilson, and Meyer  
Nays: None  
Absent: None  
Abstaining: None

**Item 2. Public hearing on a request for a variance to permit a changeable copy sign face for a ground mounted sign associated with the Tire Discounters proposed at 709 N. Campbell Station Road, 1 Acre, Zoned C-2 (Wesley L. Prater, Sign Services Inc., Applicant)**

The staff noted that the applicant's request was initially reviewed by the Visual Resources Review Board (VRRB) at their meeting on May 22, 2018 as part of the review of a ground mounted sign. The VRRB denied the sign, as proposed, since changeable copy is not permitted and now the applicant is appealing. The staff explained that, in accordance with Section 109-10 (2) p., of the Farragut Sign Ordinance, all signs not specifically permitted are prohibited and that currently the sign ordinance provides for changeable copy signs only for schools, government owned facilities, and gas stations (prices only). The staff also indicated that per Section 109-8 (2) of the Farragut Sign Ordinance, the Board of Zoning Appeals does not have the authority to grant a variance to allow a larger sign or a sign which is otherwise not permitted in the sign ordinance.

The staff indicated that the applicant could pursue a text amendment and try to address their desires legislatively but a variance would not be an option for this request. Staff recommended denial of the variance.

Representatives for the applicant were present and after some discussion with the Board a motion was made by Meyer to deny the requested variance for the reasons noted by staff. The motion was seconded by Wilson and the motion passed 5-0.

**FBZA Minutes**

**June 27, 2018**

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Ayes: Alley, Williams, Collins, Wilson, and Meyer  
Nays: None  
Absent: None  
Abstaining: None

**Item 3. Public hearing on a request for a variance to permit an interstate/interchange pole sign for the Tire Discounters proposed at 709 N. Campbell Station Road, 1 Acre, Zoned C-2 (Wesley L. Prater, Sign Services Inc., Applicant)**

The staff noted that the applicant's request was initially reviewed by the Visual Resources Review Board (VRRB) at their meeting on May 22, 2018 as part of the review of an interstate/interchange pole sign. The VRRB denied the sign, as proposed, since an interstate/interchange pole sign is not permitted. Now the applicant is appealing this denial.

The staff explained that the Farragut Sign Ordinance only allows interstate/interchange pole signs within the C-2 zoning district for "... business establishments that *cater to interstate travelers* by providing gas, food, or lodging ...". The proposed use caters to a local market rather than an interstate traveler and its principal business activity does not include the provision of gas, food, or lodging. As with the previous agenda item, the staff noted that the requested sign is not specifically permitted and thus is prohibited. This also involves a request for a sign which is otherwise not permitted in the sign ordinance and, consequently, constitutes a sign that cannot be allowed through a variance approval. As with the previous item, the staff indicated that the applicant has the right to request a text amendment and pursue their request through the legislative process. Staff recommended denial of the requested variance.

Representatives for the applicant were present and after some discussion with the Board a motion was made by Meyer to deny the requested variance for the reasons noted by staff. The motion was seconded by Collins and the motion passed 5-0.

Ayes: Alley, Williams, Wilson, Collins, and Meyer  
Nays: None  
Absent: None  
Abstaining: None

The meeting adjourned at 7:40 p.m.

Scott Meyer, Secretary \_\_\_\_\_

## FARRAGUT BOARD OF ZONING APPEALS

*July 25, 2018 Meeting - Staff Recommendations*

**2. Public hearing on a request for a special exception to determine the number of required parking spaces for a mini-warehouse development proposed at 11775 Snyder Road, 6 Acres, Zoned C-2 (Knoxville-Farragut Storage, LLC, Applicant)**

The applicant is proposing to construct a three-building mini-warehouse project on the former U.S. Golf site at 11775 Snyder Road. The site plan for this project will be reviewed by the Planning Commission on July 19. One of the staff comments related to this project is that off street vehicular parking space requirements are not specified in the Farragut Zoning Ordinance for mini-warehouses. However, in accordance with Chapter 4, Section XX. 3., of the Zoning Ordinance (**Exhibit A**), "For uses not specifically mentioned herein, off street parking requirements shall be determined by the Board of Zoning Appeals."

As part of the applicant's site plan (**Exhibit B**) they are proposing a total of six spaces (2 standard, 3 parallel, and 1 handicap). This allocation is based on the parking that the applicant has provided in other locations for similar sized projects. Since there will typically only be one employee on site at the office there is a space for an employee. There is also a required handicap parking space and the remaining spaces would be for customers. Typically, mini-warehouses do not need many customer parking spaces since most visitors are accessing storage spaces and would not be parking in an area remote from their storage space. The staff is in support of the applicant's proposal for the amount of off-street vehicular parking spaces proposed as part of the site plan that will be considered by the Planning Commission on July 19.

An additional question that came up from the applicant as part of their site plan submittal was with regards to the bicycle parking requirements in Chapter 4, Section XX. 3. The question was whether, given the nature of this use and the square footage of the building space involved, a reduction could be considered in the overall number of bicycle parking spaces provided. Based on the cumulative total of the square footage of the three buildings, there would be 17 bicycle parking spaces required. The three buildings total to 84,600 square feet of gross floor area and one bicycle parking space is required for every 5,000 square feet of gross floor area. The site plan proposed by the applicant shows 4 bicycle parking spaces and the applicant has applied to have the bicycle parking requirements revisited given the nature of the use.

The language in the Zoning Ordinance that allows the Board of Zoning Appeals to make determinations on parking requirements for uses not specifically addressed in the Ordinance does not appear under the bicycle parking section of the Ordinance. Though there would be no grounds for granting relief in the form

of a variance, a question for the Board is whether, based on the current language in the Zoning Ordinance, some other avenue may be pursued in relation to bicycle parking for this use.

After reviewing the applicable sections of the Zoning Ordinance, the staff would recommend that, if the applicant wishes to reduce the number of bicycle parking spaces provided, a text amendment should be pursued that addresses this type of situation. Perhaps simply adding language similar to that which is already provided for in relation to the Board of Zoning Appeals making determinations for off street vehicular parking for uses not specified in the Ordinance. In this manner, the Board of Zoning Appeals would have the ability to review provisions for bicycle parking where unique uses are involved that would not likely need the same amount of bicycle parking as many other uses.

- b. Unless approved by the planning commission as provided for in this ordinance, any area once designated as required off-street parking shall not be changed to any other use unless and until equal facilities are provided elsewhere.
  - c. The placement of motor vehicles for sale or the repair of vehicles on required off-street parking facilities is prohibited. This provision does not apply to the placing of a "For Sale" sign on or in not more than one licensed vehicle, boat, or other equipment at the same time located in a private residential driveway and which licensed vehicle, boat, or other equipment is owned by an occupant of said private residence.
  - d. Wherever parking is required by this ordinance, no building permit shall be issued prior to approval of entrance to affected city streets and/or state highways by the appropriate town and/or state official.
2. *Location and setbacks.*
- a. With the exception of shared parking, as provided for in this ordinance, all off-street parking shall be located on land owned by or under long-term lease to the owner or owners of the principal use it is intended to serve.
  - b. Where the commercial parking lot abuts side lot lines of a residential district, the required buffer strip shall not be used for parking purposes.
  - c. Where parking is to be provided in the front yard of a commercial, office, or multi-family development, the parking lot shall be set back a minimum of 20 feet from the front property line.
  - d. Where parking is to be provided in the rear or side yard of a commercial or office development, the parking lot shall be set back a minimum of ten feet from the side or rear property line.
  - e. Where parking is to be provided in the rear or side yard of a multi-family development, the parking lot shall be set back a minimum of 50 feet from the side or rear property line, except as provided for elsewhere in this ordinance.

3. *Number of parking spaces required.*

Bicycle parking. The minimum number of bicycle spaces provided in all districts at such time any non single-family or two-family residential building is constructed or modified, shall be one bicycle space per 5,000 square feet of gross floor area. Such bicycle racks shall be provided in desirable locations and shall be conveniently located near the building entrance. The rack placement should not impede pedestrian movement and should not cause conflicts between bicycles and pedestrians.

Vehicular parking. Unless a modification, as authorized in this ordinance, is approved by the planning commission as part of the site plan review process, provisions for off-street parking in all districts at such time any building or structure is erected or enlarged or increased in capacity, shall be based on the minimum number of off-street parking spaces provided below. For uses not specifically mentioned herein, off-street parking requirements shall be determined by the Board of Zoning Appeals.



10330 HARDIN VALLEY ROAD  
SUITE 201  
KNOXVILLE, TN 37932  
OFFICE: 865.590.6419  
FAX: 865.590.6448  
www.fulghummacindoe.com



FARRAGUT STORAGE  
11775 SNYDER ROAD  
KNOXVILLE, TENNESSEE 37932

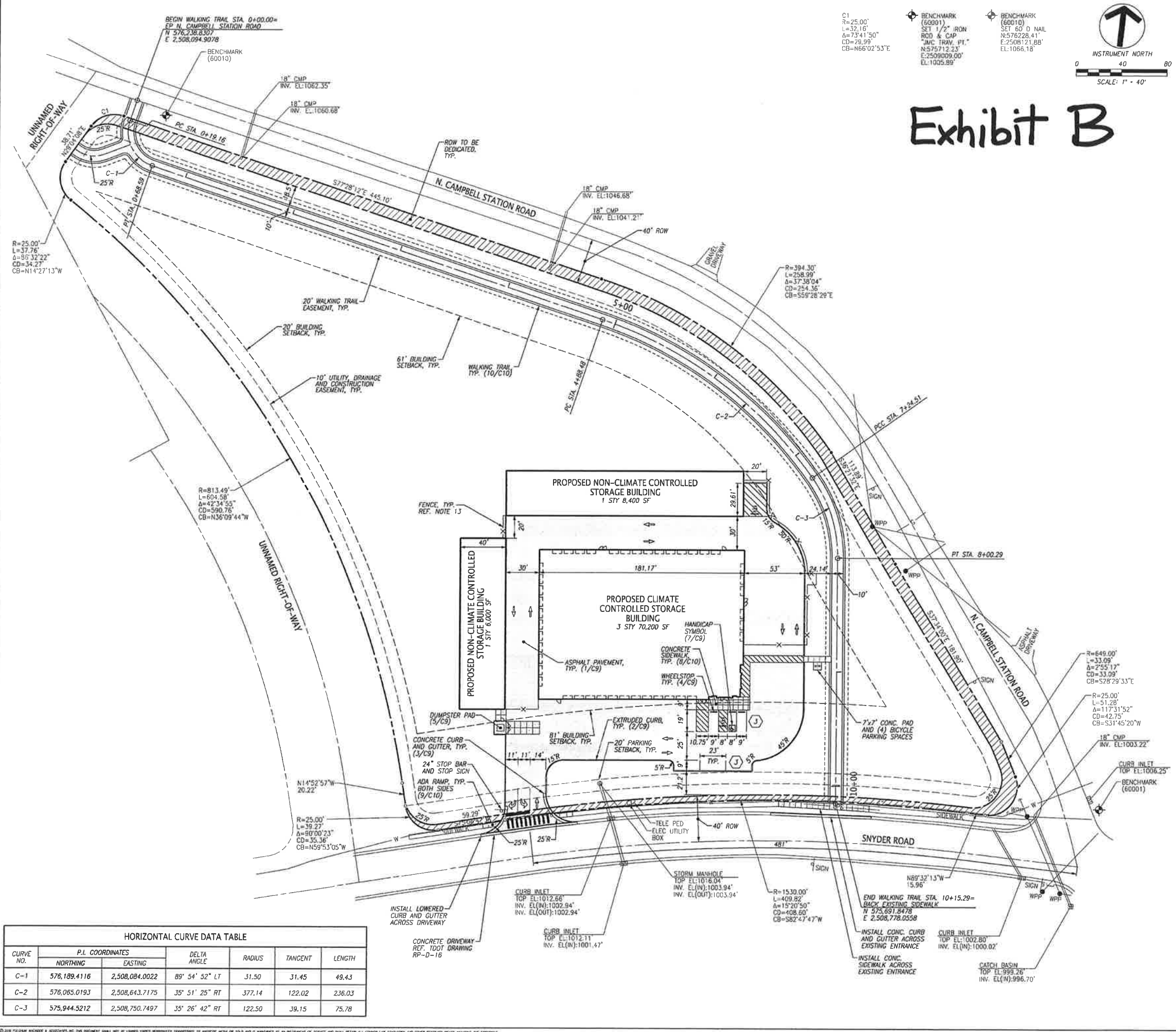
KNOXVILLE-FARRAGUT STORAGE, LLC  
200 WINGO WAY, SUITE 100  
MT. PLEASANT, SC 29464  
CONTACT: MR. MICHAEL S. MANSSON  
TELEPHONE NO.: 843.724.3460  
EMAIL: mmansson@zpl.net

LAYOUT AND PAVING PLAN

PROJ. NO.	DATE	REVISION/ISSUE	DATE
243.173	06/18/18	REVISION PER FMPC COMMENTS ISSUED FOR CONSTRUCTION	07/09/18
			06/18/18

Project: 243.173  
Date: 06/18/18  
Scale: 1" = 40'  
Sheet: C2  
2 OF 16

# Exhibit B



- NOTES:**
- THE BOUNDARY DATA WAS TAKEN FROM JMC PROFESSIONAL SURVEYING AND MAPPING DATED APRIL 9, 2018.
  - UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT OR OUTSIDE FACE OF BUILDING.
  - THE MINERAL AGGREGATE BASE AND ASPHALT SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE TOWN OF FARRAGUT DEPARTMENT OF ENGINEERING AND PUBLIC WORKS STANDARD SPECIFICATIONS.
  - CONCRETE CURB AND PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE CURB AND PAVEMENT SHALL MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF THE TOWN OF FARRAGUT DEPARTMENT OF ENGINEERING AND PUBLIC WORKS STANDARD SPECIFICATIONS.
  - TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATIONS "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
  - PROPERTY CONCERNED REFLECTS PARCEL 130 11005 AS SHOWN IN KNOX COUNTY CLT MAP 130. ZONING FOR THE PROPERTY IS C-2, REGIONAL COMMERCIAL DISTRICT. TOTAL AREA = 6.0± AC. TOTAL DISTURBED AREA = 3.8± AC.  
OWNER: KNOXVILLE-FARRAGUT STORAGE LLC  
200 WINGO WAY, SUITE 100  
MT. PLEASANT, SC 29464
  - BUILDING SETBACKS ARE 81-FT., 61-FT., AND 20-FT. IN FRONT.
  - REMOVE OVER-PAVEMENT OF ASPHALT AND STONE FROM UNDERNEATH LANDSCAPE AREAS UP TO THE LIMITS THAT HAVE BEEN SPECIFIED (REFER TO THE CURB DETAIL) IN ORDER TO PROVIDE A SOLID BASE FOR THE CONCRETE CURB.
  - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
  - LOT COVERAGE = 1.9 AC. / 6.0 AC. = 31.7%
  - COORD. FINAL ALIGNMENT OF WALKING TRAILS/SIDEWALKS WITH TOWN OF FARRAGUT PRIOR TO CONSTRUCTION.
  - THERE SHALL BE NO ANTENNAS ON THE SITE.
  - FENCE SHALL BE 6-FT. HIGH ORNAMENTAL ALUMINUM PICKET FENCING, MODEL SR-1 BY SPECIRAL OR OWNER APPROVED EQUAL.

**PARKING SUMMARY**

REQUIRED PARKING FOR SELF-SERVICE STORAGE FACILITY	
1 SPACE PER EMPLOYEE, ON LARGEST SHIFT	1
3 CUSTOMER SPACES	3
HANDICAP (1 VAN ACCESSIBLE)	1
<b>TOTAL</b>	<b>5 SPACES</b>

TOTAL PARKING PROVIDED	
STANDARD SPACES (9'x19')	2
PARALLEL SPACES (9'x23')	3
HANDICAP (1 VAN ACCESSIBLE)	1
<b>TOTAL</b>	<b>6 SPACES</b>

**LEGEND:**

	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	PROPERTY LINE
	BUILDING SETBACK LINE
(1/C1)	DETAIL REF. (DETAIL NO./SHT. NO.)
TYP.	TYPICAL
	NUMBER OF PARKING SPACES

**HORIZONTAL CURVE DATA TABLE**

CURVE NO.	P.L. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C-1	576,189.4116	2,508,084.0022	89° 54' 52" LT	31.50	31.45	49.43
C-2	576,065.0193	2,508,643.7175	35° 51' 25" RT	377.14	122.02	236.03
C-3	575,944.5212	2,508,750.7497	35° 26' 42" RT	122.50	39.15	75.78

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File Name: J:\243173\173\DWG\31-24173-02.dwg  
Plot Date: 7/9/2018