

MINUTES

FARRAGUT BOARD OF MAYOR AND ALDERMEN

August 14, 2014

RECEPTION FOR ALDERMAN ELLIOTT

6:15 PM

BEER BOARD

6:55 PM

BMA MEETING

7:00 PM

- I. Silent Prayer, Pledge of Allegiance, Roll Call**
- II. Approval of Agenda**
- III. Mayor's Report**
- IV. Citizens Forum**
- V. Approval of Minutes**
 - A. June 26, 2014
 - B. July 24, 2014
- VI. Ordinance**
 - A. Public Hearing & Second Reading
 1. Ordinance 14-07, an ordinance to amend Title 9, Businesses, Peddlers, Solicitors, etc., Chapter 4, Sign Ordinance, of the Farragut Municipal Code, Section 9-406 (4)(p), to amend the requirements for wall signs in the office district, three stories (o-1-3) and office district, five stories (o-1-5) – shared entrance building
 - B. First Reading
 1. Ordinance 14-10, on first reading, to rezone Parcel 59, Tax Map 152 and Parcels 001-034, Tax Map 153IB, located on the north side of Turkey Creek Road across from Anchor Park, approximately 28.4 acres, from R-4 Attached Single-Family Residential District to R-1 Rural Single-Family Residential District and OSMR Open Space Mixed Residential Overlay
- VII. Business Items**
 - A. Approval of Bids for new 2015 Two-Wheel Drive Half-Ton Pick-up Truck
 - B. Approval of Agreement with White Realty and Service Corporation for reciprocal and access easements for property located at 11409 Kingston Pike
 - C. Approval of a Residential Subdivision Development Agreement with Farmstead Developments, LLC

VIII. Town Administrator's Report

IX. Town Attorney's Report

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

The Farragut Board of Mayor and Aldermen met in a regular session on Thursday, August 14, 2014 at 7:00 p.m. Members present were Mayor McGill, Aldermen Elliott and Markli; Aldermen Honken and LaMarche were absent.

Approval of Agenda

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

Mayor's Report

Mayor McGill announced that over 4,000 citizens voted in the Farragut Election.

Jeff Elliott addressed the board, staff and the community about his time he has spent on the board.

Approval of Minutes

Motion was made to approve the minutes of June 26, 2014 as presented. Moved by Alderman Elliott, seconded by Alderman Markli; voting yes, Mayor McGill, Aldermen Elliott and Markli; Aldermen Honken and LaMarche were absent; no nays; motion passed.

Motion was made to approve the minutes of July 24, 2014 as presented. Moved by Alderman Elliott, seconded by Alderman Markli; voting yes, Mayor McGill, Aldermen Elliott and Markli; Aldermen Honken and LaMarche were absent; no nays; motion passed.

Ordinance

Public Hearing & Second Reading

Ordinance 14-07, an ordinance to amend Title 9, Businesses, Peddlers, Solicitors, etc., Chapter 4, Sign Ordinance, of the Farragut Municipal Code, Section 9-406 (4)(p), to amend the requirements for wall signs in the office district, three stories (o-1-3) and office district, five stories (o-1-5) – shared entrance building

Motion was made to approve Ordinance 14-07 on second and final reading. Moved by Alderman Markli, seconded by Alderman Elliott; voting yes, Mayor McGill, Aldermen Elliott and Markli; Aldermen Honken and LaMarche were absent; no nays; motion passed.

First Reading

Ordinance 14-10, on first reading, to rezone Parcel 59, Tax Map 152 and Parcels 001-034, Tax Map 153IB, located on the north side of Turkey Creek Road across from Anchor Park, approximately 28.4 acres, from R-4 Attached Single-Family Residential District to R-1 Rural Single-Family Residential District and OSMR Open Space Mixed Residential Overlay

Motion was made to approve Ordinance 14-10 on first reading. Moved by Alderman Markli, seconded by Alderman Elliott; voting yes, Mayor McGill, Aldermen Elliott and Markli; Aldermen Honken and LaMarche were absent; no nays; motion passed.

Business Items

Approval of Bids for new 2015 Two-Wheel Drive Half-Ton Pick-up Truck

Motion was made to approve the purchase of a new 2015 Ford F-150 Half-Ton Pick-up Truck with an 8' bed from Ted Russell Ford in the amount of \$23,190. Moved by Alderman Elliott, seconded by Alderman Markli; voting yes, Mayor McGill, Aldermen Elliott and Markli; Aldermen Honken and LaMarche were absent; no nays; motion passed.

Approval of Agreement with White Realty and Service Corporation for reciprocal and access easements for property located at 11409 Kingston Pike

Motion was made to approve an agreement with White Realty and Service Corporation for reciprocal and access easements for property located at 11409 Kingston Pike. Moved by Alderman Elliott, seconded by Alderman Markli; voting yes, Mayor McGill, Aldermen Elliott and Markli; Aldermen Honken and LaMarche were absent; no nays; motion passed.

Approval of a Residential Subdivision Development Agreement with Farmstead Developments, LLC

Motion was made to approve a Residential Subdivision Development Agreement with Farmstead Developments, LLC. Moved by Alderman Markli, seconded by Alderman Elliott; voting yes, Mayor McGill, Aldermen Elliott and Markli; Aldermen Honken and LaMarche were absent; no nays; motion passed.

Town Administrator's Report

David Smoak, Town Administrator, reported that the News Sentinel Open was underway at Fox Den Country Club and that Turkey Creek Road is now closed until approximately September 14.

Town Attorney's Report

The Board recessed for an executive session at 8:00 PM.

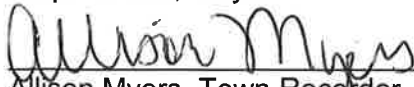
The Board reconvened at 8:30 PM.

Tom Hale, Town Attorney, announced that there was no deliberation during the executive session.

A motion was made to authorize David Smoak, Town Administrator, and Tom Hale, Town Attorney, to form a response to Knox County concerning the Mixed Drink Tax lawsuit.

Meeting adjourned at 8:31 PM.

Ralph McGill, Mayor



Allison Myers, Town Recorder

MINUTES

FARRAGUT BOARD OF MAYOR AND ALDERMEN

June 26, 2014

BEER BOARD

6:55 PM

BMA MEETING

7:00 PM

- I. Silent Prayer, Pledge of Allegiance, Roll Call**
- II. Approval of Agenda**
- III. Mayor's Report**
 - A. AmeriCorps Presentation
- IV. Citizens Forum**
- V. Business Items**
 - A. Approval of amendments to the Beautification Committee Charter & Bi-Laws
 - B. Appointment of Board of Mayor and Aldermen member to the Planning Commission & Mayoral Appointments
- VI. Town Administrator's Report**
- VII. Town Attorney's Report**

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

The Farragut Board of Mayor and Aldermen met in a regular session on Thursday, June 26, 2014 at 7:00 p.m. Members present were Mayor McGill, Aldermen Honken and LaMarche; Aldermen Elliott and Markli were absent.

Approval of Agenda

Motion was made to approve the agenda as presented. Moved by Alderman Honken, seconded by Alderman LaMarche; voting yes, Mayor McGill, Aldermen Honken and LaMarche; Aldermen Elliott and Markli were absent; motion passed.

Mayor's Report

Gwen Slater presented her year-end AmeriCorps Presentation to the board.

Business Items

Approval of amendments to the Beautification Committee Charter & Bi-Laws

Motion was made to approve the amendments to the Beautification Committee Charter & Bi-Laws as presented. Moved by Alderman Honken, seconded by Alderman LaMarche; voting yes, Mayor McGill, Aldermen Honken and LaMarche; Aldermen Elliott and Markli were absent; motion passed.

Appointment of Board of Mayor and Aldermen member to the Planning Commission & Mayoral Appointments

Motion was made to appoint Ron Honken to a two-year term as the Board of Mayor and Aldermen member to the planning commission. Moved by Mayor McGill, seconded by Alderman LaMarche; voting yes, Mayor McGill, Aldermen Honken and LaMarche; Aldermen Elliott and Markli were absent; motion passed.

Mayor McGill reappointed Edward St. Clair, Edwin Whiting and Rita Holladay to two-year terms on the Farragut Planning Commission.

Town Administrator's Report

David Smoak, Town Administrator, announced that the town has new maps for local hotels, the Red White and Blues event will be held July 3 from 6:30-10:00 and Farragut's annual 4th of July Parade will begin at 9:30 AM July 4.

Meeting adjourned at 7:25 PM.

Ralph McGill, Mayor

Allison Myers, Town Recorder

MINUTES

FARRAGUT BOARD OF MAYOR AND ALDERMEN

July 24, 2014

BMA WORKSHOP

6:15 PM

BMA MEETING

7:00 PM

- I. Silent Prayer, Pledge of Allegiance, Roll Call
- II. Approval of Agenda
- III. Mayor's Report
- IV. Citizens Forum
- V. Approval of Minutes
 - A. June 26, 2014
 - B. July 10, 2014
- VI. Ordinance
 - A. Second Reading
 1. Ordinance 14-09, Ordinance to amend Ordinance 14-06, Fiscal Year 2015 Budget, Capital Investment Program & State Street Aid
 - B. First Reading
 1. Ordinance 14-07, an ordinance to amend Title 9, Businesses, Peddlers, Solicitors, etc., Chapter 4, Sign Ordinance, of the Farragut Municipal Code, Section 9-406 (4)(p), to amend the requirements for wall signs in the office district, three stories (o-1-3) and office district, five stories (o-1-5) – shared entrance building
- VII. Business Items
 - A. Approval of Resolution: R-2014-06, a resolution by the Board of Mayor and Aldermen of the Town of Farragut authorizing the Town to participate in The Pool's "Safety Partners" Loss Control Matching Safety Grant Program
 - B. Approval of Special Event Signage for the News Sentinel Open golf tournament
 - C. Approval of Special Event Application for the Turkey Creek/Farragut 13.1 Half Marathon/5K Kids Run
- VIII. Town Administrator's Report
- IX. Town Attorney's Report

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

The Farragut Board of Mayor and Aldermen met in a regular session on Thursday, July 24, 2014 at 7:00 p.m. Members present were Mayor McGill, Aldermen Elliott, Honken and Markli; Alderman LaMarche was absent.

Approval of Agenda

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

Approval of Minutes

Motion was made to approve the minutes of July 10, 2014 as presented. Moved by Alderman Honken, seconded by Alderman Markli; voting yes, Aldermen Elliott, Honken and Markli; Aldermen LaMarche was absent; Mayor McGill abstained; no nays; motion passed.

Ordinance

Second Reading

Ordinance 14-09, Ordinance to amend Ordinance 14-06, Fiscal Year 2015 Budget, Capital Investment Program & State Street Aid

Motion was made to approve Ordinance 14-09 on second and final reading. Moved by Alderman Honken, seconded by Alderman Markli; voting yes, Mayor McGill, Aldermen Elliott, Honken and Markli; Aldermen LaMarche was absent; no nays; motion passed.

First Reading

Ordinance 14-07, an ordinance to amend Title 9, Businesses, Peddlers, Solicitors, etc., Chapter 4, Sign Ordinance, of the Farragut Municipal Code, Section 9-406 (4)(p), to amend the requirements for wall signs in the office district, three stories (o-1-3) and office district, five stories (o-1-5) – shared entrance building

Motion was made to approve Ordinance 14-07 on first reading. Moved by Alderman Honken, seconded by Alderman Markli; voting yes, Mayor McGill, Aldermen Elliott, Honken and Markli; Aldermen LaMarche was absent; no nays; motion passed.

Business Items

Approval of Resolution: R-2014-06, a resolution by the Board of Mayor and Aldermen of the Town of Farragut authorizing the Town to participate in The Pool's "Safety Partners" Loss Control Matching Safety Grant Program

Motion was made to approve Resolution R-2014-06. Moved by Alderman Honken, seconded by Alderman Elliott; voting yes, Mayor McGill, Aldermen Elliott, Honken and Markli; Aldermen LaMarche was absent; no nays; motion passed.

Approval of Special Event Signage for the News Sentinel Open golf tournament

Motion was made to approve the placement of directional signage within the Town of Farragut Right-of-Way for the News Sentinel open. Moved by Alderman Honken, seconded by

Alderman Markli; voting yes, Mayor McGill, Aldermen Elliott, Honken and Markli; Aldermen LaMarche was absent; no nays; motion passed.

Approval of Special Event Application for the Turkey Creek/Farragut 13.1 Half Marathon/5K Kids Run

Motion was made to approve the special event permit for the Turkey Creek/Farragut 13.1 half marathon/5K kids run. Moved by Alderman Honken, seconded by Alderman Markli; voting yes, Mayor McGill, Aldermen Elliott, Honken and Markli; Aldermen LaMarche was absent; no nays; motion passed.

Meeting adjourned at 8:00 PM.

Ralph McGill, Mayor

Allison Myers, Town Recorder

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Ordinance 14-07, on first reading, to amend Section 9-406 (4)(p) of the Farragut Sign Ordinance related to wall signs for shared entrance buildings in the O-1-3 and O-1-5 Zoning Districts (IMS, Inc., Applicant)

BACKGROUND:

This request was initially reviewed by the Visual Resources Review Board in March and a recommendation was made to the planning commission to pursue an amendment to Section 9-406 (4)(p) of the Farragut Sign Ordinance. The planning commission then reviewed this request at the April, May, and June meetings.

As background to this item, the current wording in Section 9-406 (4)(p) was established in 2007 when the 5-story office building along Parkside Drive was constructed and both Sun Coke (which has now moved out of the building) and Regions/Morgan Keegan (which have also moved out of the building) wanted to have wall signs on different ends of the north elevation (side facing Parkside Drive) of the building. Prior to this section being created, this building would have been treated like any other shared entrance building in the Town and one (1) wall mounted sign would be permitted with the size of the sign being a 1:1 ratio of sign area to building width.

The section that was created allowed for two (2) wall mounted signs and for each sign to be calculated separately. In effect, this section doubled the permitted wall signage for this building. Unlike other entities, the two (2) signs could be calculated separately as long as the cumulative total of the two (2) signs did not exceed a 1:1 ratio of the sign area to the building width on which the sign is to be mounted.

In 2012, one of the entities in the 5-story office building proposed an amendment that would have permitted a third wall sign on the north elevation. That amendment failed. Now, the investment company that manages the 5-story office building is requesting an amendment to this section of the sign ordinance that would permit a wall sign on both the east and west building elevations and leave the existing wall sign allocation of two (2) signs in place on the north building elevation. This would mean that the building could potentially have four (4) wall mounted signs. Currently, wall signs in the Town are generally permitted on more than one building elevation where the building fronts on more than one public street. In this case, the 5-story office building fronts only on one (1) public street (Parkside Drive).

The staff noted during the planning commission's review that, in looking at many of the large multi-story office buildings in the Knoxville area, they often include only one entity or the name of the building. This is what is currently in place on the adjacent 3-story medical office building. How signage is addressed on these tall and very visible buildings is not only important in the context of the two buildings in question but also could affect similar buildings that may be constructed in other portions of the Town (e.g. along the Outlet Drive and S. Campbell Station Road corridors and along the western end of Kingston Pike). In the Town's adopted Strategic Plan, for example, Goal 4, Objective 6 provides for "more beautiful corridors and development – signs, storefronts, and landscaping." Lessening visual clutter, especially on tall and highly visible buildings, would seem to be consistent with this objective.

DISCUSSION:

Consistent with the Strategic Plan, the staffs' recommendation has consistently been that the cleanest and least cluttered approach to wall signage on multi-story and highly visible buildings is to name the building (similar to the 3-story medical office building). After much discussion, at their meeting on June 19, the planning commission voted 6-2 to approve Resolution PC-14-04 which recommends approval of Ordinance 14-07. In comparison to the existing wording in Section 9-406 (4)(p), Ordinance 14-07 includes wording that addresses the following conditions noted by the planning commission:

- That up to four (4) wall signs be permitted that collectively would not exceed the square footage that is allowed based on the width of the building wall which faces a public street (in this manner, the total square footage would not be increased from what is currently permitted);
- That the signs would be centered on the side elevations;
- That a maximum of two (2) colors would be permitted; and
- That a provision would be created that would ensure proportion and scale among the different signs so that no single sign would look out of proportion to any other sign on the building.

Along with Ordinance 14-07, included in your packet is a copy of the current wording and the changes reflected in Ordinance 14-07. Also included are images of the 5-story office building along Parkside Drive which illustrates how the wall signage would generally appear should Ordinance 14-07 be approved.

RECOMMENDATION BY:

The planning commission recommended 6-2 to approve Ordinance 14-07.

PROPOSED MOTION:

To approve Ordinance 14-07, on second and final reading, to amend Section 9-406 (4)(p) of the Farragut Sign Ordinance related to wall signs for shared entrance buildings in the O-1-3 and O-1-5 Zoning Districts.

BOARD ACTION:

MOTION BY: _____ SECONDED BY: _____

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

AGENDA NUMBER VI.B.1.

MEETING DATE

August 14, 2014

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director 

SUBJECT: Ordinance 14-10, on first reading, to rezone Parcel 59, Tax Map 152 and Parcels 001-034, Tax Map 153IB, located on the north side of Turkey Creek Road across from Anchor Park, approximately 28.4 acres, from R-4 Attached Single-Family Residential District to R-1 Rural Single-Family Residential District and OSMR Open Space Mixed Residential Overlay

BACKGROUND:

The Villas at Anchor Park is currently zoned R-4 (Attached Single-Family Residential). The concept plan for the Villas at Anchor Park was re-approved by the planning commission on September 19, 2013. This development was planned to be completed in two phases. The preliminary plat was approved and subsequent public improvements were completed for the first phase and a final plat for Phase 1 was approved on June 20, 2013. The final plat included 35 units on approximately 11 acres. The units were platted as duplexes, or attached single family dwellings, and one building has been constructed. Building pads have been formed in the remainder of Phase 1 for what was to be the remaining duplex buildings.

The portion of the property that is not part of Phase 1 was shown on the concept plan that was approved in September as providing for duplexes similar to Phase 1. As currently approved, the concept plan for the entire Villas at Anchor Park Subdivision includes a total of 99 units and 5 open space lots. Approximately 12.2% of the development is open space. In the R-4 Zoning District, a development is required to have at least 10% open space (not including buffer strips and detention basins).

Due to changes in the market, the owners of the Villas at Anchor Park are wishing to sell the development. The potential buyer would like to have the ability to construct detached buildings and is requesting to downzone the development from R-4 to R-1/OSMR (Open Space Mixed Residential Overlay District). The R-4 Zoning District does not provide for detached dwelling units and the R-1/OSMR permits both detached and attached. The Cottages at Pryse Farm Subdivision along McFee Road is an R-1/OSMR development.

DISCUSSION:

As with any request for a zoning map amendment, the staff must refer to the Town's adopted Comprehensive Land Use Plan (CLUP) for guidance. As shown in Chapter Three of the CLUP, the area in question is specified for medium density residential (6-12 units/acre). The character of areas specified for medium density residential includes a mix of attached and detached housing types. Also in Chapter Three are areas specified for open space cluster residential that would include the R-1/OSR and R-1/OSMR Zoning Districts. In the CLUP, the character of the typical open space cluster development would consist of small lot or attached units in a clustered setting. These open space residential overlay zoning districts require a minimum of 35% open space for the entire tract.

Since the area in question is not specified for open space cluster residential, the zoning map amendment would not be fully consistent with the CLUP. The question is whether the R-1/OSMR would be generally comparable to a medium density residential use. Under the medium density residential character description in the CLUP, it states that this "may include single-family houses as well as small multi-family dwellings such as duplex, triplex, townhomes, and small apartment buildings."

It would not be unreasonable to consider the type of development permitted in an R-1/OSMR as compatible with the character description for medium density residential. If the Villas at Anchor Park are rezoned to R-1/OSMR the greatest change would be that the density would be decreased from 99 units to 62 units and the open space would increase from 12.2% to a minimum of 35% (in the R-1/OSMR any buffer strips and stormwater detention are allowed to count toward open space).

Obviously, to proceed with the development envisioned by the applicant and to comply with all of the requirements of the R-1/OSMR Zoning District, the concept plan, preliminary plat, and final plat for this property would have to be amended. In that regard, the applicant has submitted a concept plan and preliminary plat for the planning commission’s review on August 21, 2014.

Included in your packet is the rezoning application, the current concept plan for the Villas at Anchor Park, and the land use descriptions for medium density residential and open space cluster residential that are found in the CLUP.

RECOMMENDATION BY:

At their meeting on July 17, 2014, the planning commission recommended 5-0 to approve the rezoning that is reflected in Ordinance 14-10. Commissioners viewed the request as desirable since it lowered the density and increased the open space and was consistent with the character description for the property as provided for in the CLUP. Though the recommendation that was made at the July 17 meeting to approve the rezoning is all that is required under state law, the Town’s practice has been for the planning commission to formally recommend an ordinance through a resolution. The resolution was not included in the planning commission’s approval in July and, consequently, will be presented to the planning commission at their meeting on August 21, 2014.

Due to the applicant’s desire to facilitate the rezoning, they are requesting approval of Ordinance 14-10 on first reading, subject to the commission’s approval of the resolution that they will be considering on August 21. Since a rezoning does not become valid until the second reading has been approved and since there was no concerns expressed with regards to the rezoning, the staff recommends approval of the applicant’s request. The second reading and final approval of the rezoning can then be considered after the planning commission has approved the resolution on August 21.

PROPOSED MOTION:

To approve Ordinance 14-10, on first reading, to rezone Parcel 59, Tax Map 152 and Parcels 001-034, Tax Map 153IB, located on the north side of Turkey Creek Road across from Anchor Park, approximately 28.4 acres, from R-4 Attached Single-Family Residential District to R-1 Rural Single-Family Residential District and OSMR Open Space Mixed Residential Overlay.

BOARD ACTION:

MOTION BY: _____ SECONDED BY: _____

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

RECEIVED

JUN 16 2014

TOWN OF FARRAGUT

APPLICATION TO AMEND ZONING MAP

TOWN OF FARRAGUT, TENNESSEE

FOR OFFICE USE ONLY
Fee Paid: \$300.00

APPLICANT NAME: SADDLEBROOK PROPERTIES, LLC
Address: P.O. Box 23190 City/State/Zip: KNOXVILLE, TN 37933
Phone Number: 865-392-5630 Fax Number: 865-470-7888
E-mail: bmcneey@saddlebrookproperties.com

DESCRIPTION OF PROPERTY (Attach map of property):

Address: 0 Anchor Villas Ln; Size of Tract: 28.4 +/- [19 vacant]
Lot(s)/Parcel(s) No.: 059 & 001-034 Tax Map No. 152 & 153IB
[152 059 & 153IB 001 THRU 153IB 034...see map attached]

Previous Rezoning Applications: TBD

Change Requested:
From: R-4 To: OSMR: R-1

Proposed Use of Property (Be specific): single family residential mixed with existing attached single family residential

Existing Land Use: attached single family residential lots and vacant land

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

NAME	ADDRESS (Street/City/Zip)	PROPERTY OWNED
Smith Farm Residential Partners	PO Box 50215 Knoxville, TN 37950	ALL

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

[Signature] 6/16/2014
APPLICANT SIGNATURE DATE

OR

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

NAME (SIGNATURE) DATE

Street Address/City/State/Zip Telephone Number

TOWN OF FARRAGUT



LEARNING	
1	How are you?
2	What are you doing?
3	Where are you?
4	What time is it?
5	How much?
6	How many?
7	How long?
8	How often?
9	How far?
10	How big?
11	How small?
12	How fast?
13	How slow?
14	How hot?
15	How cold?
16	How heavy?
17	How light?
18	How deep?
19	How shallow?
20	How wide?
21	How narrow?
22	How tall?
23	How short?
24	How old?
25	How young?
26	How new?
27	How old?
28	How young?
29	How new?
30	How old?

[illegible]

12. BARRETT, ED (1937) IN CONSUMERS' CHOICE, 1st. (1938) 2nd. (1940) 3rd. (1942) 4th. (1944) 5th. (1946) 6th. (1948) 7th. (1950) 8th. (1952) 9th. (1954) 10th. (1956) 11th. (1958) 12th. (1960) 13th. (1962) 14th. (1964) 15th. (1966) 16th. (1968) 17th. (1970) 18th. (1972) 19th. (1974) 20th. (1976) 21st. (1978) 22nd. (1980) 23rd. (1982) 24th. (1984) 25th. (1986) 26th. (1988) 27th. (1990) 28th. (1992) 29th. (1994) 30th. (1996) 31st. (1998) 32nd. (2000) 33rd. (2002) 34th. (2004) 35th. (2006) 36th. (2008) 37th. (2010) 38th. (2012) 39th. (2014) 40th. (2016) 41st. (2018) 42nd. (2020) 43rd. (2022) 44th. (2024) 45th. (2026) 46th. (2028) 47th. (2030) 48th. (2032) 49th. (2034) 50th. (2036) 51st. (2038) 52nd. (2040) 53rd. (2042) 54th. (2044) 55th. (2046) 56th. (2048) 57th. (2050) 58th. (2052) 59th. (2054) 60th. (2056) 61st. (2058) 62nd. (2060) 63rd. (2062) 64th. (2064) 65th. (2066) 66th. (2068) 67th. (2070) 68th. (2072) 69th. (2074) 70th. (2076) 71st. (2078) 72nd. (2080) 73rd. (2082) 74th. (2084) 75th. (2086) 76th. (2088) 77th. (2090) 78th. (2092) 79th. (2094) 80th. (2096) 81st. (2098) 82nd. (2100) 83rd. (2102) 84th. (2104) 85th. (2106) 86th. (2108) 87th. (2110) 88th. (2112) 89th. (2114) 90th. (2116) 91st. (2118) 92nd. (2120) 93rd. (2122) 94th. (2124) 95th. (2126) 96th. (2128) 97th. (2130) 98th. (2132) 99th. (2134) 100th. (2136) 101st. (2138) 102nd. (2140) 103rd. (2142) 104th. (2144) 105th. (2146) 106th. (2148) 107th. (2150) 108th. (2152) 109th. (2154) 110th. (2156) 111th. (2158) 112th. (2160) 113th. (2162) 114th. (2164) 115th. (2166) 116th. (2168) 117th. (2170) 118th. (2172) 119th. (2174) 120th. (2176) 121st. (2178) 122nd. (2180) 123rd. (2182) 124th. (2184) 125th. (2186) 126th. (2188) 127th. (2190) 128th. (2192) 129th. (2194) 130th. (2196) 131st. (2198) 132nd. (2200) 133rd. (2202) 134th. (2204) 135th. (2206) 136th. (2208) 137th. (2210) 138th. (2212) 139th. (2214) 140th. (2216) 141st. (2218) 142nd. (2220) 143rd. (2222) 144th. (2224) 145th. (2226) 146th. (2228) 147th. (2230) 148th. (2232) 149th. (2234) 150th. (2236) 151st. (2238) 152nd. (2240) 153rd. (2242) 154th. (2244) 155th. (2246) 156th. (2248) 157th. (2250) 158th. (2252) 159th. (2254) 160th. (2256) 161st. (2258) 162nd. (2260) 163rd. (2262) 164th. (2264) 165th. (2266) 166th. (2268) 167th. (2270) 168th. (2272) 169th. (2274) 170th. (2276) 171st. (2278) 172nd. (2280) 173rd. (2282) 174th. (2284) 175th. (2286) 176th. (2288) 177th. (2290) 178th. (2292) 179th. (2294) 180th. (2296) 181st. (2298) 182nd. (2300) 183rd. (2302) 184th. (2304) 185th. (2306) 186th. (2308) 187th. (2310) 188th. (2312) 189th. (2314) 190th. (2316) 191st. (2318) 192nd. (2320) 193rd. (2322) 194th. (2324) 195th. (2326) 196th. (2328) 197th. (2330) 198th. (2332) 199th. (2334) 200th. (2336) 201st. (2338) 202nd. (2340) 203rd. (2342) 204th. (2344) 205th. (2346) 206th. (2348) 207th. (2350) 208th. (2352) 209th. (2354) 210th. (2356) 211st. (2358) 212nd. (2360) 213rd. (2362) 214th. (2364) 215th. (2366) 216th. (2368) 217th. (2370) 218th. (2372) 219th. (2374) 220th. (2376) 221st. (2378) 222nd. (2380) 223rd. (2382) 224th. (2384) 225th. (2386) 226th. (2388) 227th. (2390) 228th. (2392) 229th. (2394) 230th. (2396) 231st. (2398) 232nd. (2400) 233rd. (2402) 234th. (2404) 235th. (2406) 236th. (2408) 237th. (2410) 238th. (2412) 239th. (2414) 240th. (2416) 241st. (2418) 242nd. (2420) 243rd. (2422) 244th. (2424) 245th. (2426) 246th. (2428) 247th. (2430) 248th. (2432) 249th. (2434) 250th. (2436) 251st. (2438) 252nd. (2440) 253rd. (2442) 254th. (2444) 255th. (2446) 256th. (2448) 257th. (2450) 258th. (2452) 259th. (2454) 260th. (2456) 261st. (2458) 262nd. (2460) 263rd. (2462) 264th. (2464) 265th. (2466) 266th. (2468) 267th. (2470) 268th. (2472) 269th. (2474) 270th. (2476) 271st. (2478) 272nd. (2480) 273rd. (2482) 274th. (2484) 275th. (2486) 276th. (2488) 277th. (2490) 278th. (2492) 279th. (2494) 280th. (2496) 281st. (2498) 282nd. (2500) 283rd. (2502) 284th. (2504) 285th. (2506) 286th. (2508) 287th. (2510) 288th. (2512) 289th. (2514) 290th. (2516) 291st. (2518) 292nd. (2520) 293rd. (2522) 294th. (2524) 295th. (2526) 296th. (2528) 297th. (2530) 298th. (2532) 299th. (2534) 300th. (2536) 301st. (2538) 302nd. (2540) 303rd. (2542) 304th. (2544) 305th. (2546) 306th. (2548) 307th. (2550) 308th. (2552) 309th. (2554) 310th. (2556) 311st. (2558) 312nd. (2560) 313rd. (2562) 314th. (2564) 315th. (2566) 316th. (2568) 317th. (2570) 318th. (2572) 319th. (2574) 320th. (2576) 321st. (2578) 322nd. (2580) 323rd. (2582) 324th. (2584) 325th. (2586) 326th. (2588) 327th. (2590) 328th. (2592) 329th. (2594) 330th. (2596) 331st. (2598) 332nd. (2600) 333rd. (2602) 334th. (2604) 335th. (2606) 336th. (2608) 337th. (2610) 338th. (2612) 339th. (2614) 340th. (2616) 341st. (2618) 342nd. (2620) 343rd. (2622) 344th. (2624) 345th. (2626) 346th. (2628) 347th. (



WE'RE GLAD YOU'RE THE PROPERTY LANDS CAN
BE ORDERED TO COMPLY WITH THE TOWN'S AFFIDAVIT
RECEIVED ENGINEER

CONCEPTUAL INFORMATION
NOT INTENDED FOR
CONSTRUCTION PURPOSES

11952 KINGSTON PIKE
FARMACUT, TENNESSEE 37034
(615) 357-1331

Land Use Descriptions

5 Medium density residential

Intent

- Increase diversity of housing choices in Farragut
- Allow/encourage significant residential uses within walking distance of pedestrian-oriented commercial uses such as hubs or mixed use neighborhoods.

Location

- Vacant/underdeveloped parcels near major roadways.
- Areas with a similar existing density (built or zoned).
- Adjacent to non-residential uses.
- Proximate to mixed use.
- Near large parks.

Density

- 6-12 units per acre.

Character

- A mix of attached and detached housing types. May include single-family houses as well as small multi-family dwellings such as duplex, triplex, townhomes, and small condo/apartment buildings.

- Ample pedestrian amenities such as parks, trails, or landscaping.
- Connect to existing or potential pedestrian ways.
- 'Gridded' or semi-gridded street network.



Figure 31: Residential land uses (Medium density, Low density, and Very low density residential).

Residential land uses

Residential land uses are intended to increase housing option while preserving the Town's existing stable neighborhoods. (See [Chapter 2: Eight Key Strategies](#). Strategy 3: Allowing/Encouraging Greater Housing Choice.)



Figure 32: Medium density residential character.

Land Use Descriptions

8 Rural residential

Intent

- Preserve and protect existing rural areas within Town as a lifestyle.
- Maintain open vistas and rural image of Farragut.

Location

- Existing rural parcels.
- Served by local roads.

Density

- A mix of lot sizes, usually 1 acre and larger, with an average of 3-acre lots.

Character

- Generally larger lots, with an estate or agricultural character.
- Uses include those typically associated with agriculture, including farming, livestock, nurseries, greenhouses, or can be solely residential.

- Rural designation will encourage clustering to preserve areas of active agriculture.



Figure 35: Rural residential character.

9 Open space cluster residential

Intent

- Cluster development to preserve sensitive lands including steep slopes, flooding, sinkholes, ridge lines, mature tree stands, and wetlands.

Location

- Large areas, known or suspected to have significant environmental constraints.

Density

Character

- Determined by environmental constraints, gross density range is typically somewhere between very low and low-density land uses.

- Consists of small lot or attached units in clustered setting.

- Large open spaces will be preserved.
- Where possible, passive recreation (such as trails, fishing, and viewing areas) should be encouraged in open areas.



Figure 36: Residential land uses (Rural and Open space cluster residential).

Faint

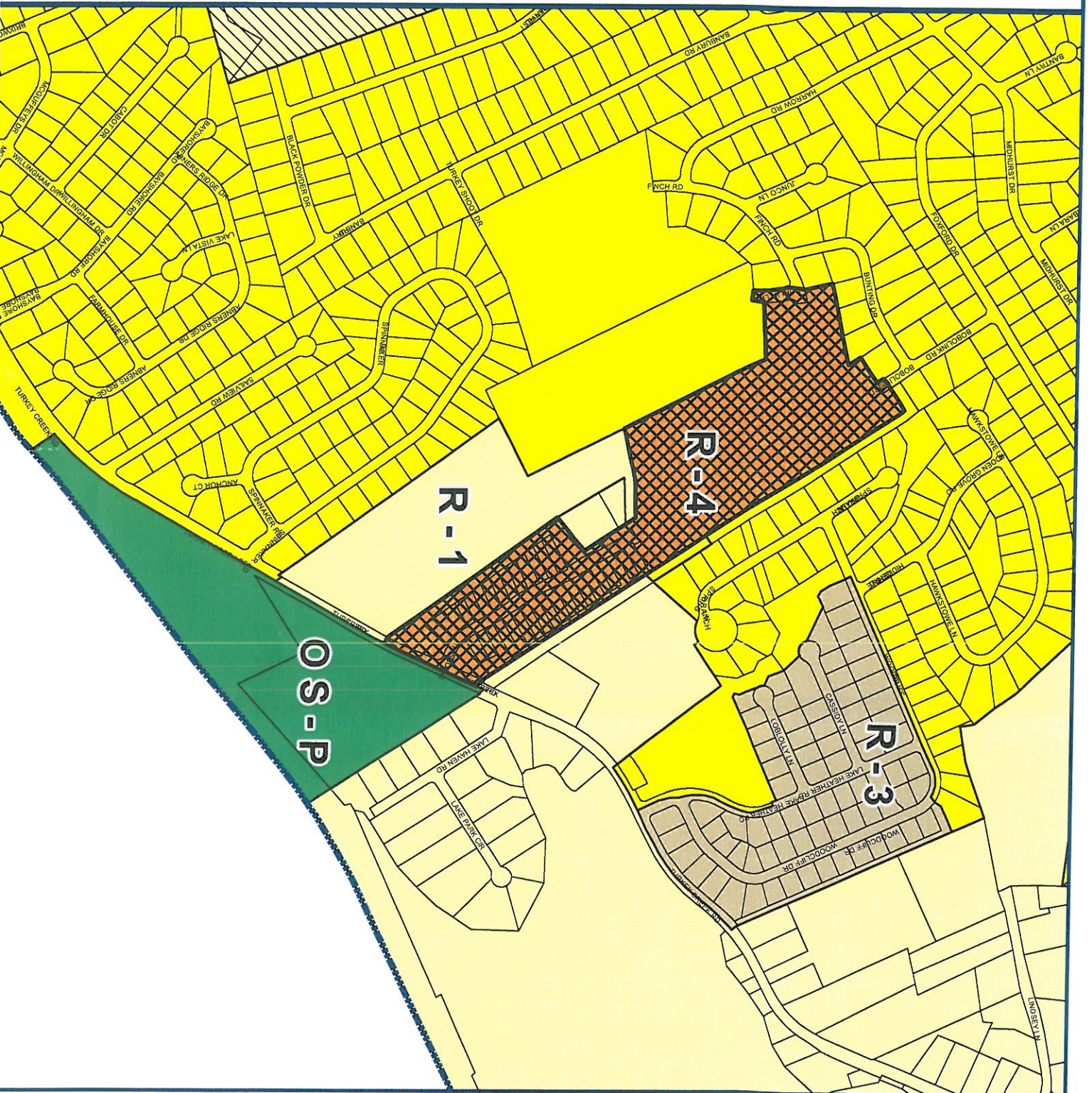


Villas at Anchor Park

Rezone
Parcel 59, Tax Map 152 and
Parcels 001-034, Tax Map 1531B
From R-4 Attached Single-Family Residential
To
R-1 & OSMR Open Space Mixed Residential

Legend

- | | |
|---|--|
|  | Town Limit |
|  | Villas at Anchor Park |
|  | Parcel |
|  | OS-P, Open Space/Park |
|  | R-1, Rural Single-Family Residential |
|  | R-2, General Single-Family Residential |
|  | R-3, Small Lot Single-Family Residential |
|  | R-4, Attached Single-Family Residential |
|  | OSR, Open Space Residential Overlay |


$$1 \text{ in} = 650 \text{ ft}$$


AGENDA NUMBER: VII. A. MEETING DATE: August 14, 2014

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: William E. McKelvey, Public Works Director

SUBJECT: Approval of Bids for new 2015 Two-Wheel Drive Half-Ton Pick-up Truck

INTRODUCTION: The purpose of this agenda item is to approve the purchase of a new 2015 Two-Wheel Drive Half-Ton Pick-up Truck.

BACKGROUND: As the Town continues to grow, our responsibilities have increased as well and we continue to find ourselves short a vehicle or two on a continuous basis. After adding the new employee, the Public Works Department has 19 Equipment Operators and up to 4 seasonal employees. This vehicle will be a beneficial addition to the Public Works Department in transporting employees to project sites in a more efficient manner. It will also decrease the use of other equipment being used for transportation due to a shortage of work vehicles.

DISCUSSION: Attached are four bids which were received on August 05, 2014. The vehicle bid was done as two parts. The first was a truck with a 6.5' bed, the alternate was bid with an 8' bed. The 8' bed is needed to haul larger material so it doesn't hang over the tail gate and can haul larger bulk loads like mulch to cut down on return trips to reload. Staff recommends award of the contract to the lowest bidder for the 6.5' bed as well as the 8' bed. The low bidder is Ted Russell Ford in the amount of \$23,190.00 for a 2015 Ford F-150 2-Wheel Drive Pick-up with an 8' bed.

FINANCIAL SECTION:

<u>Total Budget</u>	<u>Contract Amount</u>	<u>Remaining Amount</u>
\$24,000	\$23,190	\$810
Approved By: 		

RECOMMENDATION BY: Bud McKelvey, Public Works Director, for approval.

PROPOSED MOTION: Approval of bids for the purchase of a 2015 Ford F-150 2-Wheel Drive Pick-up to Ted Russell Ford in the amount of \$23,190.00.

BOARD ACTION:

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

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

BID TABULATION FOR 2015 2-Wheel Drive Half-Ton Pick-Up Truck

The following bids were received on August 5, 2014 for the **2015 2-Wheel Drive Half-Ton Pick-Up Truck**:

Ted Russell Ford 8551 Kingston Pike Knoxville, TN 37919	2015 2-Wheel Drive Half-Ton Pick-Up Truck Alternate Price with 8ft. Bed	\$22,790.00 \$23,190.00
Beaty Chevrolet 9615 Parkside Drive Knoxville, TN 37922	2015 2-Wheel Drive Half-Ton Pick-Up Truck Alternate Price with 8ft. Bed	\$23,812.00 No Alternate Price Submitted
Jacky Jones Ford Lincoln 714 New Hwy 68 Sweetwater, TN 37874	2015 2-Wheel Drive Half-Ton Pick-Up Truck Alternate Price with 8ft. Bed	\$23,844.00 No Alternate Price Submitted
Golden Circle Auto Group 1432 Hwy 45 Bypass Jackson, TN 38305	This bid was disqualified due to the dealer not meeting the bid specs. The dealer submitted a bid a 2014 model, not a 2015 as the bid specifications required.	N/A

The Town has purchased trucks from Ted Russell Ford in the past and the staff has been impressed with their previous performances. The staff recommends **the award go to Ted Russell Ford for their bid of \$23,190.00.**