



FARRAGUT BOARD OF MAYOR AND ALDERMEN
Farragut Community Center
239 Jamestowne Blvd

AGENDA
March 13, 2025

BMA WORKSHOP
Equipment Fund, Capital Investment Program, and other funds
Workshop
5:15 PM

BMA MEETING
6:00 PM

- I. Roll Call, Silent Prayer, Pledge of Allegiance**
- II. Approval of Agenda**
- III. Approval of Minutes**
 - A. February 27, 2025**
- IV. Mayor's Report**
 - A. Arbor Day Proclamation**
- V. Ordinances & Resolutions**
 - A. Ordinances**
 - 1. Second Reading**
 - a) Approval of Ordinance 24-19, an Ordinance to Amend the text of the Farragut Zoning Ordinance, Ordinance 86-16, as amended, pursuant to authority granted by Section 13-4-201, Tennessee Code Annotated, by amending the Farragut Municipal Code, Appendix A., Zoning, Chapter 3., Section III., Rural Single-Family Residential District (R-1), Subsection B., Permitted Uses And Structures, to provide for a Second Detached Single-Family Dwelling Unit under certain conditions**

239 JAMESTOWNE BLVD | 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, natural origin, gender, gender identity, sexual orientation, age, religion, disability or veteran status 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

2. First Reading

- a) Approval of Ordinance 25-02 on first reading. An ordinance to amend the Farragut Municipal Code, Appendix A., Zoning, Chapter 3., Section XII., General Commercial District (C-1), Subsection B., 12., c., 3., to change the setbacks, under certain conditions, for outdoor fences associated with commercial kennels
- b) Approval of Ordinance 25-03 on first reading. An ordinance to amend the Farragut Municipal Code, Appendix A., Zoning, Chapter 3., Section XXVI., Planned Commercial Development District (PCD), Subsection C. Minimum Standards., 1. Land Uses., to add a new section f. to provide for a drive-through under certain conditions

B. Resolutions

- 1. Approval of Resolution R-2025-06, a resolution in general support of the recommendations provided for in Chapter 4 of the Mixed-Use Town Center Vision Plan
<https://www.townoffarragut.org/DocumentCenter/View/8263/Mixed-Use-Town-Center-Vision-Plan>

VI. Business Items

- A. Approval of the 2025 Forget Me Not Race
- B. Approval of Change Order with Henricksen Furniture, Omnia Contract #091423-OFS for Town Hall furniture
- C. Approval of Change Order with Everon for Town Hall security

VII. Citizens Forum

VIII. Town Administrator's Report

IX. Town Attorney's Report

The Board of Mayor and Aldermen welcomes and invites Farragut residents to participate in public meetings.

Public Participation Guidelines for Farragut Board of Mayor and Aldermen meetings

At the end of each business meeting, there will be time reserved for public comment under the Citizen Forum agenda item. If you are interested in speaking, please fill out a blue comment card and turn it in to the Town Recorder or staff member. This time is set aside specifically for comments on items that are not on the Board of Mayor and Aldermen regular agenda for the meeting. Each speaker will be given three (3) minutes to speak on his/her topic.

The Board also seeks public comment on regular agenda items during the portion of the meeting devoted to discussion and consideration of the specific agenda item.

The Mayor may recognize individuals for public comment during both the regular agenda and Citizen Forum portions of the meeting based on the following guidelines.

- 1. The Mayor shall maintain and control the meeting to provide a professional and objective environment conducive to presentation and discussion of the agenda items;

2. Any Farragut resident interested in speaking should fill out a blue comment card stating which agenda item they would like to comment on and turn it in to the Town Recorder or a staff member;
3. Speakers shall come to the podium and identify themselves by name and street address;
4. Public comment shall be limited to three (3) minutes per individual. Time for public comment may be amended at the discretion of the Mayor; provided that when additional time is allowed, speakers with differing points of view are allowed the same amount of time if requested. Time is not transferable to other speakers;
5. Speakers should strive to avoid redundancy; different considerations than expressed by previous speakers on a subject are encouraged;
6. Comments that threaten violence or imminent physical harm toward any individual will not be tolerated.
7. Comments may support or oppose issues or measures;
8. Personal attacks on the character of individuals who hold different points of view that have no relationship to the merits of the matter or issue raised for discussion will not be tolerated.
9. An applicant, and/or their representative(s), for an item on the regular agenda shall be afforded the time necessary to present their request and respond to questions. The three (3) minute limitation shall not apply. However, the Mayor may ask an applicant to stay on point in order to facilitate the efficiency of the meeting.

Each speaker will be asked if they can agree to abide by the Comment Protocol. If so, please be prepared to speak when your name is called.

Tennessee Code Annotated 39-17-306. Disrupting meetings or processions.

- (a) A person commits an offense if, with the intent to prevent or disrupt a lawful meeting, procession, or gathering, the person substantially obstructs or interferes with the meeting, procession, or gathering by physical action or verbal utterance.
- (b) A violation of this section is a Class A misdemeanor.

Workshop Documentation

Tourism Fund-122

		2022-2023	2023-2024	2024-2025	2024-2025	2025-2026
		<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Estimated</u>	<u>Proposed</u>
	Beginning Balance	534,407	909,622	963,186	963,186	1,049,461
122	Revenues					
31920	Room Occupancy Tax	587,028	500,000	550,000	555,000	557,000
36190	Interest Earnings	21,826	8,000	15,000	50,000	15,000
36631	Museum Revenue	0	0	0	1,500	2,000
36632	Gift Shop Revenue	0	0	0	350	2,000
37710	ARPA Grant Funding	7,230	117,536	47,500	47,500	85,000
	Revenue Total	618,326	625,536	612,500	654,350	661,000
		2022-2023	2023-2024	2024-2025	2024-2025	2025-2026
		<u>Actual</u>	<u>Budget</u>	<u>Budget</u>	<u>Proposed</u>	<u>Proposed</u>
47210	Tourism Expenditures					
1100	Salaries	66,395	62,890	59,860	59,860	68,099
1110	Regular Employee Wages	25,915	39,520	43,222	43,222	46,509
1230	Overtime Wages	338	1,000	1,000	1,000	3,500
1410	Social Security & Medicare Tax	7,157	12,233	12,285	12,285	8,768
1420	Health Insurance	3,357	10,998	43,892	43,892	49,344
1430	Retirement	6,010	9,451	8,247	8,247	9,169
1450	Life Insurance	205	310	543	543	701
1460	Workers Comp Insurance	100	100	160	160	237
1480	Long Term Disability Insurance	214	314	480	480	400
1510	COLA	0	7,734	4,626	4,626	
1520	Merit Adjustment	0	4,640	4,626	4,626	
	Total Personnel	43,296	149,190	178,941	178,941	186,727
47210						
1330	Employee Recognition	0	0	0	0	60
1380	Clothing & Uniforms	130	1,000	500	500	600
2210	Printing/Advertising	53,815	80,950	77,950	74,385	77,000
2350	Dues/Subscriptions	11,314	12,425	19,490	18,638	21,900
2360	Promotional	13,959	19,300	16,400	14,000	11,000
2540	Professional Services	44,348	77,500	67,000	67,000	53,000
2890	Travel, Training	5,600	7,750	7,950	7,900	10,100
2900	Local Travel	0	0	0	0	500
3000	Supplies	1,456	750	750	500	1,100
3120	Small Tools/Equipment	2,614	6,660	3,250	3,000	4,150
3310	Gasoline	91	0	300	300	400
3610	Programs	23,149	30,900	107,000	104,200	101,400
9490	Major Equipment	33,430	0	0	0	500,000
	Total Operating Expenditures	189,906	237,235	300,590	290,423	781,210

		2022-2023	2023-2024	2024-2025	2024-2025	2025-2026
47220	ARPA	<u>Actual</u>	<u>Budget</u>	<u>Budget</u>	<u>Proposed</u>	<u>Proposed</u>
1250	ARPA Part-Time Position	4,883	28,164	24,000	24,000	25,000
1410	Social Security & Medicare	418	1,836	1,836	1,836	1,913
2540	Professional Services	0	70,156	13,164	13,164	35,005
2800	Travel, Training	0	5,000	3,500	3,500	8,000
3000	Supplies	4,608	12,380	5,000	5,000	0
Total ARPA Operating Expenditures		9,909	117,536	47,500	47,500	69,918
Total Tourism Expenditures		243,111	503,961	527,031	516,864	1,037,855

Farragut Museum Expenditures		2022-2023	2023-2024	2024-2025	2024-2025	2025-2026
<i>Historical Data is in the</i>						
44520	<i>General Fund</i>	<u>Actual</u>	<u>Budget</u>	<u>Budget</u>	<u>Proposed</u>	<u>Proposed</u>
	Regular Part-Time Employee					
1140	Wages	0	32,500	32,500	16,250	26,021
1230	Overtime Wages	0	0	0	0	2,000
1410	Social Security & Medicare Tax	0	2,486	2,486	2,486	2,144
1460	Workers Comp Insurance			0	0	53
1520	Merit Adjustment	0	0	0	0	0
	Total Personnel	0	34,986	34,986	18,736	30,218
1330	Employee Recognition	0	0	0	0	20
1380	Clothing	0	0	0	0	500
2210	Printing	0	5,000	2,000	2,000	4,600
2350	Dues/Subscriptions	0	1,190	475	475	500
2540	Professional Services	0	1,500	0	0	1,500
2800	Travel, Training	0	1,500	500	500	4,250
2890	Local Travel	0	0	0	0	150
3000	Supplies	0	5,800	8,000	8,000	8,000
3120	Small Tools/Equipment	0	14,535	14,000	14,000	17,000
3610	Programs	0	3,500	7,500	7,500	12,500
	Total Operating Expenditures	0	33,025	32,475	32,475	49,020
	Total Museum Expenditures	0	68,011	67,461	51,211	79,238
Total Tourism Fund Expenditure:		243,111	571,972	594,492	568,075	1,117,092
Ending Balance		909,622	963,186	981,194	1,049,461	593,368

Capital Investment Program-310

Beginning Balance	16,479,832	12,157,832	6,371,832	5,526,832	6,736,832	8,206,832	
General Government Projects	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Land Acquisition	300,000	300,000	300,000	300,000	300,000	300,000	1,800,000
Public Works Facility Improvements	500,000	0	0	0	0	0	500,000
Town Facilities Security Plan	295,000	0	0	0	0	0	295,000
General Government Projects Total	1,095,000	300,000	300,000	300,000	300,000	300,000	2,595,000
Parks & Recreation	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Sand Volleyball Complex Reconstruction	50,000	0	0	0	0	0	50,000
McFee Tennis Court Resurfacing	40,000	0	0	0	0	0	40,000
Anchor Park Fence	0	175,000	0	0	0	0	175,000
Anchor Park Playground	0	300,000	0	0	0	0	300,000
MBLP Trail Lighting Update	0	0	125,000	0	0	0	125,000
MBLP Field 3 Turf Replacement	0	0	725,000	0	0	0	725,000
McFee Road Property	150,000	2,000,000	600,000	0	0	0	2,750,000
McFee Park Splash Pad Elements	0	0	80,000	0	0	0	80,000
Parks Total	240,000	2,475,000	1,530,000	0	0	0	4,245,000
Transportation & Infrastructure Projects	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
Stormwater Improvements	400,000	400,000	400,000	400,000	400,000	400,000	2,400,000
Adaptive Traffic Signal Upgrades	250,000	250,000	250,000	250,000	0	0	1,000,000
Illuminated Street Signs	150,000	150,000	0	0	0	0	300,000
Boyd Station Road Multi-Modal Improvements	1,667,000	0	0	0	0	0	1,667,000
Campbell Station Road/Jamestowne Blvd. Intersection Improvements	700,000	0	0	0	0	0	700,000
Campell Station Road/Eddy Courtney Way Intersection Improvements	0	0	750,000	0	0	0	750,000
Concord Road/Loop Road Intersection Improvements	650,000	0	0	0	0	0	650,000
Everett Road Greenway Connection	20,000	80,000	0	0	0	0	100,000
Red Mill Trailhead	170,000	0	0	0	0	0	170,000
Sonja Drive/Admiral Road Multi-Modal Improvements	1,375,000	0	0	0	0	0	1,375,000
Boring Road/Smith Road Improvements	25,000	75,000	0	0	0	0	100,000
Boring Road Mid-Block Pedestrian Crossing	150,000						150,000
Boring Road Closure		50,000					50,000
Sugarwood Drive Access to Kingston Pike	600,000	1,400,000	0	0	0	0	2,000,000
Turkey Creek Road Multi-Modal Improvements	500,000	2,000,000	0	0	0	0	2,500,000
Union Road Multi-Modal Improvements	7,900,000	0	0	0	0	0	7,900,000
Watt Road Roundabout	850,000	0	0	0	0	0	850,000
Virtue Road-Phase II Multi-Modal Improvements (Brookmere to Boyd Station)	0	7,480,000	0	0	0	0	7,480,000
KP Pedestrian Underpass at N. Fork Turkey Creek	0	130,000	635,000	0	0	0	765,000
Municipal Center Drive Extension to Kingston Pike	0	0	0	200,000	600,000	3,000,000	3,800,000
Evans Road Multi-Modal Improvements	0	0	0	820,000	730,000	0	1,550,000
Engineering Total	15,407,000	12,015,000	2,035,000	1,670,000	1,730,000	3,400,000	36,257,000

CIP Expenditure Total	16,742,000	14,790,000	3,865,000	1,970,000	2,030,000	3,700,000	45,412,216
<u>Funding Sources</u>	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
L-STBG Funding (Virtue Road)	0	5,984,000	0	0	0	0	5,984,000
L-STBG Funding (Union Road)	6,320,000	0	0	0	0	0	6,320,000
LPRF Grant	0	0	0	0	0	0	0
Municipal Center Drive Extension Grant	0	0	0	160,000	480,000	2,400,000	3,040,000
Interest Earnings	100,000	20,000	20,000	20,000	20,000	20,000	200,000
Transfer from General Fund	6,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	21,000,000
Cost Share	0	0	0	0	0	0	0
Land Acquisition Reserves	0	0	0	0	0	0	0
CIP Reserves	9,075,000	7,246,000	1,465,000	0	0	680,000	18,466,000
Funding Total	21,495,000	16,250,000	4,485,000	3,180,000	3,500,000	6,100,000	55,010,000
Total CIP Funding Sources	21,495,000	16,250,000	4,485,000	3,180,000	3,500,000	6,100,000	55,010,000
Total CIP Expenditures	16,742,000	14,790,000	3,865,000	1,970,000	2,030,000	3,700,000	43,097,000
Revenue over (under) expenditures	4,753,000	1,460,000	620,000	1,210,000	1,470,000	2,400,000	
Ending Balance	12,157,832	6,371,832	5,526,832	6,736,832	8,206,832	9,926,832	
Assigned Fund Balance							
Greenway Connectors	0	0	0	0			
Land Acquisition	0	300,000	600,000	900,000	1,200,000	1,500,000	
Stormwater Projects	762,034	1,162,034	1,562,034	1,962,034	2,362,034	2,762,034	
Outstanding Projects	2,333,572	2,333,572	2,333,572	2,333,572	2,333,572	2,333,572	
Total Assigned Balance	3,095,606	3,795,606	4,495,606	5,195,606	5,895,606	6,595,606	
Available Fund Balance	9,062,226	2,576,226	1,031,226	1,541,226	2,311,226	3,331,226	

State Street Aid

		2022-2023	2023-2024	2024-2025	2024-2025	2025-2026
		<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Estimated</u>	<u>Proposed</u>
	Beginning Balance	2,350,354	2,649,915	3,397,919	3,397,919	4,582,423
121	Revenues					
	State Gasoline & Motor					
33551	Fuel	750,612	749,606	822,752	822,752	850,917
36190	Interest Earnings	91,369	135,128	20,000	225,000	20,000
	Revenue Total	1,171,593	1,249,096	1,244,504	1,449,504	870,917
43100	Expenditures					
2680	Street Maintenance	60,703	96,932	80,000	80,000	80,000
2690	Resurfacing	1,002,112	854,155	1,500,000	1,500,000	1,500,000
2910	Street Striping	13,529	8,559	50,000	50,000	50,000
4230	Guardrails	10,300	9,675	15,000	15,000	15,000
4250	Traffic Calming	26,669	28,889	70,000	70,000	75,000
43267						
2700	Sidewalks/Greenways	8,719	2,882	50,000	50,000	50,000
	Expenditure Total	1,122,032	1,001,092	1,765,000	1,765,000	1,770,000
	Other Funding Sources					
	Transfer from General					
37940	Fund	250,000	500,000	1,500,000	1,500,000	0
	Total Transfers in	250,000	500,000	1,500,000	1,500,000	0
	Revenue over (under)					
	expenditures	299,561	748,004	979,504	1,184,504	-899,083
	Ending Balance	2,649,915	3,397,919	4,377,423	4,582,423	3,683,340

ARPA Fund-316

		FY2022-23	FY2023-24	FY2024-25	FY2024-25	FY2025-26
		<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Estimated</u>	<u>Proposed</u>
Beginning Balance		3,361,916	6,642,843	4,984,244	4,984,244	74,377
316	Revenues					
33193	Federal ARPA Grant 1	0	0	0	0	0
33194	Federal ARPA Grant 2	3,527,626	0	0	0	0
36190	Interest	221,106	347,701	100,000	100,000	30,000
34840	TDEC Non-Competitive Grant-Design Services (Stormwater Master Plan)	0	290,645	473,800	473,800	0
34840	Construction Services (Stormwater Improvements)	0		957,121	957,121	0
	ARP Competitive Grant-Parking Facility	0		2,017,591	2,017,591	0
				410,907	410,907	
Total Revenues		\$3,748,732	\$638,346	\$3,959,419	\$3,959,419	\$30,000
		FY2022-23	FY2023-24	FY2024-25	FY2024-25	FY2025-26
		<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Estimated</u>	<u>Proposed</u>
Expenditures						
41830-9210	Town Hall Building Improvements	0	1,583,960	2,668,232	2,668,232	0
41830-9311	Stormwater Parking Facilities	65,303	3616	2,500,000	2,500,000	0
41992-9450	Broadband Infrastructure	0	160,170	1,786,074	1,786,074	0
43150-4810	Stormwater Master Plan	402,502	549,199	206,849	206,849	0
43150-9340	Stormwater Improvements	0	0	1,708,131	1,708,131	0
Total Expenditures		\$467,805	\$2,296,945	\$8,869,286	\$8,869,286	\$0
Ending Balance		6,642,843	4,984,244	74,377	74,377	104,377

ADA Capital Projects-313

		2022-2023	2023-2024	2024-2025	2024-2025	2025-2026
		<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Estimated</u>	<u>Proposed</u>
	Beginning Balance	223,384	384,266	561,477	561,477	589,477
	Revenues					
36190	Interest Earnings	10,882	27,211	1,000	28,000	1,000
	Revenue Total	10,882	27,211	1,000	28,000	1,000
42900	Expenditures					
929	Improvements	0	0	0	150,000	0
	Expenditure Total	0	0	0	150,000	0
51600	Transfer to other funds					
767	State Street Aid	0	0	0	0	0
771	Capital Fund	0	0	0	0	0
	Total Transfers out	0	0	0	0	0
	Other Funding Sources					
37940	Transfer from General Fund	150,000	150,000	150,000	150,000	150,000
	Total Transfers in	150,000	150,000	150,000	150,000	150,000
	Revenue over (under)					
	expenditures	160,882	177,211	151,000	28,000	151,000
	Ending Balance	384,266	561,477	712,477	589,477	740,477

Equipment Replacement Fund-314

		FY2022-23	FY2023-24	FY2024-25	FY2024-25	FY2025-26
		<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Estimated</u>	<u>Proposed</u>
	Beginning Balance	1,053,124	1,004,483	989,533	989,533	1,403,383
314	Revenues					
36190	Interest	32,089	58,427	20,000	45,000	20,000
36250	Sale of equipment Proceeds	89,613	23,957	0	18,850	0
	Total Revenues	121,702	82,384	20,000	63,850	20,000
	Other Funding Sources					
37940	Transfer from General Fund	400,000	215,000	725,000	725,000	0
	Total Other Funding Sources	400,000	215,000	725,000	725,000	0
	Expenditures					
43949						
9490	Major Equipment	570,343	312,334	375,000	375,000	420,000
	Total Expenditures	570,343	312,334	375,000	375,000	420,000
	Revenue over (under) expenditures	-48,641	-14,950	370,000	413,850	-400,000
	Ending Balance	1,004,483	989,533	1,359,533	1,403,383	1,003,383

Insurance Fund-611

		FY2022-23	FY2023-24	FY2024-25	FY2025-26
		<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Budget</u>
Beginning Balance		99,924	497,598	386,865	375,265
611	Revenues				
36190	Interest	8,644	26,927	20,400	10,000
	Insurance Reimbursement	0	0	0	0
	Total Revenues	8,644	26,927	20,400	10,000
Other Funding Sources					
37940	Transfer from General Fund	500,000	0	50,000	0
41000-100	Transfer to General Fund	0	0	0	0
	Total Other Funding Sources	500,000	0	50,000	0
Expenditures					
41650-6000	Retirement Benefit	70,374	11,139	30,000	30,000
41650-1420	OPEB Health Cost	25,009	27,150	52,000	52,000
	Total Expenditures	110,970	137,660	82,000	82,000
Ending Balance		497,598	386,865	375,265	303,265

BMA Workshop and Meeting Minutes

BMA WORKSHOP **Capital Investment Program Workshop FY26-31** **5:00 PM**

The Farragut Board of Mayor and Aldermen members Burnette, Cain, Meyer, White and Williams were present for the workshop. David Smoak, Town Administrator, reviewed the Capital Investment Program projects for FY26-31.

BMA MEETING **6:00 PM**

Roll Call, Silent Prayer, Pledge of Allegiance

Mayor Williams called the meeting to order at 6:00 PM. Roll Call for attendance: Alderman Burnette, yes; Alderman Cain, yes; Vice-Mayor Meyer, yes; Alderman White, yes; Mayor Williams, yes; in addition to staff and member of the press.

Approval of Agenda

Motion was made to approve the agenda as presented. Moved by Vice-Mayor Meyer, seconded by Alderman Cain; voting yes, Mayor Williams, Vice-Mayor Meyer, Aldermen Burnette, Cain, and White; no nays; motion passed.

Approval of Minutes

Motion was made to approve the minutes of February 13, 2025, as presented. Moved by Alderman Burnette, seconded by Alderman Meyer; voting yes, Mayor Williams, Vice-Mayor Meyer, Aldermen Burnette, Cain, and White; no nays; motion passed.

Mayor's Report

Mayor Williams announced that he and other members of the board would be attending the TML Conference March 3-4. He also gave a presentation of the Knoxville Interstate corridor priority investment project managed by the Tennessee Department of Transportation.

Ordinances & Resolutions

Ordinances

Second Reading

Ordinance 25-03, ordinance amending the Fiscal Year 2024-2025 General Fund, Capital Investment Program & ADA Capital Projects Funds

Motion was made to approve Ordinance 25-03 on second and final reading. Moved by Vice-Mayor Meyer, seconded by Alderman White; Roll call vote; Alderman Burnette, yes; Alderman Cain, yes; Alderman White, yes; Vice-Mayor Meyer, yes; Mayor Williams, yes; motion passed.

Ordinance 25-04, ordinance amending Farragut Municipal Code, Chapter 2 – Administration, Article 6 – Finance, Section 2-299 to replace in the existing section in its entirety with a new ordinance

Motion was made to approve Ordinance 25-04 on second and final reading. Moved by Vice-Mayor Meyer, seconded by Alderman White; Roll call vote; Alderman Burnette, yes; Alderman Cain, yes; Alderman White, yes; Vice-Mayor Meyer, yes; Mayor Williams, yes; motion passed.

First Reading

Ordinance 24-19, an Ordinance to Amend the text of the Farragut Zoning Ordinance, Ordinance 86-16, as amended, pursuant to authority granted by Section 13-4-201, Tennessee Code Annotated, by amending the Farragut Municipal Code, Appendix A., Zoning, Chapter 3., Section III., Rural Single-Family Residential District (R-1), Subsection B., Permitted Uses And Structures, to provide for a Second Detached Single-Family Dwelling Unit under certain conditions

Motion was made to approve Ordinance 24-19 on first reading. Moved by Alderman White, seconded by Vice-Mayor Meyer; Roll call vote; Alderman Burnette, yes; Alderman Cain, yes; Alderman White, yes; Vice-Mayor Meyer, yes; Mayor Williams, yes; motion passed.

Resolutions

Approval of Resolution R-2025-04, a Resolution adopting the FY2025-2026 Town of Farragut Strategic Plan

Motion was made to approve Resolution R-2025-04. Moved by Vice-Mayor Meyer, seconded by Alderman White. The following citizens spoke concerning the agenda item:

Kim Parks

Louise Povlin

Steve Williams

After much discussion an amended motion was made to amend the Strategic Planning Priorities 2025 section Connecting our Community with Excellent Parks, Greenways, Trails, Sidewalks and Recreation Programs by removing Improve Turkey Creek Road and greenway and Improve Sonja/Admiral Road sidewalk from the list of top priorities. Moved by Vice-Mayor Meyer, seconded by Alderman White; Roll call vote; Alderman Burnette, no; Alderman Cain, yes; Alderman White, yes; Vice-Mayor Meyer, yes; Mayor Williams, no; motion passed.

Approval of Resolution R-2025-05, Town of Farragut Capital Assets Policy

Motion was made to approve Resolution R-2025-05. Moved by Vice-Mayor Meyer, seconded by Alderman White; voting yes, Mayor Williams, Vice-Mayor Meyer, Aldermen Burnette, Cain, and White; no nays; motion passed.

Business Items

Approval of a grant contract between the State of Tennessee Department of Environment and Conservation and the Town of Farragut from the Land and Water Conservation Fund for \$2.75 million for the purchase of property on McFee Road.

Motion was made to approve the grant contract between the State of Tennessee Department of Environment and Conservation and the Town of Farragut from the Land and Water Conservation Fund for \$2.75 million for the purchase of property on McFee Road. Moved

by Vice-Mayor Meyer, seconded by Alderman White; voting yes, Mayor Williams, Vice-Mayor Meyer, Aldermen Burnette, Cain, and White; no nays; motion passed.

Approval of Omnia Contract 01-145, Howard Technology Solutions, for Town Hall Audio Visual Design and Installation

Motion was made to approve Omnia Contract 01-145, Howard Technology Solutions, for the Town Hall audio visual design and installation in the amount of \$241,125.94. Moved by Vice-Mayor Meyer, seconded by Alderman White; voting yes, Mayor Williams, Vice-Mayor Meyer, Aldermen Burnette, Cain, and White; no nays; motion passed.

Citizens Forum

The following citizens spoke during citizens forum:
Kim Parks, Louise Povlin and Lawrence Segrest.

Town Administrator's Report

The Shamrock Ball will be on Saturday, March 1

The meeting adjourned at 7:15 PM.

Ron Williams, Mayor

Allison Myers, Town Recorder



ARBOR DAY PROCLAMATION

- WHEREAS** in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, *and*
- WHEREAS** this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, *and*
- WHEREAS** Arbor Day is now observed throughout the nation and the world, *and*
- WHEREAS** trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife, *and*
- WHEREAS** trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, *and*
- WHEREAS** trees in our town increase property values, enhance the economic vitality of business areas, and beautify our community, *and*
- WHEREAS** trees — wherever they are planted — are a source of joy and spiritual renewal, *and*
- WHEREAS** on February 9, 2024 the Town of Farragut was initially named a Tree City USA, *and*
- WHEREAS** to fulfill the Town's obligations as a Tree City USA a number of events to celebrate Arbor Day were scheduled for 2025, and
- WHEARAS** one of the events was the town partnering with the Farragut Intermediate School and third graders being asked to submit an essay on the benefits of trees and some of those essays were on display at the Farragut Community Center from March 4 – 14, *and*

WHEREAS

on March 12, the town facilitated a joint event with the Knox County Intermediate School and the Tennessee Division of Forestry to recognize the numerous benefits derived from trees with a presentation to third graders from State of Tennessee Urban & Community Forestry Program Coordinator, Ashley Kite-Rowland **and**

WHEREAS

in conjunction with the Tennessee Environmental Council, the town will be coordinating a tree give away at McFee Park on March 28 and planting 50 seedlings in designated public spaces,

NOW, THEREFORE,

I, Ron Williams, Mayor of the Town of Farragut, do hereby proclaim, consistent with the State of Tennessee Arbor Day recognition, Saturday, March 15, 2025, as **ARBOR DAY** in the Town of Farragut, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, **and**

FURTHER,

I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

DATED THIS

_____ day of _____, _____

Mayor _____



REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Approval of Ordinance 24-19 on second reading. An ordinance to amend the Farragut Municipal Code, Appendix A., Zoning, Chapter 3., Section III., Rural Single-Family Residential District (R-1), Subsection B., Permitted Uses and Structures, to provide for a second detached single-family dwelling unit under certain conditions (Tyler Butler, Applicant)

INTRODUCTION AND BACKGROUND: This ordinance was initially presented to the Board of Mayor and Aldermen on December 12, 2024 and, during discussion, the applicant asked the Board if the ordinance language could be amended to require only the second dwelling unit to be serviced with sanitary sewer provided by a public utility. The Board was open to this request and the staff recommended that this go back to the Planning Commission since utility provisions were specifically discussed when Ordinance 24-19 was being developed.

DISCUSSION: At the January 16, 2025 Planning Commission meeting, the amended request was discussed with the Planning Commission. Commissioners unanimously supported the requested amendment and recommended that this be sent back to the Board of Mayor and Aldermen for formal approval.

RECOMMENDATION: Included in the packet is the amended language for Ordinance 24-19. Also included is a copy of the ordinance with the amended language identified. At the Board of Mayor and Alderman meeting on February 27, 2025, the amended Ordinance 24-19 was unanimously approved on first reading. There have been no changes since first reading and Community Development Director, Mark Shipley, recommends approval of the amended Ordinance 24-19 on second reading. The provisions in this ordinance advance the strategy in the Town’s Comprehensive Land Use Plan of “Encouraging Greater Housing Choice.”

PROPOSED MOTION: To approve the amended Ordinance 24-19 on second reading.

BOARD ACTION:

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

<u>VOTE/TOTAL</u>	<u>WILLIAMS</u>	<u>MEYER</u>	<u>WHITE</u>	<u>CAIN</u>	<u>BURNETTE</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

ORDINANCE:	24-19
PREPARED BY:	Shipley
REQUESTED BY:	Tyler Butler
CERTIFIED BY FMPC:	November 21, 2024
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 THE FARRAGUT MUNICIPAL CODE, APPENDIX A., ZONING, CHAPTER 3., SECTION III., RURAL SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1), SUBSECTION B., PERMITTED USES AND STRUCTURES, TO PROVIDE FOR A SECOND DETACHED SINGLE-FAMILY DWELLING UNIT UNDER CERTAIN CONDITIONS

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend the Farragut Municipal Code, Appendix A., Zoning, Chapter 3., Section III., Rural Single-Family Residential District (R-1), Subsection B., Permitted Uses and Structures, to provide for a second detached single-family dwelling unit under certain conditions;

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 by replacing Chapter 3., Section III., Subsection B., Permitted Uses and Structures, in its entirety as follows:

SECTION 1.

Sec. III. Rural single-family residential district (R-1).

B. *Permitted uses and structures.*

1. Detached single-family dwellings.
2. A second detached single-family dwelling unit may be permitted on an existing lot of record provided all of the following criteria are met:
 - a. The lot is at least one and one-half acres.
 - b. It has been determined by Town staff that the lot could not be further subdivided in compliance with the Town's Subdivision Regulations.
 - c. The second dwelling unit shall meet the setback requirements for principal dwelling units in the (R-1) District.

- d. The second dwelling unit shall be situated so that it is at least 40 feet from the existing dwelling unit.
 - e. The second dwelling unit shall not create an additional access to a public street. The access shall be shared with the existing dwelling unit.
 - f. The second dwelling unit shall be able to satisfy all applicable utility, code, and fire suppression requirements.
 - g. ~~The lot of record and both dwelling units~~ **second dwelling unit** shall be served with sanitary sewer and water provided by a public utility.
3. Agricultural uses on lots larger than one acre.
4. Recreational facilities and open space which are developed as an integral part of the residential development provided the following development criteria are met:
- a. The maximum coverage for the total building area shall not exceed 35 percent and the total lot coverage shall not exceed 60 percent;
 - b. Site plan and landscape plan shall be submitted as regulated in Chapter 4; and
 - c. That all non-building structures, except for arbors, are setback a minimum of 20 feet from all front property lines and ten feet from all side and rear property lines. Arbors shall be set back a minimum of ten feet from all property lines.
5. Schools, public and private, and churches and other places of worship provided the following development criteria are met:
- a. Access shall be directly to a street having a designated classification of local collector or greater, or a local street which is not interior to a subdivision. The street on which the school or church accesses must meet the minimum design standards established in the Farragut Subdivision Regulations.
 - b. There shall be a minimum lot size of five acres.
 - c. There shall be a buffer strip which meets the following minimum development criteria:
 - 1) The buffer strip shall be a minimum of 25 feet in width on all side and rear property lines;
 - 2) Existing, mature vegetation shall be preserved and incorporated into the buffer strip;
 - 3) No grading shall occur in the buffer strip; and
 - 4) Detention basins, measured from top-of-slope to top-of-slope, and associated structures shall not be located within any buffer strips.
 - d. The following setback requirements are met:
 - 1) *Front yard.* All buildings and structures, excluding signs, shall be set back from the nearest point of any right-of-way no less than 50 feet. For the

purposes of this ordinance, the interstate highway right-of-way shall be considered a side or rear lot line.

2) *Side and rear yards.*

- a) All buildings shall be set back a minimum of 50 feet. Setbacks shall be measured from the nearest point of any property line; and
- b) All accessory structures, excluding signs and fences, shall be set back a minimum of 30 feet. Setbacks shall be measured from the nearest point of any property line.
- e. The maximum coverage for the total building area shall not exceed 35 percent and the total lot coverage shall not exceed 60 percent.
- f. A site plan and landscape plan shall be submitted as regulated in Chapter 4.
- 6. Agricultural accessory uses and structures, provided there is a minimum lot size of one acre.
- 7. Accessory uses and structures.
- 8. Customary Home Occupations as regulated in Chapter 4.
- 9. Cemeteries and historical monuments.
- 10. Signs as regulated in the [Farragut] Municipal Code.
- 11. Utility uses.
- 12. Existing off-premises outdoor advertising as regulated in Chapter 4.

SECTION 2.

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

Ron Williams, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this ____ day of _____, 2024, with approval recommended.

Scott Russ, Chairman

Shannon Preston, Secretary

ORDINANCE:	24-19
PREPARED BY:	Shipley
REQUESTED BY:	Tyler Butler
CERTIFIED BY FMPC:	November 21, 2024
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 THE FARRAGUT MUNICIPAL CODE, APPENDIX A., ZONING, CHAPTER 3., SECTION III., RURAL SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1), SUBSECTION B., PERMITTED USES AND STRUCTURES, TO PROVIDE FOR A SECOND DETACHED SINGLE-FAMILY DWELLING UNIT UNDER CERTAIN CONDITIONS

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend the Farragut Municipal Code, Appendix A., Zoning, Chapter 3., Section III., Rural Single-Family Residential District (R-1), Subsection B., Permitted Uses and Structures, to provide for a second detached single-family dwelling unit under certain conditions;

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 by replacing Chapter 3., Section III., Subsection B., Permitted Uses and Structures, in its entirety as follows:

SECTION 1.

Sec. III. Rural single-family residential district (R-1).

B. *Permitted uses and structures.*

1. Detached single-family dwellings.
2. A second detached single-family dwelling unit may be permitted on an existing lot of record provided all of the following criteria are met:
 - a. The lot is at least one and one-half acres.
 - b. It has been determined by Town staff that the lot could not be further subdivided in compliance with the Town's Subdivision Regulations.
 - c. The second dwelling unit shall meet the setback requirements for principal dwelling units in the (R-1) District.

- d. The second dwelling unit shall be situated so that it is at least 40 feet from the existing dwelling unit.
 - e. The second dwelling unit shall not create an additional access to a public street. The access shall be shared with the existing dwelling unit.
 - f. The second dwelling unit shall be able to satisfy all applicable utility, code, and fire suppression requirements.
 - g. The second dwelling unit shall be served with sanitary sewer and water provided by a public utility.
3. Agricultural uses on lots larger than one acre.
4. Recreational facilities and open space which are developed as an integral part of the residential development provided the following development criteria are met:
- a. The maximum coverage for the total building area shall not exceed 35 percent and the total lot coverage shall not exceed 60 percent;
 - b. Site plan and landscape plan shall be submitted as regulated in Chapter 4; and
 - c. That all non-building structures, except for arbors, are setback a minimum of 20 feet from all front property lines and ten feet from all side and rear property lines. Arbors shall be set back a minimum of ten feet from all property lines.
5. Schools, public and private, and churches and other places of worship provided the following development criteria are met:
- a. Access shall be directly to a street having a designated classification of local collector or greater, or a local street which is not interior to a subdivision. The street on which the school or church accesses must meet the minimum design standards established in the Farragut Subdivision Regulations.
 - b. There shall be a minimum lot size of five acres.
 - c. There shall be a buffer strip which meets the following minimum development criteria:
 - 1) The buffer strip shall be a minimum of 25 feet in width on all side and rear property lines;
 - 2) Existing, mature vegetation shall be preserved and incorporated into the buffer strip;
 - 3) No grading shall occur in the buffer strip; and
 - 4) Detention basins, measured from top-of-slope to top-of-slope, and associated structures shall not be located within any buffer strips.
 - d. The following setback requirements are met:
 - 1) *Front yard.* All buildings and structures, excluding signs, shall be set back from the nearest point of any right-of-way no less than 50 feet. For the

purposes of this ordinance, the interstate highway right-of-way shall be considered a side or rear lot line.

2) *Side and rear yards.*

- a) All buildings shall be set back a minimum of 50 feet. Setbacks shall be measured from the nearest point of any property line; and
- b) All accessory structures, excluding signs and fences, shall be set back a minimum of 30 feet. Setbacks shall be measured from the nearest point of any property line.
- e. The maximum coverage for the total building area shall not exceed 35 percent and the total lot coverage shall not exceed 60 percent.
- f. A site plan and landscape plan shall be submitted as regulated in Chapter 4.
- 6. Agricultural accessory uses and structures, provided there is a minimum lot size of one acre.
- 7. Accessory uses and structures.
- 8. Customary Home Occupations as regulated in Chapter 4.
- 9. Cemeteries and historical monuments.
- 10. Signs as regulated in the [Farragut] Municipal Code.
- 11. Utility uses.
- 12. Existing off-premises outdoor advertising as regulated in Chapter 4.

SECTION 2.

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

Ron Williams, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this ____ day of _____, 2024, with approval recommended.

Scott Russ, Chairman

Shannon Preston, Secretary

REPORT TO THE BOARD OF MAYOR AND ALDERMEN**PREPARED BY:** Mark Shipley, Community Development Director**SUBJECT:** Approval of Ordinance 25-02 on first reading. An ordinance to amend the Farragut Municipal Code, Appendix A., Zoning, Chapter 3., Section XII., General Commercial District (C-1), Subsection B., 12., c., 3., to change the setbacks, under certain conditions, for outdoor fences associated with commercial kennels**INTRODUCTION:** During discussion with the Planning Commission, it was noted that this item involves a request to amend the setback requirements for outdoor fences associated with commercial kennel uses in the General Commercial (C-1) Zoning District.**DISCUSSION:** Currently, outdoor fences are required to be at least 50 feet from an adjacent property that is not zoned residential or agricultural. The requested amendment would lessen the setback to 25 feet. The required setback from an adjacent property that is zoned residential or agricultural would remain a minimum of 250 feet.

During discussion, the staff noted that the requested setback modification should also only apply to land abutting a kennel that is not shown as a residential land use on the Future Land Use Map. This language was incorporated into Ordinance 25-02.

RECOMMENDATION: Included in the packet is Ordinance 25-02. Also included is the existing language with the proposed changes highlighted. At their meeting on February 20, 2025, the Planning Commission unanimously recommended approval of Ordinance 25-02 to the Board of Mayor and Aldermen. The Community Development Director, Mark Shipley, also recommends approval of Ordinance 25-02 on first reading.**PROPOSED MOTION:** To approve Ordinance 25-02 on first reading.**BOARD ACTION:****MOTION BY:** _____ **SECONDED BY:** _____

<u>VOTE/TOTAL</u>	<u>WILLIAMS</u>	<u>MEYER</u>	<u>WHITE</u>	<u>CAIN</u>	<u>BURNETTE</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

ORDINANCE:	25-02
PREPARED BY:	Shipley
REQUESTED BY:	Urban Engineering
CERTIFIED BY FMPC:	February 20, 2025
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 THE FARRAGUT MUNICIPAL CODE, APPENDIX A., ZONING, CHAPTER 3., SECTION XII, GENERAL COMMERCIAL DISTRICT (C-1), SUBSECTION B., 12., C., 3., TO CHANGE THE SETBACKS FOR OUTDOOR FENCES ASSOCIATED WITH COMMERCIAL KENNELS WHERE AN ABUTTING PROPERTY IS NOT ZONED RESIDENTIAL OR AGRICULTURAL AND THE AREA ABUTTING THE KENNEL PROPERTY IS NOT SHOWN AS A RESIDENTIAL LAND USE ON THE FUTURE LAND USE MAP

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend the Farragut Municipal Code, Appendix A. – Zoning, Chapter 3., Section XII., General Commercial District (C-1), Subsection B., 12., c., 3., to change the setbacks, under certain conditions, for outdoor fences associated with commercial kennels.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Municipal Code, Appendix A. – Zoning, Chapter 3., Section XII., General Commercial District (C-1), Subsection B., 12., c., 3 is hereby amended as follows:

SECTION 1.

- c. Outdoor fences are permitted solely to provide an area for exercise and waste elimination and shall be used only with on-site supervision. Outdoor fences shall adhere to the following specifications:
 - 1. Opaque with no openings as viewed from the outside of the fence and a minimum of six feet in height;
 - 2. Properly maintained and constructed of durable, low maintenance materials that are earth tone, black, or white in color and contain no signage. No chain link fencing shall be permitted;
 - 3. Set back at least 25 feet from an adjacent property that is not zoned residential or agriculture and the area abutting the kennel property is not shown as a residential land

use on the Future Land Use Map. Such measurement shall be a straight line distance from the nearest portion of the fence to the nearest portion of the property that is not zoned residential or agriculture or to the nearest portion of an area on an adjacent property that is not shown as a residential land use on the Future Land Use Map;

4. Set back at least 250 feet from an adjacent property that is zoned residential or agriculture or the area abutting the kennel property is shown as a residential land on the Future Land Use Map. Such measurement shall be a straight line distance from the nearest portion of the fence to the nearest portion of the property that is zoned residential or agriculture or to the nearest portion of an area on an adjacent property that is shown as a residential land use on the Future Land Use Map;
5. Shall be reviewed as part of a site plan process through the planning commission and shall not interfere parking spaces, access ways, and/or pedestrian access;

SECTION 2.

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

Ron Williams, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this ____ day of _____, 2025, with approval recommended.

Scott Russ, Chairman

Shannon Preston, Secretary

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

- A. *General description.* This district provides space for commercial uses which provide services primarily to community residents of the Town of Farragut. The intent is to permit lands adjacent to major arterial highways as designated by the Farragut Major Road Plan to be used for the provision of general commercial and business services to the community. These commercial uses are intended to be designed to minimize disruption of traffic flows and negative impacts on adjacent residential uses.
- B. *Permitted principal and accessory uses and structures (Non-Mixed Use Town Center as identified in the Comprehensive Land Use Plan).* Unless provided for elsewhere in this section, property and structures located in the General Commercial District (C-1) shall be used only for the following purposes:

1. Generally recognized retail sales. This excludes flea markets and the sale of automobiles and the sale and/or rental of boats, trucks, trailers, construction equipment, mobile homes, and other similar uses as determined by the Board of Zoning Appeals.

The outdoor sale and/or storage of merchandise and/or any other materials shall be permitted provided the following development criteria are met:

- a. Such merchandise and/or materials are displayed or stored in a permanent area designed for such use;
 - b. Such merchandise and/or materials are not displayed or stored on any sidewalks, walkways, parking spaces, or other vehicle ways;
 - c. Required yard setbacks for buildings are met for the storage/display area;
 - d. Access to the display/storage area shall be restricted by means of a physical barrier such as a fence, a berm, landscaping, or other similar means; and
 - e. The total area reserved for outdoor display/storage shall not exceed 2,000 square feet if the net indoor retail floor area is greater than 25,000 square feet, and it shall not exceed 1,000 square feet if the net indoor retail floor area is less than 25,000 square feet.
2. The retail sale of alcoholic beverages, as provided for in the Farragut Municipal Code.
 3. Retail outlets for the sale of general farm implements and lawn care equipment such as tractors (less than 10,000 pounds), riding lawn mowers, and related accessories.
 - a. The outdoor display and/or storage of such implements and/or lawn care equipment and related accessory attachments shall be permitted provided the following development criteria are met:
 - (1) The outdoor display of implements and/or lawn care equipment and related accessory attachments shall be situated so that they are at least 20 feet from the front property line and no more than 50 feet from the front plane of the building, excluding any protrusions beyond the primary front plane. Outdoor display shall only occur during business hours. It is the responsibility of the property owner to coordinate with Town staff on identifying and marking the 20-foot and 50-foot setback lines for clarity and compliance purposes.
 - (2) The implements and/or lawn care equipment and related accessory attachments to be displayed outdoors must be removed from the crate or cartons and displayed in such a way as to allow for viewing and inspection, but so as not to prevent passage on sidewalks, walkways, or other vehicle ways.
 - (3) Such businesses necessarily involve the use of outdoor areas on the premises for the unloading, uncrating, positioning, and repositioning of items that are often larger and more cumbersome than most retailer's handle. The temporary use of outdoor areas of the

premises for such purposes during hours of operation shall not be a violation of this ordinance; and

- (4) Such businesses necessarily utilize packaging that is to be destroyed or reused. Such packaging materials shall be stored in areas on the premises to which access shall be restricted by means of a physical barrier such as an opaque fence or similar to a dumpster enclosure and shall comply with Chapter 4, Section I.B. of this ordinance.
- b. The outdoor display of merchandise, except as provided for above, is permitted provided such merchandise is displayed in a permanent, covered porch. Such covered porch shall be attached to the principal building and shall meet all setback requirements of the principal building.
4. Financial and real estate services.
5. Professional, personal, and business services.
6. Restaurants, tea rooms, cafes, coffee houses, or other similar establishments serving food or beverage that is primarily consumed within the principal building or in designated outdoor seating areas associated with the principal building.

Coffee houses with drive-through service lanes that serve as the principal means for service. The principal location for consumption is offsite.
7. Automotive services, provided such services are for automobiles and light trucks only. Such services may include fuel sales and repairs. Facilities designed to accommodate the refueling and/or servicing of trucks with more than three axles or more than ten wheels are prohibited.
8. Retail rental and leasing of automobiles provided the following development criteria are met:
 - a. Such business is located in a freestanding building; and
 - b. If the premises are fenced, such fencing shall be decorative, shall not exceed three feet in height, and shall be of such design so as not to prevent the ability to see through the fence.
9. Public, governmental, and general offices.
10. Medical, dental, and veterinary facilities.
11. Medical spas.
12. Commercial kennels, provided the following development criteria are met:
 - a. Any outdoor structures (e.g., fences) associated with the kennel shall not be visible from public streets;
 - b. Boarding of animals shall be confined to the interior of a structure designated for this purpose;
 - c. Outdoor fences are permitted solely to provide an area for exercise and waste elimination and shall be used only with on-site supervision. Outdoor fences shall adhere to the following specifications:
 1. Opaque with no openings as viewed from the outside of the fence and a minimum of six feet in height;
 2. Properly maintained and constructed of durable, low maintenance materials that are earth tone, black, or white in color and contain no signage. No chain link fencing shall be permitted;
 3. Set back at least ~~50~~ 25 feet from an adjacent property that is not zoned residential or agriculture and the area abutting the kennel property is not shown as a residential land use on the Future Land Use Map. Such measurement shall be a straight line distance from the

-
- nearest portion of the fence to the nearest portion of the property that is not zoned residential or agriculture or to the nearest portion of an area on an adjacent property that is not shown as a residential land use on the Future Land Use Map;
4. Set back at least 250 feet from an adjacent property that is zoned residential or agriculture or the area abutting the kennel property is shown as a residential land on the Future Land Use Map. Such measurement shall be a straight line distance from the nearest portion of the fence to the nearest portion of the property that is zoned residential or agriculture or to the nearest portion of an area on an adjacent property that is shown as a residential land use on the Future Land Use Map;
 5. Shall be reviewed as part of a site plan process through the planning commission and shall not interfere parking spaces, access ways, and/or pedestrian access;
- d. The square footage of fenced areas shall not exceed one-fourth of the gross square footage of the interior space associated with the commercial kennel;
 - e. Fenced areas shall be properly maintained in a clean and sanitary condition so as to be free from offensive odors or other nuisances and shall not adversely affect public health;
 - f. Fenced areas with a non-vegetated surface shall be designed and constructed to drain to the sanitary sewer. An alternative would be for the wash water to drain to an infiltration area (rain garden, bioswale, pervious concrete, etc.) adjacent to the impervious area to promote infiltration, reduce runoff, and provide treatment of the wash water before it reaches a stream or other waterway. Fenced areas, regardless of their size, that are associated with a commercial kennel shall be covered by the Town's Special Pollution Abatement Permit to ensure proper stormwater practices are maintained on the site;
 - g. The indoor space devoted to the kennel shall be sound proofed to prevent the noise of barking dogs from exceeding 80 decibels (dB) inside and yielding no more than 30 dB outside the facility. A certification from a registered engineer qualified to make such an assessment shall be provided to verify compliance with these decibel requirements; and
 - h. Such facility shall be subject to an unannounced annual inspection to assess compliance with the provisions of this ordinance.
13. Mortuary establishments.
14. Commercial greenhouses, nurseries, and other similar uses as determined by the Board of Zoning Appeals provided the following development criteria are met:
- a. There shall be a minimum lot size of two acres;
 - b. Merchandise and/or any other material are displayed or stored in a permanent area designed for such use;
 - c. Merchandise and/or any other materials are not displayed or stored on any sidewalks, walkways, parking spaces, or other vehicle ways;
 - d. The outdoor storage and/or sale of mulch and other landscaping related materials is permitted as accessory to commercial greenhouses and nurseries, but not permitted as stand-alone businesses.
 - e. Required yard setbacks for buildings are met for the storage/display area and for all temporary structures;
 - f. Access to the display/storage area shall be restricted by means of a physical barrier such as a fence, a berm, landscaping, or other similar means;

-
- g. Outdoor areas used for the growing of products must be set back a minimum of 30 feet in the front yard and 25 feet in the side and rear yards. Setbacks shall be measured from the nearest point of any property line;
 - h. A minimum of a 25-foot buffer strip along rear and side property lines shall be developed and maintained per the buffer strip requirements of this ordinance;
 - i. Security fencing located in the front yard shall be screened with a minimum of one large evergreen shrub per five linear feet of fence. Such large shrubs shall be on the visual resources review board's recommended large shrubs list and shall be a minimum of three feet in height at the time of planting; and
 - j. A maximum of one wall sign shall be permitted. Such wall sign shall meet all other sign requirements of the district.
- 15. Day care facilities as regulated in Chapter 4.
 - 16. Nursing homes as regulated in Chapter 4.
 - 17. Brewpub, provided the following development criteria are met:
 - 1. All manufacturing, processing, packaging, and distribution equipment shall be maintained within completely enclosed structures. All related storage shall also be contained completely within enclosed structures.
 - 2. Loading areas in a newly constructed facility shall be screened with opaque materials and shall not be visible from adjacent rights-of-way or residential districts. Such screening shall be architecturally compatible with the building.
 - 3. For adaptive reuse of existing buildings, newly constructed loading areas should be located to minimize impacts on surrounding rights-of-way and residential areas and screened to the extent feasible. Existing loading areas should be screened to the extent feasible from view from rights-of-way or any adjacent residential district.
 - 4. The use is conditioned upon obtaining necessary permits from the Town of Farragut Beer Board.
 - 18. Churches and other places of worship.
 - 19. Schools, public and private, provided the following development criteria are met:
 - a. Access shall be directly to a street having a designated classification of local collector or greater, or a local street which is not interior to a subdivision. The street on which the school accesses must meet the minimum design standards established in the Farragut Subdivision Regulations;
 - b. There shall be a minimum lot size of three acres; and
 - c. The lot on which the school is located is a free-standing parcel.
 - 20. Theaters, indoor only.
 - 21. Cultural activities.
 - 22. Parks, playgrounds, play fields, neighborhood buildings, and community buildings.
 - 23. Indoor recreational facilities.
 - 24. Outdoor recreational facilities such as miniature golf courses, golf courses, driving ranges, batting cages, tennis courts, swimming pools, skating/skateboard facilities, paintball facilities, and other similar non-motorized recreational facilities as determined by the Board of Zoning Appeals. Seasonal inflatable playground structures shall not be considered a similar non-motorized recreational facility. The following development criteria shall be met:

-
- a. A minimum of a 40-foot front yard setback is maintained for any recreational facility that does not require the construction of a structure;
 - b. A minimum of a ten-foot rear and side yard setback is maintained for any recreational facility that does not require the construction of a structure; and
 - c. All structures developed as an integral part of a recreational facility/use are set back a minimum of 40 feet in the front yard and ten feet in the side and rear yards. Setbacks shall be measured from the nearest point of any property line.
25. Utility uses.
- 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 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 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 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 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 20 feet, except as provided for elsewhere in this ordinance or the [Farragut] 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 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.
 - 2. *Side yards.* All buildings shall be set back a combined total of at least 60 feet on the two sides, but not less than 20 feet on any one side.
 - 3. *Side and rear yards.* All accessory structures shall be set back a minimum of ten feet, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code.
 - 4. *Rear yards.* All buildings shall be set back a minimum of 30 feet.
 - 5. *Buffer strips.*

-
- a. There shall be a buffer strip a minimum of 35 feet in width on all front property lines when the street adjacent to that front property line is classified as a collector or local street on the Major Road Plan and the property on the opposite side of the street is zoned residential or agricultural;
 - b. There shall be a buffer strip a minimum of 35 feet in width on all side and rear property lines when the abutting property is zoned residential or agricultural unless such property is shown as a non-residential land use on the adopted Future Land Use Map. In this case, the Planning Commission may consider a modification to the buffer strip based on the surrounding built environment and context. This may include whether the property is adjacent to a major arterial street or surrounded by non-residential development;
 - c. Existing, mature vegetation shall be preserved and incorporated into the buffer strip; and
 - d. Detention basins, measured from top-of-slope to top-of-slope, and associated structures shall not be located within any buffer strips.
6. *Maximum lot coverage.* Total lot coverage: 70 percent.
7. *Land area.* Minimum lot size of one acre.
- D. *Height regulations.* No structure shall exceed 2½ stories, or 35 feet in height, except as provided for elsewhere in this ordinance.
- 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 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. *Mixed Use Town Center.*
1. *General Description and Purpose.*
- In the Town's adopted Comprehensive Land Use Plan (CLUP), Strategy 1 describes the community's desire to Bring About a Downtown. Also included in the CLUP are land use descriptions related to the intent, uses, and character of what is described as a Mixed Use Town Center (MUTC). The CLUP also includes a future land use map which identifies locations for a MUTC.
- The purpose of this section is to ensure that properties zoned C-1 that are within (i.e., at least half of the existing parcel) the area shown as Mixed Use Town Center are developed and redeveloped in a manner that is consistent with the CLUP.
- Where a property is zoned C-1 and is shown to be within the area identified as MUTC on the Future Land Use Map, the following provisions shall apply.
2. *Permitted Principal and Accessory Uses and Structures.* (If a use is not listed below it shall not be permitted unless it is approved by the Board of Zoning Appeals as a Special Exception and the proposed use is consistent with the CLUP as it relates to the MUTC.)
- a. Generally recognized retail sales. This excludes all outdoor sales or storage (unless part of an approved Farmers Market or similar seasonal pedestrian oriented use) and any "big box" entities where the total gross square footage exceeds 25,000 square feet.
 - b. Restaurants, tea rooms, cafes, coffee houses, bistros, or other similar establishments serving food or beverage that is primarily consumed within the principal building or in designated outdoor seating areas associated with the principal building. A drive-through lane may be permitted provided the following criteria are satisfied:

-
1. The property is a minimum of two acres and is a lot of record that has existing frontage on a street classified as a major arterial on the Major Road Plan;
 2. The drive-through is limited to one lane;
 3. The drive-through is located to the rear of the building or behind the building so that it is not visible from any abutting public rights-of-way;
 4. The drive-through is limited to one menu board which shall be permitted provided all of the following criteria are satisfied:
 - a) The menu board and any associated apparatus shall be architecturally compatible with the principal building;
 - b) The menu board and any associated apparatus shall be screened with opaque materials (which may include evergreen plant material) so that, throughout the year, they are not visible from adjacent properties and/or rights-of-way;
 - c) The screening plan for such menu board and associated apparatus shall be reviewed as part of the site and landscape plan review with the applicable standards in the Architectural Design Standards (ADS) also being applied; and
 - d) The menu board shall not exceed 36 square feet in size and 6 feet in overall height.
 5. The entrance and exit to the drive-through leads to a parking area or service drive. The drive-through lane shall not be directly connected to a public street; and
 6. The design shall minimize vehicle/pedestrian conflicts. The drive-through lane shall not separate parking lots from rear building pedestrian access doors or other pedestrian access ways.
 7. The planning commission may approve alternative drive-thru lane configurations and minor modifications to the requirements of parts 1 - 6 above where an existing permitted establishment is being remodeled/redeveloped without a change of use. This includes but is not limited to the addition of split ordering lanes; the use of more than one menu board provided, however, that the aggregate square footage (sign area) of all such boards per lane shall be restricted to 30 square-feet with no single board to exceed 20 square-feet; and a relaxation of the menu board screening requirement. In granting such approvals, the planning commission shall consider and ensure that they are based on the following:
 - a) The physical nature of the preexisting site;
 - b) The extent of the redevelopment project;
 - c) A finding that the proposed alternative design and/or modifications serve a related public purpose, such as improved traffic flow; and
 - d) That the alternative design/modification is consistent with the general intent of these standards and represents the minimum modification necessary given the nature of the site and project.
 - c. Financial and real estate services. This excludes drive-through service lanes and windows.
 - d. Professional, personal, and business services.
 - e. Public, governmental, and general offices.
 - f. Medical, dental, and veterinary facilities (indoors only).

-
- g. Medical spas.
 - h. Adult education and training facilities, indoors only.
 - i. Cultural activities.
 - j. Theaters.
 - k. Indoor recreational facilities.
 - l. Parks and community facilities.
 - m. Residential, provided it is located in the upper floors of a building that has been designed and constructed for a mix of uses, or on any floors if it is part of an approved horizontally configured mixed-use town center development plan that is within the Planned Commercial Development (PCD) Zoning District.
 - n. Bed and breakfasts/inns.
 - o. Hotels, provided the gross square footage does not exceed 25,000 square feet.
 - p. Churches and other places of worship, provided they are not located in freestanding buildings.
 - q. Day care facilities, provided they are not located in freestanding buildings.
 - r. Schools, public and private, provided they are not located in freestanding buildings.
 - s. Utility uses. This excludes substations and telecommunication towers. These utility uses shall not be permitted.
 - t. Other uses similar to any of the above, as approved by the Board of Zoning Appeals as a Special Exception. Any use approved as a Special Exception in this section shall be compatible with the CLUP as it relates to the Mixed-Use Town Center.

3. *Building Facade Requirements.*

New construction shall comply with the Town of Farragut Architectural Design Standards, as amended and, in addition, the requirements provided for in Chapter 107, Article 2. - Town Center Design Requirements, Sections 107-26 and 107-27, as amended.

Where re-development involves improvements (interior and/or exterior) to an existing building(s) which exceed 50 percent of the current value (as determined by a certified appraisal) of such building(s), the building(s) facade(s) shall be modified to use high-quality, durable, materials that are architecturally compatible and include a significant masonry element. Such building facades shall not use fabricated metal panels or vinyl siding and shall include only very limited use of synthetic stucco (EIFS) or panelized brick.

4. *Low Impact Development Requirements.* Any new development or redevelopment where at least half of the existing site improvements are being modified (e.g., half of the existing parking lot is being altered from its current configuration), shall incorporate a minimum of one of the following Low Impact Development (LID) practices into the design:

- a. Twenty-five percent of the parking lot being constructed with permeable pavers;
- b. Stormwater runoff draining to rain gardens;
- c. A building(s) being constructed with a vegetated roof, commonly referred to as a green roof;
- d. Stormwater draining to bioswales/bioretenion facilities; or
- e. Rainwater being harvested for irrigation or gray water uses.

5. *Area Regulations.*

a. *Front yards.*

1. All principal buildings shall be set back a minimum of ten feet from all property lines and access easements.
2. Unless otherwise provided, all accessory structures, such as parking garages, dumpsters, HVAC units and generators, shall be set back a minimum of 20 feet from all property lines and access easements. This excludes signage, detention basin structures (if associated with a low impact development measure), or structures typically associated with a store front or furnishing zone as described in the TCD Zoning District.

Where abutting an arterial street, no portion of a parking lot shall be closer to such street than the principal building(s). The minimum setback for a parking lot shall be 20 feet from all property lines and access easements. On street parking shall be exempt from setback requirements.

b. *Side and rear yards.*

1. All principal buildings shall be set back a minimum of zero feet if part of a larger plan to join a building on an adjoining property. Where a building is planned to be joined with another building to form a series of buildings the design requirements provided for in Title 14, Chapter 3 [see now chapter 107, article 2] of the Farragut Municipal Code shall apply.

Where the adjacent property is zoned residential or agricultural, principal buildings shall be set back from the nearest point of any side or rear property line a minimum of 35 feet.

2. All accessory structures shall be set back a minimum of ten feet, unless a greater setback is otherwise required in this ordinance or the [Farragut] Municipal Code.

6. *Buffer Strips.*

- a. There shall be a buffer strip a minimum of 35 feet in width on all side and rear property lines when the abutting property is zoned residential or agricultural.

7. *Maximum Lot Coverage.* Total lot coverage: 80 percent.

8. *Land Area.* Minimum lot size of one acre.

9. *Height Regulations.*

- a. Unless provided for otherwise, buildings shall be a minimum of two stories in height or have the appearance, as viewed from all building elevations, of a building that is at least two stories in height. The minimum height requirement shall apply only to new buildings.

Where a building's height is proposed to be more than two stories, a concept plan shall first be provided to visually demonstrate where the building(s) is (are) envisioned, the uses proposed in the building(s), and a clear indication of what the building(s) will look like and how it (they) will be situated within the development. The concept plan shall first be approved before a site plan is submitted. In their review of the concept plan, the Planning Commission will consider the surrounding plan of development, the relationship of the proposed building(s) to its (their) context, and the community objectives achieved with the additional height and the uses proposed therein. In no case shall a building exceed four stories in height.

- b. For existing lots of record that are not part of a larger development and that are less than three acres, the planning commission may consider allowing a building height that is less than two stories. This shall only be permitted if the proposed building is in compliance with all other

building facade requirements that apply to the Mixed-Use Town Center and the applicable provisions of the Architectural Design Standards. An applicant shall also clearly demonstrate that the building(s) will advance and be consistent with the building design objectives of the Town Center District.

- c. Whenever the adjacent property is zoned residential (other than multi-family), or agricultural, no buildings to be constructed within 100 feet of a periphery property line shall exceed the maximum height permitted for principal dwelling units in the adjacent zoning district(s).
 - d. Parking garages shall not exceed three stories or 45 feet in height. Parking garages may not access streets classified as arterial. Other accessory structures shall not exceed 25 feet in height.
10. *Parking spaces required.*
- a. Number of parking spaces required. Unless the building is mixed use, the number of parking spaces required shall be as regulated by Chapter 4, Section XX of the Zoning Ordinance.

Mixed use buildings shall be governed by the following parking space provisions:

 - 1. One parking space per 250 square feet of gross floor area for the first [ground] floor;
 - 2. One parking space per 500 square feet of gross floor area for the second floor; and
 - 3. One parking space per 750 square feet of gross floor area for the third and fourth floors.
 - b. Required bicycle parking. One bicycle space per 5,000 square feet of gross floor area. Bicycle racks shall be provided in desirable locations and shall be conveniently located at each building. The rack placement should not impede pedestrian movement and should not cause conflicts between bicycles and pedestrians.
 - c. Shared parking. Shared parking within the area identified as MUTC shall be encouraged. The parking and access easements must be identified as part of the site plan review and a plat prepared and recorded which memorializes such easements prior to the issuance of a building permit.
11. *Streetscape and Outdoor Open Space.* An active and interconnected streetscape with visually appealing and functional public spaces shall be provided and specifically addressed in the site plan submittal. Some specific design objectives are as follows:
- a. Provide for pedestrian and bicycle connections between properties and connections to existing pedestrian and bicycle facilities. Provide for a development that creates a pleasant and functional pedestrian experience.
 - b. Encourage vehicular connections between adjoining properties.
 - c. 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.
 - d. Provide landscape enhancements (e.g., bioswales, rain gardens, planters, flower gardens) to add visual interest, screen parking areas, and complement outdoor open spaces.
12. *Outdoor Site Lighting.* As regulated in Chapter 4, Section XIII of the Zoning Ordinance with the following additional provisions in the MUTC:

-
- a. New exterior lighting associated with new development or re-development within the MUTC shall have a consistency.
 - b. Street lighting shall follow the requirements in Chapter 3, Section XXVII.K.2. of the Zoning Ordinance.
 - c. Parking lot lights shall have decorative posts and brackets and a decorative fixture, such as a bell shaped style fixture. The bulbs shall be contained within the fixture so that they are not visible.
 - d. Building mounted lights shall be decorative, such as the acorn, lantern, or bell shaped styles. The bulbs shall be contained within the fixture so that they are not visible.
 - e. Bollard lighting shall be permitted provided the bulbs are contained within the fixture so that they are not visible.
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. Lighting for all new wall signs shall be consistent and shall be limited to external or back lit illumination; and
 - c. Signage shall be consistent with the applicable provisions of the Town's Architectural Design Standards.
- F-1. *Streetscape and outdoor open space.* As part of a site plan review, a context appropriate (i.e., appropriate in relation to the proposed development and its physical surroundings) and interconnected streetscape with visually appealing and functional public spaces is encouraged. Some specific design objectives would be as follows:
- 1. Locate and orient outdoor open space (e.g., plazas, courtyards, patios, outdoor seating and benches, small park spaces or landscaped features) to provide a focal point to be actively used.
 - 2. Provide landscape enhancements (e.g., bioswales, rain gardens, planters, flower gardens) to add visual interest, screen parking areas, and complement outdoor open spaces.
- G. *Connectivity.* Development shall provide for context appropriate (i.e., appropriate in relation to the proposed development and its physical surroundings) pedestrian and vehicular connectivity. This shall include providing connections within the property and to abutting properties, pedestrian connections into the development from the public street(s), and the construction of pedestrian facilities along the public street(s) frontages.
- H. *Low Impact Development.* Development shall incorporate a minimum of one of the following Low Impact Development (LID) practices into the design:
- 1. Twenty-five 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.

(Ord. No. 86-16, 4-1986; Ord. of 2-2006; Ord. No. 07-09, § 1, 5-10-2007; Ord. No. 07-20, §§ 1—4, 5-24-2007; Ord. No. 07-39, § 1, 1-10-2008; Ord. No. 08-01, § 1, 2-28-2008; Ord. No. 08-18, § 1, 1-8-2009; Ord. No. 11-21, § 2, 11-15-2011; Ord. No. 12-02, §§ 1, 2, 2-23-2012; Ord. No. 12-13, §§ 1, 2, 9-27-2012; Ord. No. 14-21, § 2, 1-22-2015; Ord. No. 15-02, §§ 1, 2, 3-26-2015; Ord. No. 16-13, §§ 1, 2, 7-28-2016; Ord. No. 16-17, § 1, 7-28-2016; Ord. No. 16-

19, § 1, 7-28-2016; Ord. No. 16-25, § 1, 12-22-2016; Ord. No. 17-11, § 1, 8-10-2017; Ord. No. 19-19, § 3, 6-17-2019; Ord. No. 19-23, § 1, 8-22-2019; Ord. No. 20-16, §§ 2, 3, 9-10-2020; Ord. No. 20-25, § 1, 1-14-2021; Ord. No. 21-03 § 1, 1-28-2021; Ord. No. 22-03, § 1, 3-24-2022; Ord. No. 23-16, § 1, 12-14-2023)

Editor's note(s)—Ord. No. 16-13, § 2 added subsections F—H to ch. 3, § XII. As a subsection F already existed, the added subsection F has been editorially designated as subsection F-1.

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Approval of Ordinance 25-03 on first reading. An ordinance to amend the Farragut Municipal Code, Appendix A., Zoning, Chapter 3., Section XXVI., Planned Commercial Development District (PCD), Subsection C. Minimum Standards., 1. Land Uses., to add a new section f. to provide for a drive-through under certain conditions

INTRODUCTION: During discussion with the Planning Commission it was noted that this item involves a request to amend the requirement in the PCD Zoning District for uses that are automobile oriented, such as fuel centers, drive-throughs, automobile services, retail rental and leasing of automobiles, etc., that are currently required to be arranged so that they are situated internal to the development.

This amendment would not apply to the Mixed-Use Town Center PCD areas since those would fall under the Mixed-Use Town Center section of the General Commercial (C-1) Zoning District.

DISCUSSION: The applicant initially provided draft language for consideration. That language was mostly incorporated into Ordinance 25-03. The language in Ordinance 25-03 would add a section that would provide for a drive-through option for an automobile-oriented use that has frontage on a street classified as a major arterial on the Major Road Plan. In addition, the language in Ordinance 25-03 includes several criteria for when a permissible drive-through is proposed. This language was taken from the Mixed-Use Town Center section of the C-1 Zoning District for those properties and specific uses that may be permitted drive-throughs.

RECOMMENDATION: At their meeting on February 20, 2025, the Planning Commission unanimously recommended approval of Ordinance 25-03. A copy of Ordinance 25-03 is included in the packet. Also included is the existing language with the proposed changes highlighted. The Community Development Director, Mark Shipley, recommends approval of Ordinance 25-03 on first reading.

PROPOSED MOTION: To approve Ordinance 25-03 on first reading.

BOARD ACTION:

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

<u>VOTE/TOTAL</u>	<u>WILLIAMS</u>	<u>MEYER</u>	<u>WHITE</u>	<u>CAIN</u>	<u>BURNETTE</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

ORDINANCE:	25-03
PREPARED BY:	Shipley
REQUESTED BY:	Kingston Pike Properties 2., LLC
CERTIFIED BY FMPC:	February 20, 2025
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 THE FARRAGUT MUNICIPAL CODE, APPENDIX A., ZONING, CHAPTER 3., SECTION XXVI, PLANNED COMMERCIAL DEVELOPMENT DISTRICT (PCD), SUBSECTION C. MINIMUM STANDARDS., 1. LAND USES., TO INCLUDE A NEW SECTION F., TO PROVIDE FOR A DRIVE THROUGH UNDER CERTAIN CONDITIONS

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend the Farragut Municipal Code, Appendix A. – Zoning, Chapter 3., Section XXVI., Planned Commercial Development District (PCD), Subsection C. Minimum Standards., 1. Land Uses., to add a new section f. to provide for a drive-through under certain conditions.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Municipal Code, Appendix A. – Zoning, Chapter 3., Section XXVI., Planned Commercial Development District (PCD), Subsection C. Minimum Standards., 1. Land Uses., is hereby amended as follows:

SECTION 1.

- f. Notwithstanding Section C. 1. b. above, if the proposed automobile-oriented use has frontage on a street classified as a major arterial on the Major Road Plan, then a drive-through may be permitted for any of the uses permitted in this zoning district provided the following criteria are satisfied:
 - 1) The drive-through is oriented so that stacking lanes do not extend across the front of the building;
 - 2) If a menu board is used, the following criteria shall be satisfied:
 - (i) The menu board and any associated apparatus shall be architecturally compatible with the principal building;

- (ii) The area around the menu board and any associated apparatus shall be landscaped and screened so that, throughout the year, they are not visible from adjacent properties that are zoned residential and/or public rights-of-way;
 - (iii) The screening plan for such menu board and associated apparatus shall be reviewed as part of the site and landscape plan review with the applicable standards in the Architectural Design Standards (ADS) also being applied; and
 - (iv) Menu board signage shall comply with the requirements in the Farragut Sign Ordinance.
- 3) The entrance and exit to the drive-through leads to a parking area or service drive. The drive-through lane shall not be directly connected to a public street; and
 - 4) The design shall minimize vehicle/pedestrian conflicts. The drive-through lane shall not separate parking lots from rear building pedestrian access doors or other pedestrian access ways. Pedestrian routes shall be well delineated and provide direct access from public streets and sidewalks and parking lots to building entrances.

SECTION 2.

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

Ron Williams, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this ____ day of _____, 2025, with approval recommended.

Scott Russ, Chairman

Shannon Preston, Secretary

Sec. XXVI. Planned commercial development district (PCD).

- A. *General description.* The planned commercial development district (PCD) is established to encourage creative and resourceful projects for interrelated commercial, office and residential uses unified by a Development Plan. The PCD district is intended to provide for variety and flexibility in design necessary to implement integrated planned development projects. It is intended that the PCD district be established along streets having a designated classification of arterial on the Farragut Major Road Plan or a street which directly accesses a street having a designated classification of arterial on the Farragut Major Road Plan.
- B. *Objectives.* The Planned Commercial Development District (PCD) shall have the following characteristics:
1. *Open space.* Encourage ingenuity, creativity, and resourcefulness in land planning techniques by developing functional common open spaces. Locate and orient outdoor open spaces (e.g. plazas, courtyards, patios, outdoor seating and benches, small park spaces or landscaped features) to provide focal points to be actively used. Provide landscape enhancements (e.g., bioswales, rain gardens, planters, flower gardens) to add visual interest, screen parking areas, and complement outdoor open spaces.
 2. *Sense of place.* Allow the design of commercial, office and residential developments that are architecturally and environmentally innovative and that achieve more efficient use of land than is possible through the application of conventional zoning and subdivision standards.
 3. *Protection of natural resources.* Ensure the conservation of the natural environment including trees, floodplains, sinkholes, wetlands, springs, streams, wet weather conveyances, endangered species habitat, steep slopes, rock formations, other unique topographic features, and historic features per federal, state, and the Town of Farragut's laws and/or ordinances. Protect geological resources such as groundwater, soils, and drainage areas.
 4. *Efficient and innovative land use practices.* Encourage efficient and innovative use of land, street networks, utility locations, and parking. In terms of stormwater management for new developments, at least twenty-five (25) percent of the development's total area shall be designed so that its runoff will be accommodated through Low Impact Development (LID) measures which would rely on infiltration, evapotranspiration, or capture/reuse of stormwater runoff. Such measures may include, but are not limited to, permeable pavers, rain gardens, bioswales, vegetated roofs, rainwater capture systems and/or a combination thereof. The use of LID measures to meet this requirement shall be demonstrated on the drainage plan and in the drainage calculations for the development and the applicable LID measures specified as part of the site and landscape plan submittals.
 5. *Connectivity.* Provide for context appropriate (i.e., appropriate in relation to the proposed development and its physical surroundings) pedestrian and vehicular connectivity. This shall include providing connections within the property and to abutting properties pedestrian connections into the development from the public street(s), and the construction of pedestrian facilities along the public street(s) frontages.
 6. *Compatibility and consistency.* Maintain compatibility with nearby development and consistency with the Farragut Comprehensive Land Use Plan Update, Pedestrian and Bicycle Plan, and all other adopted plans and ordinances of the Town of Farragut and any subsequent amendments.
- C. *Minimum standards.*
1. *Land uses.*
 - a. Unless otherwise prohibited through the approved Development Plan, any use permitted within the general commercial and office districts may be allowed within the PCD district. Residential and mixed use may also be permitted as part of the Development Plan. Where a property is

zoned PCD and is shown to be within the area identified as Mixed-Use Town Center (MUTC) on the Future Land Use Map, the use may be permitted and comply as established in Chapter 3, Section XII.F.;

- b. Uses within a PCD that are automobile oriented, such as fuel centers, drive-throughs, automobile services, retail rental and leasing of automobiles, etc., shall be arranged so that they are situated internal to the development;
 - c. The total land area of the PCD shall be designed as a planned development and, for the purposes of building and parking lot setbacks and landscaping requirements, shall be treated as a single parcel/lot;
 - d. The development shall be designed in a manner that ensures compatibility with adjacent land uses; ~~and~~
 - e. Traffic circulation shall not route traffic through adjacent residential areas; **and**
 - f. **Notwithstanding Section C. 1. b. above, if the proposed automobile-oriented use has frontage on a street classified as a major arterial on the Major Road Plan, then a drive-through may be permitted for any of the uses permitted in this zoning district provided the following criteria are satisfied:**
 - 1) **The drive-through is oriented so that stacking lanes do not extend across the front of the building;**
 - 2) **If a menu board is used, the following criteria shall be satisfied:**
 - (i) **The menu board and any associated apparatus shall be architecturally compatible with the principal building;**
 - (ii) **The area around the menu board and any associated apparatus shall be landscaped and screened so that, throughout the year, they are not visible from adjacent properties that are zoned residential and/or public rights-of-way;**
 - (iii) **The screening plan for such menu board and associated apparatus shall be reviewed as part of the site and landscape plan review with the applicable standards in the Architectural Design Standards (ADS) also being applied; and**
 - (iv) **Menu board signage shall comply with the requirements in the Farragut Sign Ordinance.**
 - 3) **The entrance and exit to the drive-through leads to a parking area or service drive. The drive-through lane shall not be directly connected to a public street; and**
 - 4) **The design shall minimize vehicle/pedestrian conflicts. The drive-through lane shall not separate parking lots from rear building pedestrian access doors or other pedestrian access ways. Pedestrian routes shall be well delineated and provide direct access from public streets and sidewalks and parking lots to building entrances.**
2. *General conditions.* By acceptance of approval of the PCD zoning, the applicant agrees to the conditions set forth in this section as part of such approval. As part of the approval of the PCD district, the town may require the following:
- a. Rearrangement of structures, open space, driveways, and parking areas;
 - b. Modification of density, setbacks, and buffering; and
 - c. Limitation of specific commercial uses.
3. *Area regulations.*
- a. *Front yard.*

-
- 1) Unless provided for elsewhere in this ordinance or the [Farragut] Municipal Code, all structures shall be set back from the nearest point of any right-of-way a minimum of 20 feet;
 - 2) If the street is classified as a local street on the Major Road Plan and is constructed as part of the approved Development Plan, all buildings shall be set back from the nearest point of any right-of-way a minimum of ten feet;
 - 3) Driveway aisles, access ways, parking lots, and other vehicular ways shall be set back a minimum of 20 feet from all public rights-of-way and a perimeter parkway shall be maintained;
 - 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 60 percent of the total parking lot length adjacent to the front property line shall be screened from view with a berm or landscaping.
- b. *Peripheral side and rear property lines.* All buildings shall be set back a minimum of 35 feet from all peripheral side and rear property lines, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code. Any required buffer strip shall be included in the required peripheral structure setback.
- c. *Transition areas.* Unless specified otherwise in this ordinance, where an abutting property is zoned residential and/or agriculture, a transition area of at least 50 feet in width shall be provided. The intent of a transition area is to provide for a visually appealing interface to an abutting residential area that will serve to establish protection for but also context appropriate integration with the surrounding plan of development. Transition areas shall accommodate the connectivity requirements of this district. This will result in some modest breaks in the transition element. As provided for in this district, transition areas shall include, at a minimum, any one of the following or a combination thereof:
- 1) An existing tree covered area that consumes largely the full depth of the transition area and where the existing tree count within such area clearly exceeds the plant unit count and minimum tree sizes for a 35-foot buffer strip per 100 linear feet;
 - 2) A landscaped low impact development stormwater management area, such as a rain garden(s), bioswale(s), or naturalized areas with existing and/or new tree plantings that, in total, consume the full depth of the transition area. At a minimum, such an area shall include a plant unit count that equals the count required for a 35-foot buffer strip, as provided for in Chapter 4 of this ordinance. Under this option, the arrangement of plant material may include more flexibility than an traditional buffer strip planting, provided this arrangement best promotes the intended stormwater function of the low impact development measure(s);
 - 3) A heavily landscaped pocket park area designed for passive use and that is approved as part of a site and landscape plan as an equivalent to other natural transition measures provided for in this subsection. Such area could serve as a shared amenity between a use in this district and an abutting residential neighborhood;
 - 4) A traditional planted buffer strip area that complies with the 35-foot buffer strip plantings provided for in Chapter 4 of this ordinance;

Where a development combines different transition elements, these shall be considered as part of the concept plan and then reflected on the site and landscape plans. Such an approach must clearly fulfill the intent of the transition area provision. Existing tree covered areas within

transitions shall be protected. Exceptions would apply for the removal of invasive exotic plant material and context appropriate (i.e. appropriate in relation to the proposed development and its physical surroundings) pedestrian and/or vehicular connections and utilities adjacent to such improvements that bisect the transition area in a generally perpendicular manner. Transition areas shall not be required for developments that abut properties that are not zoned residential and/or agriculture.

- d. *Maximum lot coverage.* Total lot coverage for the entire development: 70 percent.
 - e. *Land area.* Minimum development size of five acres.
 - f. *Minimum common open space.* A minimum of ten percent of the gross land area of the development shall be reserved as common open space.
4. *Common open space ownership regulations.* Provision for the permanent ownership, operation, and maintenance of the common open space shall be provided by covenant, deed restriction, and/or easement. Ownership shall be a property owners association, land trust, or other legal authority.
5. *Height regulations.*
- a. In order to provide for an appropriate transition in terms of building scale and height within the PCD development, whenever the adjacent property is zoned residential or agricultural, buildings proposed within 100 feet of a periphery property line shall generally not exceed the maximum height permitted for principal dwelling units in the adjacent zoning district(s). The planning commission may consider alternatives to this due to site specific considerations such as, but not necessarily limited to, topography or the existing built environment abutting the property.

When abutting all other zoning districts or where buildings are greater than 100 feet from a periphery property line, such buildings shall not exceed three stories, or 45 feet in height, except as provided for elsewhere in this ordinance of the [Farragut] Municipal Code; and
 - b. No accessory structure, other than a clubhouse or comparable amenities building, shall exceed 15 feet in height, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code. A clubhouse or comparable amenities building shall not exceed 25 feet in height.
6. *Street frontage.* All lots created as part of the development shall have a minimum of 25 feet street frontage. Access to individual properties and establishments shall be restricted to shared access easements.
7. *Parking.* Parking requirements as defined in Chapter 4 shall serve as a guide only. All parking areas shall be shared parking easements for the total PCD development.
8. *Landscaping.* As regulated in Chapter 4, requirements shall apply to the total PCD development.
9. *Outdoor site lighting.* As regulated in Chapter 4.
10. *Signs.* As regulated in the Farragut Municipal Code, requirements shall apply to the total PCD development.
11. *Development controls.* As regulated in this ordinance, the Farragut Municipal Code, and the Farragut Subdivision Regulations.
- D. *Application for rezoning to Planned Commercial Development District (PCD).* The application for rezoning to PCD shall include a Development Plan, which shall consist of [the following] three primary components:
- 1. A survey of the total land area for consideration of rezoning.
 - 2. A written narrative statement describing the planned development shall include the following information:

-
- a. A general statement of objectives to be achieved by the Planned Commercial Development District. This statement shall indicate the responsible person/entity for the development, indicate a description of the character of the proposed development, the market for which the development is oriented, and how the PCD district would be consistent with the Farragut Comprehensive Land Use Plan Update, Pedestrian and Bicycle Plan, and all other adopted plans and ordinances of the Town of Farragut and any subsequent amendments;
 - b. A statement describing the project phasing, including:
 - 1) A development schedule indicating the phases in which the project will be built and the dates when construction of each phase can be expected to begin;
 - 2) A statement of the intended schedule for the selling or leasing of each phase of the project; and
 - 3) A description of how each phase shall be self-contained and self-sustaining with regard to access, traffic circulation, parking, utilities, common open spaces, and landscaping, as well as capable of substantial occupancy, operation, and maintenance upon completion of construction and development of each phase;
 - c. A schedule by which the developer will complete all open space and landscaping features;
 - d. Quantitative data for site development standards, including, but not limited to, density, setbacks, maximum heights, proposed lot coverage of buildings, parking lots and other structures, parcel sizes, gross densities per acre, and total amount of common open space;
 - e. An explanation and construction schedule for the utility and infrastructure requirements of the Planned Commercial Development, including all utilities serving the site, surface water runoff, and other pertinent information;
 - f. A statement pertaining to any architectural and community design guidelines to provide information on building designs, orientations, styles, lighting plans, landscape plans, signs, etc.; and
 - g. Specific provisions, including appropriate legal forms, to assure the permanent ownership, operation, and maintenance of common open space, parking lots, access ways, etc. This can be achieved through covenant, deed restriction, easement, or ownership by a property owners association, land trust, or other legal authority.
3. *Concept master plan.* The concept master plan shall demonstrate compliance with the objectives of this district and shall be prepared by a professional team that includes a Tennessee licensed engineer, a Tennessee licensed landscape architect, and/or a physical planner with a comparable background and experience. At a minimum, the plan shall require the seal of at least one of the above listed professionals. The concept master plan shall be of sufficient clarity and scale to accurately identify the location, nature, and character of the proposed total development. At a minimum, the concept master plan shall include the following information:
 - a. Site location map;
 - b. GIS topography of the site;
 - c. The approximate density, predominant species, general distribution of predominant species, and predominant level of maturity of trees within all tree covered area. Maturity levels shall be classified per the Tree Protection Ordinance [now chapter 113 of the Farragut Municipal Code];
 - d. All environmentally sensitive areas, including, but not limited to, floodplains, sinkholes, wetlands, springs, streams, wet weather conveyances, endangered species habitat, steep slopes, rock formations, other unique topographic features, and historic features;

-
- e. Sufficient information on the existing development within 150 feet from the boundaries of the subject property to indicate their relationships with the proposed development related to land uses, lot lines, open space corridors, vehicular and pedestrian circulation systems, environmentally sensitive areas, and other unique natural features of the landscape;
 - f. General location of proposed buildings, including building uses;
 - g. Boundaries of the total development, including all proposed interior property lines and boundaries for the proposed development phases;
 - h. Location of existing and proposed public streets and access easements;
 - i. Existing and proposed general vehicular circulation system including all points of access to the proposed development and existing driveways and intersections within the vicinity of the proposed points of access;
 - j. Location of proposed off-street parking and loading facilities;
 - k. Location of proposed internal and external alignments of existing and proposed sidewalks, bicycle and pedestrian facilities, and greenways/walking trails;
 - l. Location of existing utilities;
 - m. Proposed treatment of surface water runoff flow from and through the site;
 - n. Specific locations and sizes of all areas to be reserved as common open space;
 - o. Proposed landscaping plan;
 - p. Proposed signage plan;
 - q. Calculations of lot coverage for the total development; and
 - r. Certification that all requirements of the Tree Protection, Sinkhole, Aquatic Buffer, and the Stormwater Ordinances can be met.

E. *Future modifications.*

1. *Revisions of plans after final approval.*

- a. If it becomes necessary for an approved concept plan or site plan to be changed, then the changes shall be defined as "minor" or "major" by the Town staff. If a proposed change, in the opinion of the Town staff, will not substantially affect the terms of the original approval, then the change will be defined as "minor." Minor changes may be reviewed and approved by Town staff. If a proposed change, in the opinion of the Town staff, will substantially affect the terms of the original approval, then the change shall be defined as "major." Major changes require review and approval by the planning commission and the Board of Mayor and Aldermen. In both cases, full sets of revised site plans in accordance with the Town site plan submittal requirements along with a narrative describing the need for the changes shall be submitted.
- (1) *Minor Changes Defined.* Minor modifications are changes that do not substantially affect the character or intensity of the development, vehicular or pedestrian circulation, drainage patterns, the demand for public services, or the vulnerability to hazards. Town staff shall report any request defined as minor to the planning commission and Board of Mayor and Alderman. Examples of minor modifications include, but are not limited to, the following:
- (a) Adding or deleting parking spaces.
 - (b) Constructing additional stories that do not substantially affect other ordinance requirements of the development.

-
- (c) An increase or decrease in floor space by no more than 25 percent in the overall development that does not dramatically affect the other ordinance requirements, intent, and nature of the overall development.
 - (d) Re-occupancy of a building by a similar use permitted by the ordinance.
 - (e) Changes to building height/facade that do not add an additional floor.
 - (f) Additions or alterations to the landscape plan or landscape materials.
 - (g) Relocation or resizing of utility supply lines or service connections.
 - (h) Relocation or screening of utilities, HVAC equipment, transformers, or trash receptacles.
 - (i) Alterations to the internal parking layout of an off-street lot in which the total available spaces are unchanged.
 - (2) *Major Modifications Defined.* Major modifications are changes that substantially affect the character or intensity of the use, vehicular or pedestrian circulation, drainage patterns, the demand for public services, or the vulnerability to hazards or natural terrain features. Examples of major modifications include, but are not limited to, the following:
 - (a) Request for a variance.
 - (b) Construction of a new building or structure which will substantially affect the ordinance requirements of the development.
 - (c) Increase in the overall density of the development.
 - (d) Introduction or deletion of curb cuts into a public roadway.
 - 2. *[Additional area to PCD.]* Additional area may be added to an established Planned Commercial Development District if it adjoins and forms a logical addition to the approved development.
 - a. The procedure for the addition of land to the PCD district shall be the same as if an original application was filed.
 - b. All requirements of the PCD district shall apply except for minimum lot area requirement.
 - F. *Annual review.* To ensure continued progress toward completion, the approved Development Plan shall be submitted to the Farragut Municipal Planning Commission for annual review.
- (Ord. No. 06-08, § 1, 5-11-2006; Ord. No. 07-21, § 1, 5-24-2007; Ord. No. 14-25, § 2, 1-22-2015; Ord. No. 17-03, § 1, 4-27-2017; Ord. No. 22-05, § 1, 3-24-2022)

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Approval of Resolution R-2025-06, a resolution in general support of the recommendations provided for in Chapter 4 of the Mixed-Use Town Center Vision Plan

INTRODUCTION: Over the past year, the consultants (TSW Consultants) hired by the Town to develop a vision plan for the Mixed-Use Town Center (MUTC) portion of Farragut has been working with the community to determine their desires for this area. This outreach has involved steering committee and stakeholder meetings and four well attended community meetings. There were also two surveys conducted with over 1,200 responses. A complete draft of the plan, which is titled, Town of Farragut Mixed-Use Town Center Vision Plan (the Plan), was taken to the Planning Commission for a workshop discussion at their meeting on May 16, 2024.

Some suggested modifications were made to the Plan at the May Planning Commission meeting and the Plan was taken back to the Planning Commission on June 20, 2024, for a recommendation to the Board of Mayor and Aldermen. The staff presented the Plan as an ordinance to enhance the level of support for the concepts in the Plan and to be consistent with how the Architectural Design Standards were adopted and how the Mixed-Use Town Center area has been treated, from a regulatory perspective, since 2015. Some concerns were raised about approving the Plan as an ordinance and the Planning Commission recommended postponement and for the staff to consult further with the Town Attorney.

DISCUSSION: On September 26 the Town staff conducted a workshop with the Board of Mayor and Aldermen to review land use related plans, how they are applied in the Town, and how the current Comprehensive Land Use Plan has been applied - specifically to the MUTC. The primary purpose of this workshop was to obtain feedback from the Board in terms of what they may be comfortable with to express support for the Plan.

This same general presentation was given to the Planning Commission at the October 17 meeting. With the understanding that some minor changes were requested to the Plan by some of the Board and Planning Commission members, a general conclusion from these workshops was that both the Board and the Planning Commission were comfortable with supporting the Plan through a resolution. After the October 17 meeting, the staff asked the consultant to make the following changes to the Plan:

1. Clarification on the framework plans for the Ford Property and Concord Road area that where “up to three story vertical mixed use” is referenced, it excludes multi-family residential.
2. On the Concord Road area framework plan, extending the Civic/Institutional land use north to Hughlan Drive and removing one of the accesses to Concord Road. From the Hughlan Drive intersection with Concord Road, access to the north will be onto Anchor Green Drive.
3. Removal of the “potential municipal parking deck” shown near Biddle Farms Boulevard.

During review with the Planning Commission at their meeting on January 16, 2025, one additional change to the Plan that was supported by the Planning Commission was to amend the reference to a “proposed roundabout” on Pages 71 and 77 in relation to the Concord Road and Hughlan Drive intersection and instead refer to this as “intersection improvements.”

At their meeting on January 16, 2025, the Planning Commission unanimously approved Resolution PC-24-19 and a link to the Plan approved by the Planning Commission is included with the packet. The language approved in Resolution PC-24-19 is the same as the language proposed for approval in Resolution R-2025-06. The language

in these resolutions is structured so that the action taken will be in support of Chapter 4 of the Plan. This chapter includes the “Recommendations” developed through an evaluation of “Existing Conditions” (Chapter 1 of the Plan), a “Market Analysis” (Chapter 2 of the Plan), and “Public Outreach” (Chapter 3 of the Plan). The Recommendations serve as the main concept (not requirements) to help guide whatever implementation measures (discussed in Chapter 5 of the Plan) the community may want to consider as it relates to the MUTC portion of the Town.

Prior to being taken to the Planning Commission, the staff discussed Resolution PC-24-19 with the Town Attorney and he agreed with the language in the resolution and the approach in terms of addressing support for the Plan. The same format is included in Resolution R-2025-06.

<https://www.townoffarragut.org/DocumentCenter/View/8263/Mixed-Use-Town-Center-Vision-Plan>

PROPOSED MOTION: To approve Resolution R-2025-06.

BOARD ACTION:

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

<u>VOTE/TOTAL</u>	<u>WILLIAMS</u>	<u>MEYER</u>	<u>WHITE</u>	<u>CAIN</u>	<u>BURNETTE</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____



RESOLUTION R-2025-06

FARRAGUT BOARD OF MAYOR AND ALDERMEN

IN ACCORDANCE WITH THE TENNESSEE CODE ANNOTATED, SECTION 13-4-201 AND SECTION 13-4-202, THE FARRAGUT BOARD OF MAYOR AND ALDERMEN WISHES TO ACKNOWLEDGE THROUGH THIS RESOLUTION GENERAL SUPPORT FOR THE RECOMMENDATIONS PROVIDED FOR IN CHAPTER 4 OF THE MIXED-USE TOWN CENTER VISION PLAN

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 Town of Farragut Comprehensive Land Use Plan Update, December 2012, provides for the strategy of “Bringing About a Downtown,”

WHEREAS, consistent with the strategy of “Bringing About a Downtown,” the Farragut Board of Mayor and Aldermen commissioned TSW Consultants to develop a vision plan for the Mixed-Use Town Center portion of the Town,

WHEREAS, TSW Consultants evaluated existing conditions in the Mixed-Use Town Center, as reflected in Chapter 1 of the Mixed-Use Town Center Vision Plan,

WHEREAS, TSW Consultants conducted a market analysis of the Mixed-Use Town Center, as reflected in Chapter 2 of the Mixed-Use Town Center Vision Plan,

WHEREAS, TSW Consultants conducted an extensive public outreach program involving steering committee input, stakeholder input, four community visioning meetings, and two community surveys, as described in Chapter 3 of the Mixed-Use Town Center Vision Plan,

WHEREAS, from the information and input reflected in Chapters 1-3, TSW Consultants developed recommendations and implementation measures, as reflected in Chapters 4 and 5 of the Mixed-Use Town Center Vision Plan,

WHEREAS, the framework plan and key recommendations included in Chapter 4 specifically seek to advance the predominant community goals established through the planning process,

WHEREAS, a public hearing was held on this request on March 13, 2025 with notice of such hearing provided in the Farragut Press more than 30 days prior to the public hearing;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Board of Mayor and Aldermen, consistent with Resolution PC-24-19 approved unanimously by the Farragut Municipal Planning Commission on January 16, 2025, hereby wishes to acknowledge general support for the recommendations reflected in Chapter 4 of the Mixed-Use Town Center Vision Plan.

ADOPTED this 13th day of March 2025.

Allison Myers, Town Recorder

Ron Williams, Mayor

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Allison Myers, Town Recorder

SUBJECT: Approval of 2025 Forget Me Not Race

INTRODUCTION AND BACKGROUND: Included in your packet is a request for approval of an Event application for the Forget Me Not Race. Proceeds from the event will benefit the Pat Summit Clinic at the University of Tennessee Medical Center. The event is scheduled for the morning of April 12, 2025, and is anticipated to have over 700 participants.

DISCUSSION: The event is being presented to the Board of Mayor and Aldermen because of the use of the streets within Village Green subdivision.

Portable restrooms and one water station will be provided, and volunteers will be responsible for defining the race route and cleaning up after the event. The Knox County Sheriff’s Department will help provide traffic control and a nurse will be present for any medical issues.

RECOMMENDATION: Staff recommends approval of the event subject to proper notification to any affected entities and the provision of adequate traffic control. As noted above, the applicant is proposing to use volunteers to mark the course.

PROPOSED MOTION: To approve an Event Application on April 12, 2025, involving use of the Town’s public rights of ways and pedestrian facilities for the Forget Me Not Race for Alzheimer’s benefitting the Pat Summit Clinic.

BOARD ACTION:

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

<u>VOTE/TOTAL</u>	<u>WILLIAMS</u>	<u>BURNETTE</u>	<u>MEYER</u>	<u>WHITE</u>	<u>CAIN</u>
YES	_____	_____	_____	_____	_____
NO					
ABSTAIN					

DATE RECEIVED _____
PERMIT # _____
CUSTOMER # _____
(FOR ADMINISTRATION PURPOSES ONLY)

Town of Farragut
11408 Municipal Center Dr. Farragut, TN. 37934
Phone: (865) 966-7057
Email: events@townoffarragut.org

SPECIAL EVENT PERMIT APPLICATION

NOTE: If there is any change that would alter the information given in this application while it is pending, the applicant shall notify the Town of Farragut within 48 hours of such change.

APPLICANT/CONTACT PERSON NAME: Troy Andrew Degges
ADDRESS: 8416 Whisper Lane, Powell, TN 37849
PHONE: 865.337.1885 **EMAIL:** drewdegges19@gmail.com
EVENT LOCATION NAME AND ADDRESS: The Village Green Shopping Centre, 11533 Kingston Pike, Farragut, TN 37934
([Mayor Ralph McGill Plaza](#) and [Founders Park](#) require an additional application)
EVENT DATE(S): 4/12/2025 **EVENT HOURS:** 7a-11a
SET UP TIME: 6a **BREAKDOWN TIME:** 11a **NUMBER OF PARTICIPANTS:** 400-74 **NUMBER OF SPECTATORS:** 100-39
OUTLINE PROVISIONS FOR IMMEDIATE CLEANUP AFTER SPECIAL EVENT:

All trash will be thrown away, signs and advertisement removed, event tables will be broken down and packed up. etc.

EVENT NAME: Forget Me Not Race
EVENT PURPOSE: Non-Profit Race for Alzheimers--benefitting the Pat Summitt Foundation

IS THIS A REPEATED EVENT IN THE TOWN OF FARRAGUT? ☒ YES ☐ NO **IF YES, DATE OF LAST EVENT:** 4/13/2024

CHECK ALL THAT APPLY:

☐	FOOD TRUCKS WILL BE UTILIZED	Food trucks must possess a Farragut Mobile Food Vending Permit .
☐	ALCOHOL WILL BE SERVED	For beer, a Temporary Beer Permit and BOMA approval will be required. For wine, liquor and/or high gravity beer, please attach a copy of the appropriate Tennessee state issued liquor license .
☒	A TEMPORARY SIGN WILL BE UTILIZED	If yes, attach a copy of the event signage.
☒	DIRECTLY/INDIRECTLY UTILIZE PUBLIC PROPERTY	If yes, please specify on the Site Plan. BOMA approval is required for closure of public roads, Rights of Way and Greenways.
☐	TENTS/INFLATABLE STRUCTURES WILL BE UTILIZED	If yes, an inspection may be required. Please review the Tent and Air Supported Structures Permit for more information.
☐	A TEMPORARY STAGE WILL BE UTILIZED	Please specify size of tent(s) if applicable: _____
☒	GENERATORS WILL BE UTILIZED	

Any signs, props or displays used in conjunction with the special event must be removed immediately after the time permitted for the special event has expired. The use of banners, flags (other than flags of official governmental bodies), streamers, balloons or any similar devices, and decorated vehicles or trailers in connection with the event shall be prohibited.

SITE PLAN

Please attach an initial site plan showing the proposed layout for the event. Site plan example is available [here](#). Depending on the event, the site plan will typically need to show that access routes for emergency vehicles, sidewalks, and ADA parking areas will not be obstructed. The site plan will also need to show the size and location of tents and spacing between tents, the location of any food trucks, the location of fire extinguishers, portable toilets, trash collection bins, and generators. A site plan for a walk or run should clearly indicate the location of the start and finish line as well as the walk/run route. Applications for special events that involve leaving the primary event location (public or private properties) to utilize public sidewalks, streets and/or bike paths shall require the Town's Board of Mayor and Aldermen approval prior to the issuance of a special event permit.

DATE RECEIVED _____
PERMIT # _____
CUSTOMER # _____
(FOR ADMINISTRATION PURPOSES ONLY)

Town of Farragut
11408 Municipal Center Dr. Farragut, TN. 37934
Phone: (865) 966-7057
Email: events@townoffarragut.org

TRAFFIC/PARKING INFORMATION

Will support facilities such as traffic control and crowd control be needed? If yes, please specify:

Police officers and parking attendants will be prevalent

If buses or trolleys will be used in correlation with the event, please specify the drop-off and pickup locations: _____

Where will the attendees park? Village Green Shopping Centre

Provide a reasonable estimate of parking volume generated by the event and the type of parking that will be used: _____

50% capacity of the lot MAX.

ORGANIZATION INFORMATION (if applicable)

ORGANIZATION NAME: _____

ORGANIZATION ADDRESS: _____

OWNER'S NAME: _____ PHONE/EMAIL: _____

INSURANCE INFORMATION

NAME OF APPLICANT'S INSURANCE COMPANY: Carrige Hill Insurance

PHONE/EMAIL: _____

ADDRESS: 8416 Whisper Lane, Powell, TN 37849

Please attach a Certificate of Insurance endorsing the Town of Farragut as an additional insured under your General Liability policy with limits not less than \$1,000,000 per occurrence, \$2,000,000 aggregate. All required insurance policies shall provide a waiver of subrogation and rights of recovery against the Town of Farragut, including its past and present employees, elected officials and representatives. The insurance policy in effect shall protect both parties and be primary and non-contributory for any and all losses covered by the required insurance. Insurers have no recourse against the Town of Farragut for payment or assessments in any form on any insurance policy. The Town has the right to require higher limits based upon the particular special event proposed.

CHECKLIST

Before you submit your special event application, please make sure that the following steps have been completed:

- ☒ Truthfully complete all necessary information
- ☒ Attach site plan
- ☒ Attach a Certificate of Insurance and confirm that the event name, location, and date is added in the Description of Operations box at the bottom of the proof of insurance form
- ☒ Note any separate permits needed according to the checklist on Page 1
- ☒ Signature authorization below

By signing below, I acknowledge that I have fully read and understand all policies and procedures for Special Events on public property and agree to abide by those policies and procedures set forth therein.

PRINTED NAME: Troy A Degges

APPLICANT SIGNATURE: _____ DATE: 2/10/2025



Seasons
Innovative
Bar & Grille

HERRON RD

BRIAR GATE LN

BANCROFT LN

EL RD

N MONTICELLO DR

S MONTICELLO DR

CLOVER FORK DR

BERMUDA DR

BORING RD

RUSFIELD DR

NASSAU DR

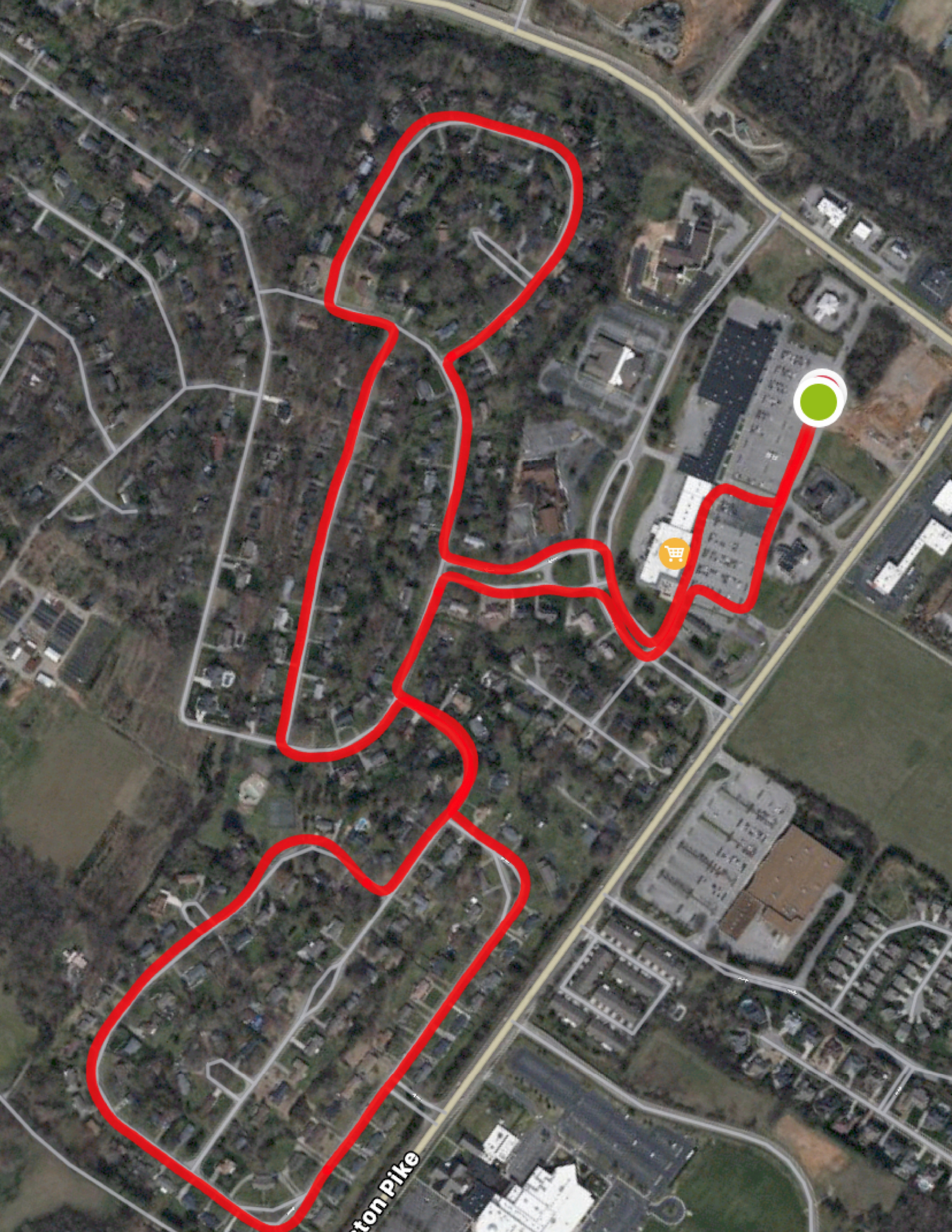
Campbell
Station Park

Planet Fitness

The Fresh Market

Farrington

Kohl's



ton Pike

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Allison Myers, Finance Director/Town Recorder

SUBJECT: Approval of Change Order with Henricksen Furniture, Omnia Contract #091423-OFS

INTRODUCTION: The purpose of this agenda item is to approve the change order with Henricksen furniture for an additional desk and other services.

DISCUSSION: The change order consist of an additional desk in the Community Development department for a shared office and additional desk parts for the relocation of a desk in the engineering department for a total of \$4,055.24.

FINANCIAL SECTION: ARPA Town Hall Remodeling Project

Account Number: 316-41810-9210			
<u>Total Budget</u>	<u>Requested Amount</u>	<u>Expenditures to Date</u>	<u>Remaining Amount</u>
\$300,000	\$4,055.24	\$268,154.33	\$27,790.43
Approved By: <u>A. Myers</u>			

RECOMMENDATION BY: Allison Myers, Finance Director/Town Recorder, for approval

PROPOSED MOTION: To approve the change order with Henricken Furniture in the amount of \$4,055.24.

BOARD ACTION:

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

<u>VOTE/TOTAL</u>	<u>BURNETTE</u>	<u>CAIN</u>	<u>WHITE</u>	<u>MEYER</u>	<u>WILLIAMS</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____



Proposal

Henricksen-Knoxville Office
1030 16th Avenue South
Suite 101
Nashville, TN 37212
Phone: 615-383-6799
Fax: 615-383-8106

Quote/Order No	55436
Date	02/18/2025
Customer PO No	
Customer Account	TOWN FARRAGUT
Sales Associate	Josh Misenheimer
Project Number	
Payment Terms	50% DEPOSIT / 50% UPON COMPLETION
Page	1 of 3

T
O TOWN OF FARRAGUT
11408 MUNICIPAL CENTER DR
FARRAGUT, TN 37934

ATTN: ALLISON MYERS
Phone: 865-966-7057
Email: amyers@townoffarragut.org

S
H
I
P TOWN OF FARRAGUT
11408 MUNICIPAL CENTER DR
FARRAGUT, TN 37934

T
O ATTN: ALLISON MYERS
Phone: 865-966-7057
Email: amyers@townoffarragut.org

OFS SOURCEWELL CONTRACT #091423-OFS

Line	Quantity	Catalog Number/Description	Unit Price	Extended Amount
1	2.00 Each	OFS BRANDS, INC. 6-PAN-33/34--T-PC2-X9-X9-B-B-A-A Staks, 33 x 34 Spine or Divider Wall OPTION: T:TFL OPTION: PC2:Pecan (PC2) OPTION: X9:Square Corner OPTION: X9:Standard (no route) OPTION: B:LEFT- 2-way Shallow Clip or Shoulder Screw OPTION: B:RIGHT- 2-way Shallow Clip or Shoulder Screw OPTION: A:FRONT- No machining OPTION: A:BACK- No machining Mark Line For: Tag TG: 6-PAN-33/34 Tag L1: 6-PAN-33/34 Tag L3: A	111.52	223.04
2	1.00 Each	OFS BRANDS, INC. 6-PAN-42/32.5--T-PC2-X9-X9-A-A-C33-A Staks, 42 x 32.5 Spine or Divider Wall OPTION: T:TFL OPTION: PC2:Pecan (PC2) OPTION: X9:Square Corner OPTION: X9:Standard (no route) OPTION: A:LEFT- No machining OPTION: A:RIGHT- No machining OPTION: C33:FRONT- Left Shoulder Screw (33" high/low) OPTION: A:BACK- No machining Mark Line For: Tag TG: 6-PAN-42/32.5 Tag L1: 6-PAN-42/32.5	132.02	132.02



Proposal

Henricksen-Knoxville Office
1030 16th Avenue South
Suite 101
Nashville, TN 37212
Phone: 615-383-6799
Fax: 615-383-8106

Quote/Order No	55436
Date	02/18/2025
Customer PO No	
Customer Account	TOWN FARRAGUT
Sales Associate	Josh Misenheimer
Project Number	
Payment Terms	50% DEPOSIT / 50% UPON COMPLETION
Page	2 of 3

		Tag L3: A		
3	1.00 Each	OFS BRANDS, INC. 6-PAN-42/32.5--T-PC2-X9-X9-A-A-D33-A Staks, 42 x 32.5 Spine or Divider Wall OPTION: T:TFL OPTION: PC2:Pecan (PC2) OPTION: X9:Square Corner OPTION: X9:Standard (no route) OPTION: A:LEFT- No machining OPTION: A:RIGHT- No machining OPTION: D33:FRONT- Right Shoulder Screw (33" high/low) OPTION: A:BACK- No machining Mark Line For: Tag TG: 6-PAN-42/32.5 Tag L1: 6-PAN-42/32.5 Tag L3: B	132.02	132.02
4	1.00 Each	OFS BRANDS, INC. PCK-7 Inline panel to panel connector kit for 33" tall spine or divider wall panels Mark Line For: Tag TG: PCK-7 Tag L1: PCK-7	5.74	5.74
5	2.00 Each	OFS BRANDS, INC. PCK-8 T and L connector kit for (2) 33" tall spine or divider wall panels Mark Line For: Tag TG: PCK-8 Tag L1: PCK-8	3.69	7.38
6	1.00 Each	TURNKEY INSTALLATION, INC RDI---Estimate-Provided by Amount to Receive (4) Panels to Build Out Desk in Farragut Town Center During Normal Business Hours: OPTION: :Qty 4 Panels OPTION: Estimate:Provided by email OPTION: Provided by:Benny Foster 2.17.25	276.92	276.92



Proposal

Henricksen-Knoxville Office
1030 16th Avenue South
Suite 101
Nashville, TN 37212
Phone: 615-383-6799
Fax: 615-383-8106

Quote/Order No	55436
Date	02/18/2025
Customer PO No	
Customer Account	TOWN FARRAGUT
Sales Associate	Josh Misenheimer
Project Number	
Payment Terms	50% DEPOSIT / 50% UPON COMPLETION
Page	3 of 3

TOTAL: \$777.12

EXEMPT GOVERNMENT \$0.00

GRAND TOTAL: \$777.12

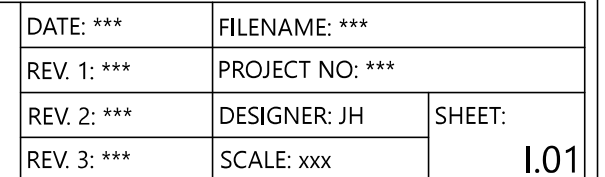
Required Deposit 50.00% : \$388.56

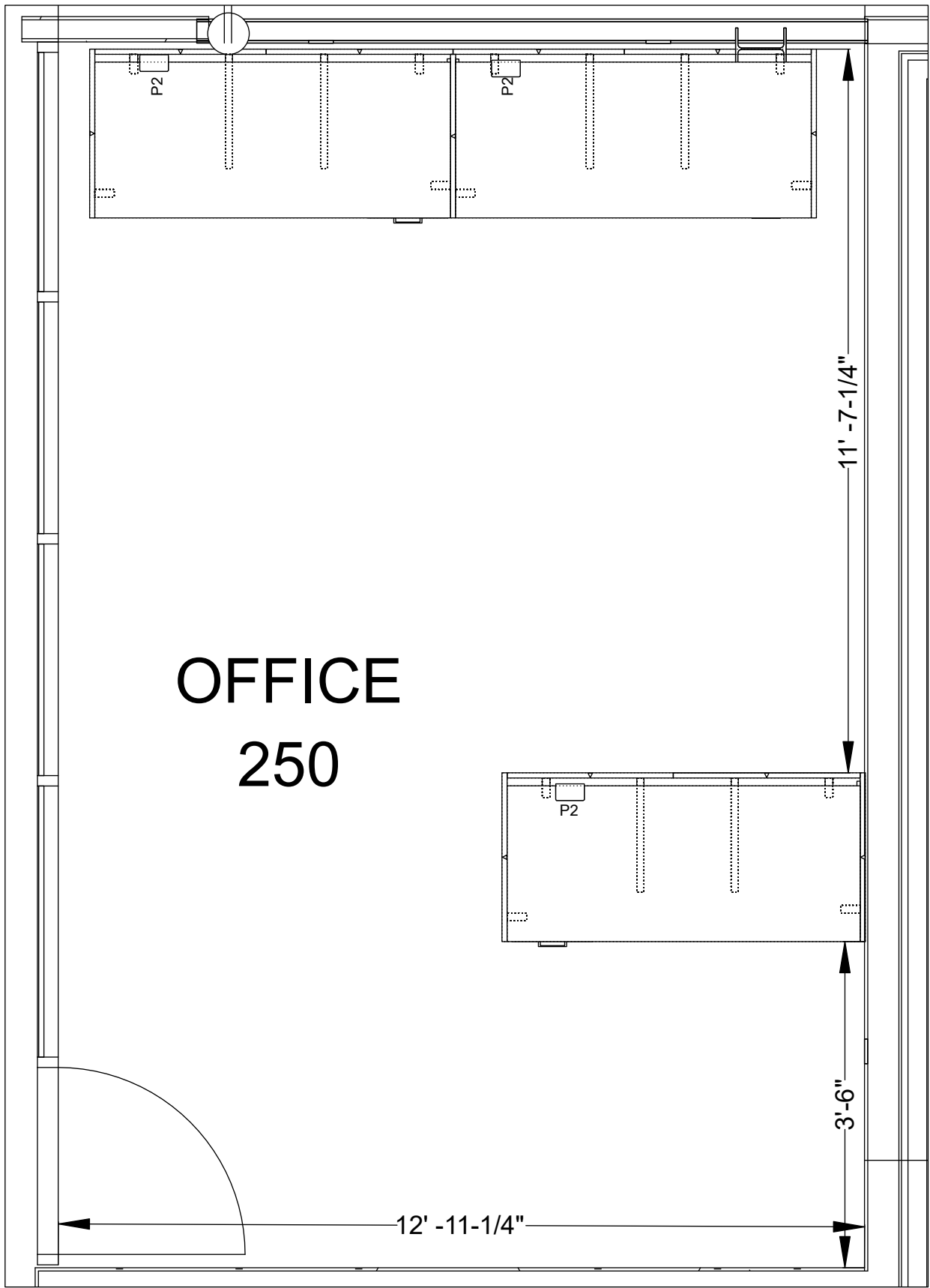
All Sales Final. No Cancellations or Returns. This proposal is subject to terms and conditions of Henricksen TN. Acceptance of this proposal constitutes acceptance of those terms. Due to the potential of tariffs and changes in trade regulations, prices are subject to change. We strive to maintain stable pricing but may need to adjust based on evolving costs not under our control. Thank you for your understanding.

Accepted By:

Signed Allison Myers
Printed Name Allison Myers
Date 2/18/25

Company Town of Farragut
Title Finance Director
Henricksen Proposal _____





220 W. Jackson Ave.
Suite 106
Knoxville, TN 37902
henricksen.com

PROJECT:

FARRAGUT TOWN HALL
Office 250 - Updated Desk Layout

DATE: ***	FILENAME: ***	
REV. 1: ***	PROJECT NO: ***	
REV. 2: ***	DESIGNER: JH	SHEET:
REV. 3: ***	SCALE: xxx	1.01



Henricksen

Proposal

Henricksen-Knoxville Office
1030 16th Avenue South
Suite 101
Nashville, TN 37212
Phone: 615-383-6799
Fax: 615-383-8106

Quote/Order No	55219
Date	01/07/2025
Customer PO No	
Customer Account	TOWN FARRAGUT
Sales Associate	Josh Misenheimer
Project Number	
Payment Terms	50% DEPOSIT / 50% UPON COMPLETION
Page	1 of 6

T
O TOWN OF FARRAGUT
11408 MUNICIPAL CENTER DR.
FARRAGUT, TN 37934

ATTN: ALLISON MYERS
Phone: 865-966-7057
Email: amyers@townoffarragut.org

S
H
I
P TOWN OF FARRAGUT-TOWN HALL
11408 MUNICIPAL CENTER DR.
FARRAGUT, TN 37934

T
O ATTN: ALLISON MYERS
Phone: 865-966-7057
Email: amyers@townoffarragut.org

OFS- Sourcewell Contract-#091423-OFS/CDA #GS-112820~
Humanscale Omnia Contract R221002

Line	Quantity	Catalog Number/Description	Unit Price	Extended Amount
1	1.00 Each	OFS BRANDS, INC. 6-PAN-42/36--T-PC2-X9-X9-A-B-A-A Staks, 42" x 36" Spine or Divider Wall OPTION: T:TFL OPTION: PC2:Pecan (PC2) OPTION: X9:Square Corner OPTION: X9:Standard (no route) OPTION: A:LEFT- No machining OPTION: B:RIGHT- 2-way Shallow Clip or Shoulder Screw OPTION: A:FRONT- No machining OPTION: A:BACK- No machining Mark Line For: Tag TG: 213- Private Office Tag L1: A_6-PAN-42/36 Tag L3: A	131.61	131.61
2	1.00 Each	OFS BRANDS, INC. 6-PAN-42/36--T-PC2-X9-X9-B-B-A-A Staks, 42" x 36" Spine or Divider Wall OPTION: T:TFL OPTION: PC2:Pecan (PC2) OPTION: X9:Square Corner OPTION: X9:Standard (no route) OPTION: B:LEFT- 2-way Shallow Clip or Shoulder Screw OPTION: B:RIGHT- 2-way Shallow Clip or Shoulder Screw OPTION: A:FRONT- No machining OPTION: A:BACK- No machining Mark Line For: Tag TG: 213- Private Office	131.61	131.61



Henricksen

Proposal

Henricksen-Knoxville Office
1030 16th Avenue South
Suite 101
Nashville, TN 37212
Phone: 615-383-6799
Fax: 615-383-8106

Quote/Order No	55219
Date	01/07/2025
Customer PO No	
Customer Account	TOWN FARRAGUT
Sales Associate	Josh Misenheimer
Project Number	
Payment Terms	50% DEPOSIT / 50% UPON COMPLETION
Page	2 of 6

		Tag L1: B_6-PAN-42/36 Tag L3: B		
3	2.00 Each	OFS BRANDS, INC. PCK-3 Inline panel to panel connector kit for 42" or 48" tall spine or divider wall panels Mark Line For: Tag TG: 213- Private Office Tag L1: PCK-3	6.56	13.12
4	1.00 Each	OFS BRANDS, INC. SWP-L42--T--W-PC2 41.5" Starter Wall Post, attaches Spine or Divider Wall Panels Directly to Interior Building Wall, Use with 42" Spine or Divider Wall Panels OPTION: T:TFL OPTION: ~W:TFL Wood Grain OPTION: PC2:Pecan (PC2) Mark Line For: Tag TG: 213- Private Office Tag L1: SWP-L42	104.96	104.96
5	1.00 Each	OFS BRANDS, INC. 6-MCT-22/54--T--W/W-PC2-EY-PC2-G1-G1-A9F Staks, 22"W x 54"D x 1"H, Rectangular Worksurface OPTION: T:TFL/HPL-PP Edge OPTION: ~W/W:TFL Wood Grain with 2mm PP Edge OPTION: PC2:Pecan (PC2) OPTION: EY:Square OPTION: PC2:Pecan (PC2) OPTION: G1:No Grommet OPTION: G1:No Grommet OPTION: A9F:No Cutout Mark Line For: Tag TG: 213- Private Office Tag L1: 6-MCT-22/54	209.92	209.92
6	1.00 Each	OFS BRANDS, INC. 6-MCT-72/30--T--W/W-PC2-EY-PC2-G1-G1-A9F Staks, 72"W x 30"D x 1"H, Rectangular Worksurface OPTION: T:TFL/HPL-PP Edge	302.99	302.99



Proposal

Henricksen-Knoxville Office
1030 16th Avenue South
Suite 101
Nashville, TN 37212
Phone: 615-383-6799
Fax: 615-383-8106

Quote/Order No	55219
Date	01/07/2025
Customer PO No	
Customer Account	TOWN FARRAGUT
Sales Associate	Josh Misenheimer
Project Number	
Payment Terms	50% DEPOSIT / 50% UPON COMPLETION
Page	3 of 6

		OPTION: ~W/W:TFL Wood Grain with 2mm PP Edge OPTION: PC2:Pecan (PC2) OPTION: EY:Square OPTION: PC2:Pecan (PC2) OPTION: G1:No Grommet OPTION: G1:No Grommet OPTION: A9F:No Cutout Mark Line For: Tag TG: 213- Private Office Tag L1: 6-MCT-72/30		
7	2.00 Each	OFS BRANDS, INC. 6-2830TEP--T-PC2 Staks, End Panel for 30D Peninsula Worksurface OPTION: T:TFL OPTION: PC2:Pecan (PC2) Mark Line For: Tag TG: 213- Private Office Tag L1: 6-2830TEP	200.08	400.16
8	1.00 Each	OFS BRANDS, INC. 6-R7L--BKO Staks, Reese Base, for use on Rectangular Worksurfaces Only, (set of 2) OPTION: BKO:Onyx Mark Line For: Tag TG: 213- Private Office Tag L1: 6-R7L	154.57	154.57
9	2.00 Each	OFS BRANDS, INC. CP-1 4 x 4 Clamp Plate Mark Line For: Tag TG: 213- Private Office Tag L1: CP-1	5.74	11.48
10	2.00 Each	OFS BRANDS, INC. SPTR66 Worksurface Straightener, Use where Unsupported Worksurface Width is 67"-78" Mark Line For: Tag TG: 213- Private Office Tag L1: SPTR66	34.85	69.70
11	6.00	OFS BRANDS, INC.	10.25	61.50



Henricksen

Proposal

Henricksen-Knoxville Office
1030 16th Avenue South
Suite 101
Nashville, TN 37212
Phone: 615-383-6799
Fax: 615-383-8106

Quote/Order No	55219
Date	01/07/2025
Customer PO No	
Customer Account	TOWN FARRAGUT
Sales Associate	Josh Misenheimer
Project Number	
Payment Terms	50% DEPOSIT / 50% UPON COMPLETION
Page	4 of 6

	Each	WSBKTC--BKO Mini Concealed Cantilever Worksurface Bracket OPTION: BKO:Onyx Mark Line For: Tag TG: 213- Private Office Tag L1: WSBKTC		
12	1.00 Each	OFS BRANDS, INC. 6-NW3022MPD12R--T-PC2-PC2-PC2-LW-LCK1-Parallel-BKO Staks, Worksurface Height, Multi File Pedestal, No Riser Support, 2 box left, 1 file right, 1 lateral file, 22 x 30 OPTION: T:TFL OPTION: PC2:Pecan (PC2) OPTION: PC2:Pecan (PC2) OPTION: PC2:Pecan (PC2) OPTION: LW:Unfinished OPTION: LCK1:Requires 1 Lock Core - Specific Key (Lock Sets Ordered Separately) OPTION: Parallel:Parallel OPTION: BKO:Onyx Mark Line For: Tag TG: 213- Private Office Tag L1: 6-NW3022MPD12R	754.40	754.40
13	2.00 Each	OFS BRANDS, INC. FTR10E--70-.0~OFS~ARBOR-3130086 49-73.9375"W x 1"D x 12"H, Fabric Tackboard w/ Rounded Corners For Spine/Divider Wall OPTION: 70:70 inches OPTION: .0:none OPTION: ~OFS:OFS OPTION: ~ARBOR:Arbor - Grade 1 OPTION: 3130086:Gravel Mark Line For: Tag TG: 213- Private Office Tag L1: FTR10E	127.10	254.20
14	1.00 Each	OFS BRANDS, INC. LOCK-SET-1--BLACK-CONSECUTIVE-144-1 Set of 1 lock and key. OPTION: BLACK:Black	0.00	0.00



Proposal

Henricksen-Knoxville Office
1030 16th Avenue South
Suite 101
Nashville, TN 37212
Phone: 615-383-6799
Fax: 615-383-8106

Quote/Order No	55219
Date	01/07/2025
Customer PO No	
Customer Account	TOWN FARRAGUT
Sales Associate	Josh Misenheimer
Project Number	
Payment Terms	50% DEPOSIT / 50% UPON COMPLETION
Page	5 of 6

		OPTION: CONSECUTIVE:Consecutive OPTION: 144:144 Standard OPTION: 1:1 Mark Line For: Tag TG: 213- Private Office Tag L1: Office 213		
15	1.00 Each	HUMANSIZE CORPORATION NT1S--BB NEATTECH SMALL, 38in L x 4.5in D x 4in W OPTION: BB:Catena Black Basket / Black Trim Mark Line For: Tag TG: 213- Private Office Tag L1: Office 213	77.90	77.90
16	1.00 Each	TURNKEY INSTALLATION, INC RDI----- Amount to RDI During Normal Business Hours: OPTION: :(2) Panels with Wallstart. Will Secure Surface from Previous Order to One Side OPTION: :(1) Components to make L-Shape Desk. Secure Main Surface to Other Side of Panels OPTION: :Estimate- Provided by Email OPTION: :Provided By- Benny Foster 1.6.25 Mark Line For: Tag TG: Install	600.00	600.00

TOTAL: \$3,278.12

EXEMPT GOVERNMENT \$0.00

GRAND TOTAL: \$3,278.12

Required Deposit 50.00% : \$1,639.06

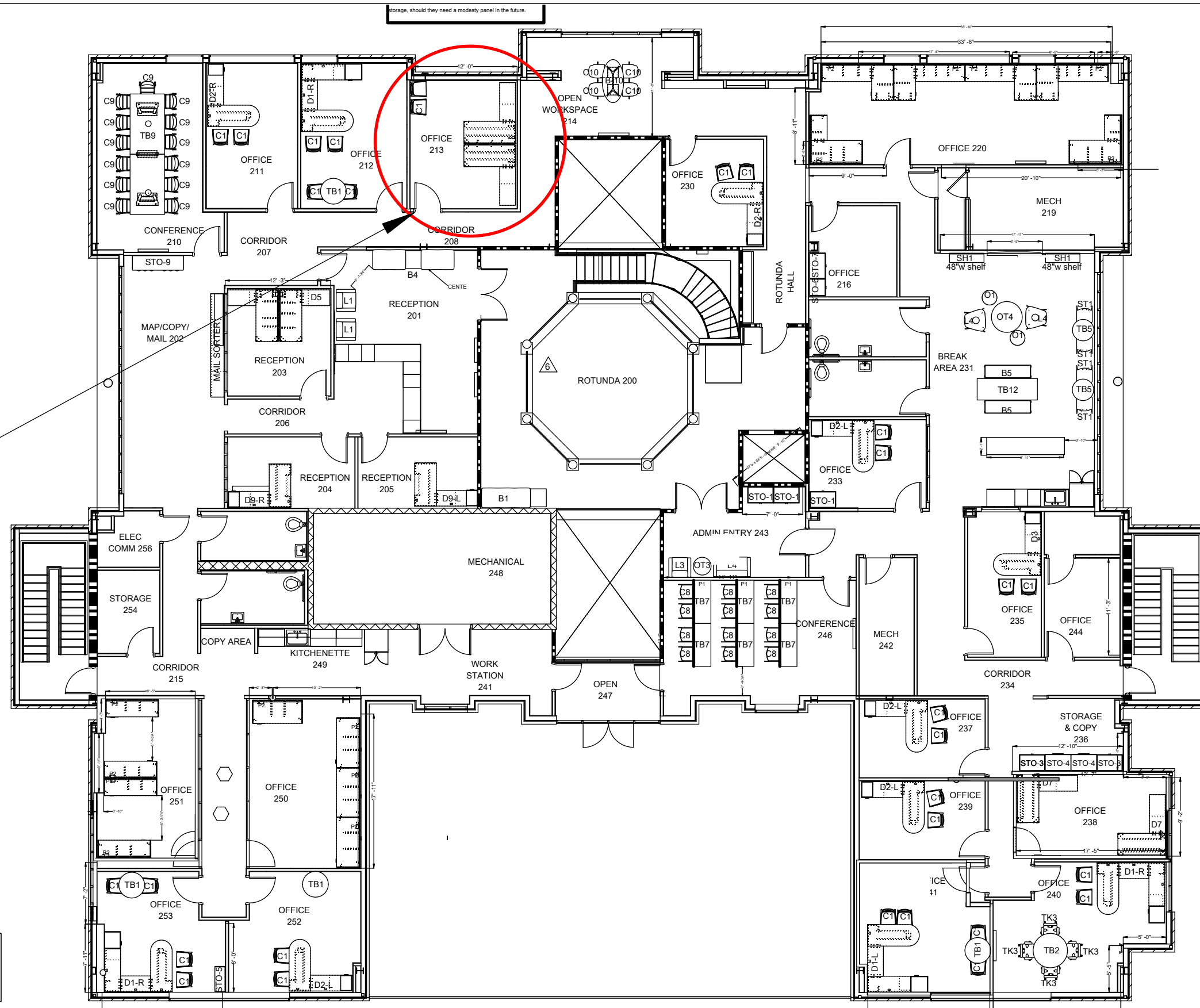
All Sales Final. No Cancellations or Returns. This proposal is subject to terms and conditions of Henricksen TN. Acceptance of this proposal constitutes acceptance of those terms. Thank you for the opportunity to quote on your requirements.

Accepted By:

Signed

Company

SCOPE: ADD
ADDITIONAL DESK
TO OFFICE 213. ALL
OTHER FURNITURE
SHOWN IS FROM
PREVIOUS ORDER
AND NOT WITHIN
SCOPE

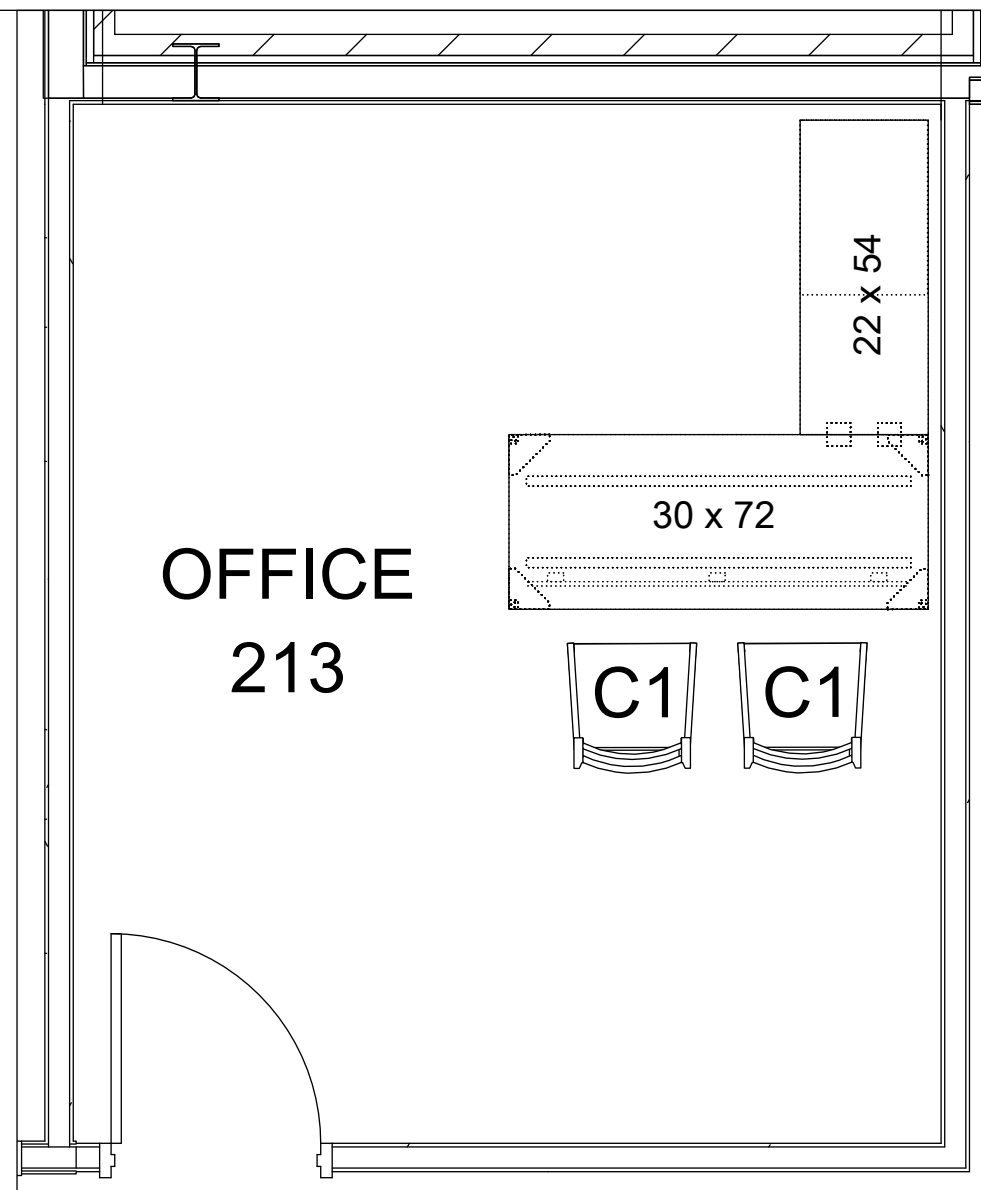


220 W. Jackson Ave.
Suite 106
Knoxville, TN 37902
henricksen.com

PROJECT:

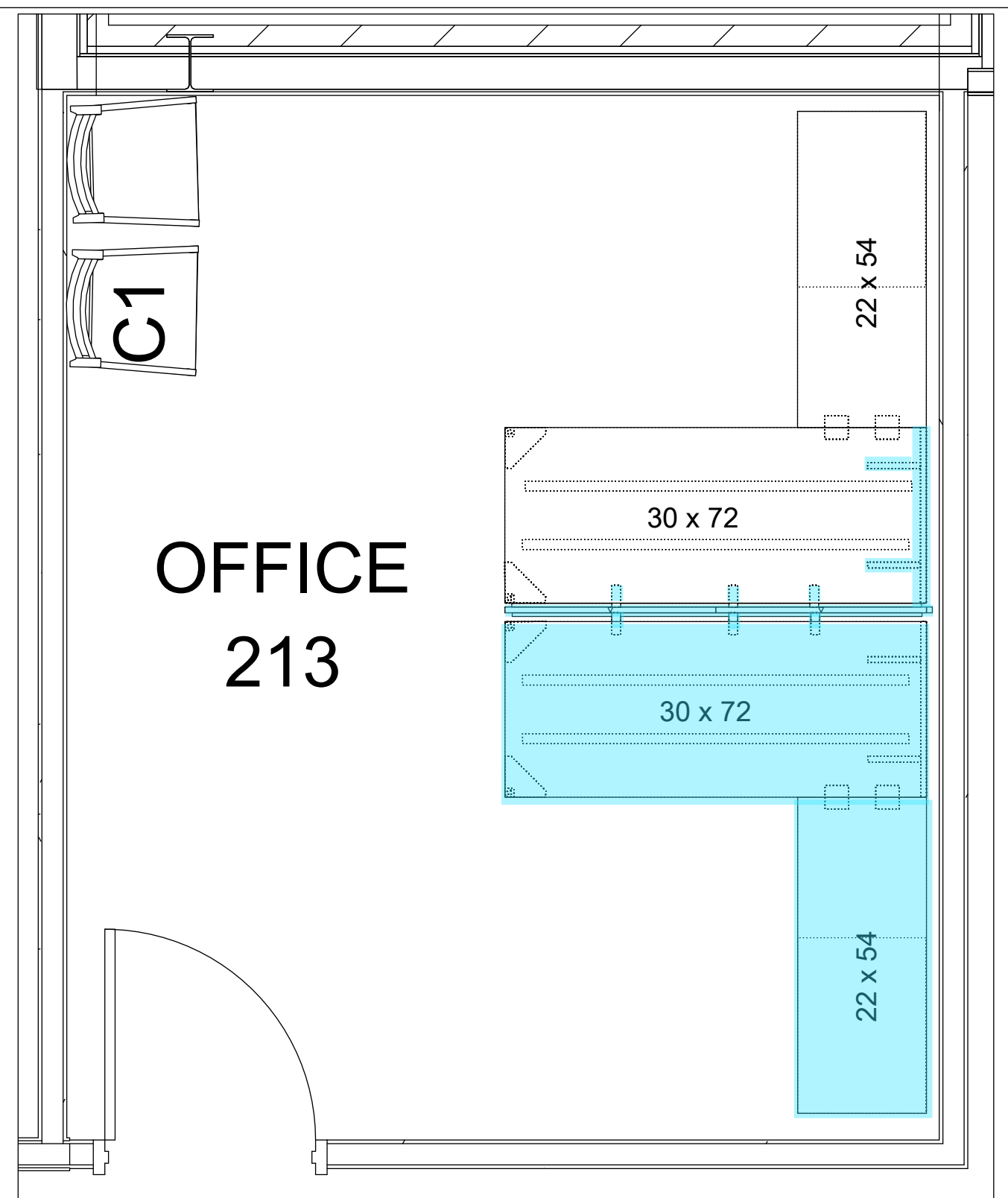
FARRAGUT TOWN HALL LEVEL 2 - ADDITIONAL DESK IN OFFICE 213

DATE: ***	FILENAME: ***	
REV. 1: ***	PROJECT NO: ***	
REV. 2: ***	DESIGNER: JH	SHEET:
REV. 3: ***	SCALE: xxx	1.01



PREVIOUSLY ORDERED DESK SETUP

Scope: There is currently one desk for this office that has already been ordered. We are ordering a second desk for this office. We will also be ordering (2) panels with a wall start. Both main surfaces of the previously ordered desk and the new second desk will be attached to the panels using new brackets. The modesty panel of the previously ordered desk will no longer be needed. The customer can keep this in storage, should they need a modesty panel in the future. **New product highlighted in blue**



NEW DESK AND PANELS ADDED TO EXISTING DESK FROM PREVIOUS ORDER
Lock Core: 144

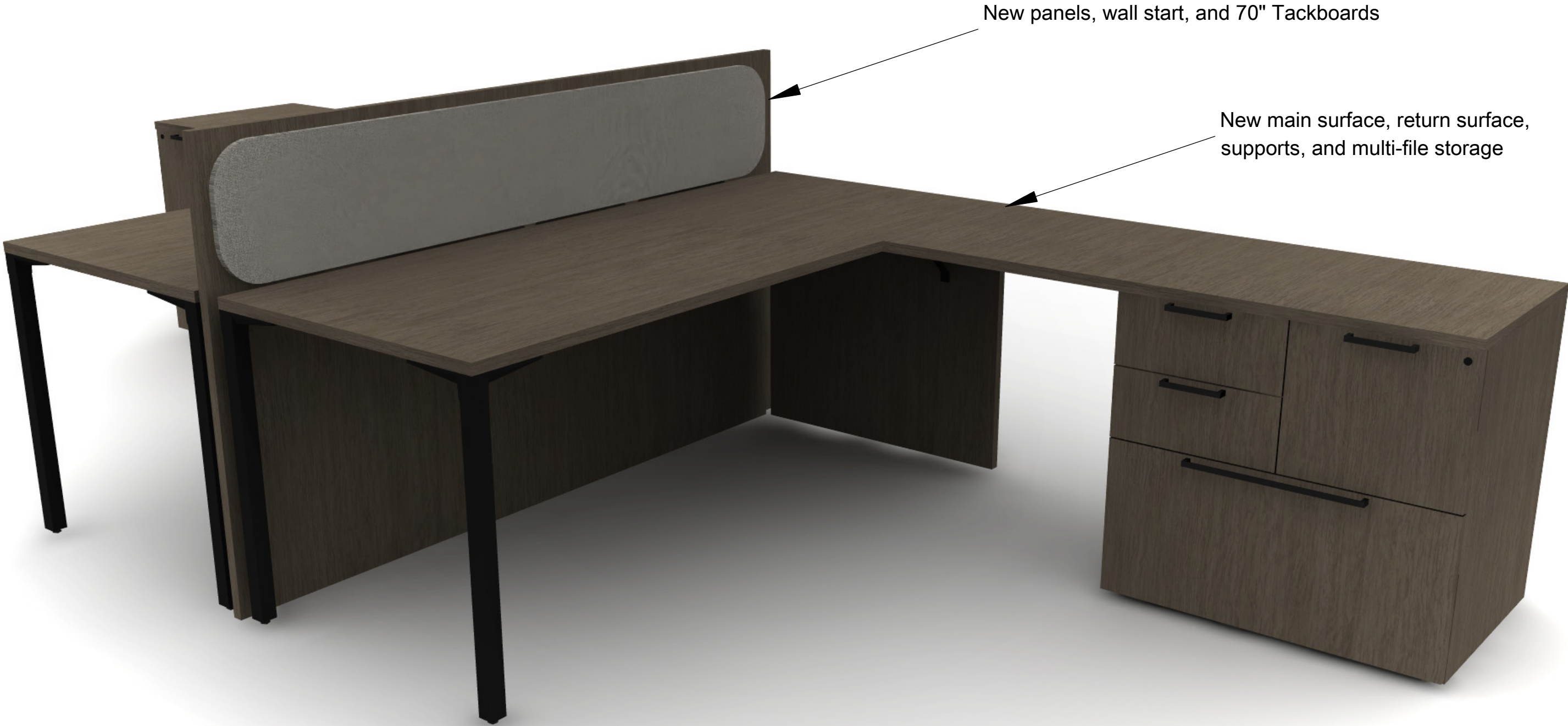


220 W. Jackson Ave.
Suite 106
Knoxville, TN 37902
henricksen.com

PROJECT:

FARRAGUT TOWN HALL
D6 (Office 213) - ADDITIONAL DESK

DATE: ***	FILENAME: ***	
REV. 1: ***	PROJECT NO: ***	
REV. 2: ***	DESIGNER: JH	SHEET:
REV. 3: ***	SCALE: xxx	I.01



New panels, wall start, and 70" Tackboards

New main surface, return surface, supports, and multi-file storage

RENDERING: NEW DESK AND PANELS ADDED TO EXISTING DESK FROM PREVIOUS ORDER

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Allison Myers, Finance Director/Town Recorder

SUBJECT: Approval of Change Order with Everon for additional services for Town Hall security

INTRODUCTION: The purchase of this agenda item is to approve a change order for additional Town Hall security services with Everon.

DISCUSSION: At the December 12, 2024 BMA meeting, the board approved a contract with Everon for the town hall security cameras, door access readers, intrusion detection and monitoring. At that time, the plan was for Knox County Clerk to complete the security within their rented space. Since that time, it has been determined that it would be best for the Town to install and maintain the security within the entire building. This change order includes three additional doors for access control and intrusion detection systems for the Knox County Clerk’s space.

FINANCIAL SECTION: ARPA Town Hall Remodeling Project

Account Number: 316-41810-9210			
<u>Total Budget</u>	<u>Requested Amount</u>	<u>Expenditures to Date</u>	<u>Remaining Amount</u>
\$4,000,000	\$15,772.57	\$3,963,012	\$21,215.43
Approved By: <u>A. Myers</u>			

RECOMMENDATION BY: Allison Myers, Finance Director/Town Recorder, for approval

PROPOSED MOTION: To approve the Change Order with Everon for additional Town Hall security services in the amount of \$15,722.57.

BOARD ACTION:

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

<u>VOTE/TOTAL</u>	<u>BURNETTE</u>	<u>CAIN</u>	<u>WHITE</u>	<u>MEYER</u>	<u>WILLIAMS</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____



Proposal prepared for:

Town of Farragut County Clerk Access Control & Burglary Additions

Presented by:

Greg Sheppard

2.27.2025

Sales Agreement ID: 892053189

Proposal pricing is valid for 30 days



February 27, 2025

Town of Farragut
11408 MUNICIPAL CENTER DR
KNOXVILLE, TN 37934

On behalf of Everon, thank you for the opportunity to respond to your RFP/solicitation for Town of Farragut.

Everon is a leading national integrator and premier service provider of commercial security, fire and life safety. We support more than 300,000 customer locations, backed by our national strength, and over 5,000 employees, including 2,300 technicians, across more than 100 locations. Our company draws on an outstanding legacy of service excellence that is strengthened by our people's decades of industry expertise to emerge as an innovator and service excellence champion, protecting commercial property, people, and assets. We measure success on achieving customer goals and developing strong, long-lasting partnerships through every project and customer interaction. As a national company with local offices, our broad footprint is designed to provide you with a quality service experience to meet your specific needs and exceed your expectations.

We look forward to next-step discussions in order to provide Town of Farragut with best-in-class solutions and service as your One Ideal Partner, and to help you achieve your security, fire and life safety objectives now and into the future. Thank you for your consideration.

Respectfully,

Greg Sheppard
Sr Comm Security Conslt
Everon



1. Executive summary

1.1. Powered by Experience. Driven by Excellence.

Everon is a leading national integrator and premier service provider of commercial security, fire and life safety. We support more than 300,000 customer locations backed by our national strength and local knowledge of over 5,000 employees – including 2,300 technicians – across 100 offices, and two dedicated monitoring and operations centers. Our corporate offices are based in Boca Raton, Florida with our Innovation & Operations HQ in Dallas, Texas.

Everon draws on an outstanding legacy of service excellence that is strengthened by over a decade of industry expertise – with many leaders having spent the majority of their careers in the industry. Our organization was built over the last decade by some of the most trusted names in commercial security that include ADT Commercial, Protection 1, and Red Hawk Fire & Security. In that time, we focused on providing comprehensive, scalable solutions to address unique needs of mid-market, national and large-scale organizations, and established a new industry standard for customer-driven service excellence and delivery. With GTCR's acquisition of ADT Commercial in 2023, we've now emerged as an innovator and service excellence champion protecting commercial people, property, and assets across industries. Through our predecessor companies, we built a reputation as one of the nation's best commercial security providers, with decades of experience and a proven record of excellence in customer service.

Today, we are Everon. We are ever focused on being game-changers and innovators, breaking new ground to propel the industry forward with a customer-focused approach to optimizing your security and life safety ecosystem. We are ever committed to being the dedicated partner and security advisor you can trust.

Everon is committed to protecting your organization at every level. Engaging with us gives you access to an industry-leading range of security, fire, and life safety offerings, backed by our state-of-the-art, national-scale 24/7/365 monitoring infrastructure. And it means you will benefit from our commitment to innovation: Ongoing investment in new technologies and new capabilities, including cutting-edge technology in unique applications, AI-powered solutions, enterprise-level systems for complex environments, and much more.

Our commitment to our customers is based on a foundational principle: We commit to the protection of your facilities and assets as though they are our own. And we respond to your dedication to your people's safety with our own tenacity. We consistently deliver a great customer experience—making us a trusted

300,000+
Customer Locations

100+
Locations with Local
Leadership

2,300+
Technicians

2
Company-Owned UL Listed
Monitoring and Operations
Centers



partner across industries and solutions. Our experienced security, fire, and life safety experts, paired with our innovative approach to providing best-in-class service, allow us to deliver exceptional customer service across your enterprise, whether you have one location or 1,000.

Our specialized commercial team members have deep technical knowledge, complex design skillsets, and multiple enterprise-level technology, security, and fire certifications. Our Integrated Solutions team provides design development oversight, technical support and engineering, and cross-discipline project management for your complex commercial environments. Our National Fire & Life Safety Team provides fire alarm, sprinkler, and suppression system expertise from NICET and NFPA certified specialists; voice evacuation and mass notification solutions; and in-house system design-build services. The experts at our Network Operations Center design, deploy, and manage security networks, as well as provide hosted infrastructure (IaaS), cloud device health and environmental monitoring, and managed administrative services. And our industry experts have decades of specialized experience and in-depth understanding of the unique solutions and technologies needed to address your specific business challenges.

We know standard, off-the-shelf solutions don't work for leading-edge, complex organizations. We can help you build a flexible and customizable security, fire, and life safety program to meet your unique business challenges, and to help protect your people, property, and assets—while minimizing risk to your organization. We aim to build customer-driven partnerships by helping identify the products and services that work best for your business needs and meet your security, fire, and life safety objectives in the most effective manner. Building solutions to meet your enterprise-level objectives is our specialty—we'll help you find the best combination of products and services from our comprehensive suite of security, fire, and life safety technologies to cover your locations inside and out.

1.2 Our Guiding Principles

- Customers Are Our True North: We know that our reputation is based on how we serve our customers.
- Our People Are the Difference: We strive to be the best technically trained team in the business.
- Dedicated to Commercial: We are purposefully built to serve the integrated security, fire, and life safety needs of our customers.
- One Ideal Partner: We are a full-service national company with nimble local delivery teams.

Equipment and Investment Statement for: Farragut TH Clerk 3 Access Doors

Site Information: FARRAGUT CITY HALL, 11408 MUNICIPAL CENTER DR., FARRAGUT, TN 37934

Scope of Work:

The terms and conditions of OMNIA Partners Master Contract R220701 "Facility Technology Integration & Security System Services" apply in addition to the ADT Commercial standard terms and conditions. In the event of a conflict of terms, the OMNIA Partners Master Contract R220701 terms will prevail.

AVIGILON ACCESS CONTROL 3 ADDITIONAL DOORS TOTAL
COUNTY CLERK AREA
1 SMART HUB WITH 4 ENTRY ENCLOSURE
1 ALTRONIX 400 POWER SUPPLY FACP DISCONNECT
1 ALTRONIX POWER CORD
1 MULLION SMART READERS
2 STANDARD SMART READERS
4 7AH BACKUP BATTERIES
PROFUSION CABLE
LOCKSMITH TO INSTALL ELECTRONIC LOCKS ON 3 DOORS
USE EXISTING ACCESS LICENSES FROM JOB#300459173

CUSTOMER TO PROVIDE:
POWER FOR PANEL AND POWER SUPPLY
1 POE PORT IDF FOR 4 DOOR PANEL
CUSTOMER TO HAVE EXISTING FIRE COMPANY PROVIDE
WIRE AND RELAYS TO OUR ACCESS POWER SUPPLIES

Inclusions/Exclusions:

Clarifications & Exclusions – Access Control

1. Equipment changes or location changes due to CUSTOMER request, or if necessary for the system to operate properly, will be considered a change order from the original scope of work and billed accordingly at the labor and material rates already in effect on this contract.
2. It is understood and agreed by Everon and the CUSTOMER that the location and description of the equipment selected for the project has been taken from plans supplied to ADT Commercial. Should the system, when completed consist of more or less equipment than specified, the materials costs, installation charges, and/or annual service fees shall be increased or decreased in accordance with the prevailing charges.
3. CUSTOMER will be responsible for providing any 110VAC required for the proper operation of the Intercom equipment.
4. CUSTOMER will provide an electrician to connect power to the power supplies and transformers if needed. Those devices requiring dedicated power will be identified during the installation process.
5. CUSTOMER will be responsible for providing and installing one network connection within 6 feet of the access control panel.
6. CUSTOMER will be responsible for providing IT support for Firewall and Port opening on their network.
7. The estimated cost for the electrical permit is not included in the final prices. These costs will be billed to the CUSTOMER separately.
8. Everon is not responsible for daily cleaning of project site on multi-day jobs, unless specifically listed in the scope of work. A general cleanup- removal of trash, boxes, scrap parts and a general cleanup of debris will be conducted at the end of the project. Detailed cleaning, dusting and/or carpet cleaning beyond local sweeping/vacuuming to be completed by the customer at their discretion.
9. Idle time incurred by Everon employees due to absence of required escorts, clearances, inability to enter the workspace, or other factors beyond our control, will be considered a change order from the original scope of work and billed accordingly at the labor and material rates already in effect on this contract.
10. Everon will perform the installation, conduct tests and inspections during normal business hours and days: 8AM to 5 PM Mon- Fri. using standard labor rates excluding Union and prevailing wage rates.
11. CUSTOMER agrees that at this time, the availability and price of certain Materials and Commodities ("Material") worldwide, including but not limited to, chip components, oil, gasoline, steel, aluminum and plastic products can be extremely volatile. Everon guarantees the pricing in this proposal for no more than the next thirty (30) days from the date of this Proposal. Customer further agrees that should the cost to Everon of the Materials required for this Project rise after the thirty (30) day period, Everon reserves the right to reasonably reassess the cost differential and add any increase to the above pricing.
12. Customer is responsible for any patching, painting, replacement of ceiling tiles, and wall coverings.

Equipment List:

Quantity	Description	Unit Amount	Extended Amount
1	Core Series 4 Port 12/24 Smart Hub, 4 Entry Capacity, Power Supply: FPV Series, E1 Enclosure	\$1,342.77	\$1,342.77
1	Mullion Reader, Black, Multi-Frequency Version	\$210.59	\$210.59
1	POWER SUPPLY 4 AMPS W/FIRE ALARM	\$265.12	\$265.12
1	6 Foot 3 LINE CORD PC-STYLE POWER cable	\$5.92	\$5.92
300	PROFUSION ACCESS CNTL PLENUM 5	\$435.79	\$435.79
4	12V 7AH BATTERY	\$17.16	\$68.64
2	EV3-B Access Card Punched 10-Pack	\$66.75	\$133.50
2	Standard Smart Reader - V2	\$211.75	\$423.50
Sub Total Equipment Cost:			\$2,885.83

Labor & Other Summary:

Description	Amount
3 doors Locksmith Labor	
Sub Total Labor & Other Cost:	\$10,382.95

Summary of Charges for: Farragut TH Clerk 3 Access Doors		
Installation Price		\$13,268.78
Total Installation Price		\$13,268.78
Total Monthly Recurring Services Charges		\$0.00
Schedule of Values	Manual	Manual Schedule of Values/Milestone Billing
Proposal pricing is valid for 30 days		

Add Equipment Burglary County Clerk Space

Site Information: FARRAGUT CITY HALL, 11408 MUNICIPAL CENTER DR., FARRAGUT, TN 37934

Scope of Work:

The terms and conditions of OMNIA Partners Master Contract R220701 "Facility Technology Integration & Security System Services" apply in addition to the ADT Commercial standard terms and conditions. In the event of a conflict of terms, the OMNIA Partners Master Contract R220701 terms will prevail.

EXISTING DMP XR550 PANEL

- ADD 5 METAL DOOR CONTACTS
- ADD 2 MOTION DETECTORS
- ADD 1 KEYPAD
- ADD 1 8 ZONE EXPANDER
- ADD NEW 18/4 WIRE FOR KEYPAD
- ADD NEW 18/2 WIRE FOR EQUIPMENT
- PARTITION INTO ZONE # 6

"CUSTOMER" IS RESPONSIBLE FOR:

DEDICATED POWER WHERE NEEDED FOR PANEL & KEYPADS

FREE ACCESS TO THE FACILITY FOR EVERON PERSONNEL FOR THE DURATION OF THE INSTALLATION.

Inclusions/Exclusions:

Clarifications & Exclusions – Intrusion Alarm systems

1. Equipment changes or location changes due to CUSTOMER request, or if necessary for the system to operate properly, will be considered a change order from the original scope of work and billed accordingly at the labor and material rates already in effect on this contract.
2. CUSTOMER will be responsible for providing any 110VAC required for the proper operation of the security equipment.
3. CUSTOMER will be responsible for providing and installing one telephone line and jack (RJ31X) within 6 feet of the intrusion alarm panels, unless using IP DACT or Sole path Cellular unit or Radio.
4. CUSTOMER will be responsible for providing updated drawings of the facilities. If the new drawings reflect changes not identified in the original proposal additional charges will be incurred by the CUSTOMER.
5. Idle time incurred by Everon employees due to absence of required escorts, clearances, inability to enter the workspace, or other factors beyond our control, will be considered a change order from the original scope of work and billed accordingly at the labor and material rates already in effect on this contract.
6. Everon is not responsible for daily cleaning of project site on multi-day jobs, unless specifically listed in the scope of work. A general cleanup- removal of trash, boxes, scrap parts and a general clean up of debris will be conducted at the end of the project. Detailed cleaning, dusting and/or carpet cleaning beyond local sweeping/vacuuming to be completed by the customer at their discretion.
7. Everon will perform the installation, conduct tests and inspections during normal business hours and days: 8AM to 5 PM Mon- Fri. using standard labor rates
8. Customer responsible for City, County and state alarm permit fees.
9. CUSTOMER agrees that at this time, the availability and price of certain Materials and Commodities ("Material") worldwide, including but not limited to, chip components, oil, gasoline, steel, aluminum and plastic products can be extremely volatile. Everon guarantees the pricing in this proposal for no more than the next thirty (30) days from the date of this Proposal. Customer further agrees that should the cost to Everon of the Materials required for this Project rise after the thirty (30) day period, Everon reserves the right to reasonably reassess the cost differential and add any increase to the above pricing.
10. Customer is responsible for any patching, painting, replacement of ceiling tiles, and wall coverings.

Equipment List:

Quantity	Description	Unit Amount	Extended Amount
2	PIR motion detector, indoor, 40ft wide to 60ft	\$16.68	\$33.36
1	Keypad, LCD, Blue Backlight, shortcut keys, white	\$114.31	\$114.31
5	Door Switch, 2 inch LONG SURFACE MOUNT MAN, 2"" PLUS GAP ON STEEL	\$15.08	\$75.40
300	18/2 STR JKT CL2P 5C RL BGE	\$78.79	\$78.79
100	18/4 STR JKT CL2P 5C BX BGE	\$121.02	\$121.02
1	Zone Expander, 8 Zone, 340 Enclosure	\$93.52	\$93.52
Sub Total Equipment Cost:			\$516.40

Labor & Other Summary:

Description	Amount
Labor	\$1,987.39
Sub Total Labor & Other Cost:	\$1,987.39

Summary of Charges for: Add Equipment Burglary Clerk		
Installation Price		\$2,503.79
Total Installation Price		\$2,503.79
Total Monthly Recurring Services Charges		\$0.00
Schedule of Values	Manual	Manual Schedule of Values/Milestone Billing
Proposal pricing is valid for 30 days		

Investment Summary

Summary of Charges for: Farragut TH Clerk 3 Access Doors

Installation Price	\$13,268.78
Total Installation Price*	\$13,268.78
Total Monthly Recurring Services Charges*	\$0.00

Proposal pricing is valid for 30 days

Summary of Charges for: Add Equipment Burglary Clerk Space

Installation Price	\$2,503.79
Total Installation Price*	\$2,503.79
Total Monthly Recurring Services Charges*	\$0.00

Proposal pricing is valid for 30 days

Total Proposal Option

Installation Price	\$15,772.57
Total Installation Price*	\$15,772.57
Total Monthly Recurring Services Charges*	\$0.00

Proposal pricing is valid for 30 days