

A G E N D A

FARRAGUT BOARD OF MAYOR AND ALDERMEN

August 28, 2014

RECEPTION FOR BOARD OF MAYOR AND ALDERMEN

6:30 PM

BMA MEETING

7:00 PM

- I. Silent Prayer, Pledge of Allegiance, Roll Call**
- II. Oath of Office, Lucinda Troyer, Town of Farragut Judge**
 - A. Mayor Ralph McGill
 - B. Alderman Robert "Bob" Markli
 - C. Alderman Ron Pinchok
- III. Organizational Business**
 - A. Election of Vice-Mayor

ADJOURN for BEER BOARD MEETING (See Beer Board Agenda)

FBMA MEETING (Reconvened)

- I. Approval of Agenda**
- II. Mayor's Report**
- III. Citizens Forum**
- IV. Approval of Minutes**
 - A. August 14, 2014
- V. Ordinance**
 - A. Public Reading & Second 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

VI. Business Items

- A. Approval of Resolution R-2014-07, Declaring Certain Town Property to be Surplus Property
- B. Approval of Branding Platform Statement by North Star

VII. Town Administrator's Report

VIII. 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 28, 2014 at 7:00 p.m. Members present were Mayor McGill, Aldermen Honken, Markli and Pinchok; Alderman LaMarche was absent.

Oath of Office, Lucinda Troyer, Town of Farragut Judge

The oath of office was administered by Lucinda Troyer to Mayor Ralph McGill, Alderman Robert "Bob" Markli and Alderman Ron Pinchok.

Organizational Business

Election of Vice-Mayor

Alderman Markli nominated Alderman LaMarche as Vice-Mayor. Moved by Alderman Markli, seconded by Alderman Pinchok; voting yes, Mayor McGill, Aldermen Honken, Markli and Pinchok; Alderman LaMarche was absent; no nays; motion passed.

The Board adjourned for the Farragut Beer Board at 7:10 PM.
The Board reconvened at 7:15 PM.

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 Honken, Markli and Pinchok; Alderman LaMarche was absent; no nays; motion passed.

Mayor's Report

Mayor announced that the Farragut election had over 4,000 voters.

Citizens Forum

Denny Wren, 12224 W. Ashton Court, addressed the board concerning the repaving project in Andover subdivision. The staff will be meeting with the contractor.

Josh Richardson, 7718 Mayes Chapel, spoke about a project to save a submarine from being sunk off the coast of Florida. The group is looking for a home for the submarine.

Approval of Minutes

A motion was made to approve the minutes of August 14, 2014 as presented. Moved by Alderman Markli, seconded by Alderman Honken; voting yes, Mayor McGill, Aldermen Honken, Markli and Pinchok; Alderman LaMarche was absent; no nays; motion passed.

Ordinance

Public Reading & Second 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 second and final reading. Moved by Alderman Honken, seconded by Alderman Markli; voting yes, Mayor McGill, Aldermen Honken, Markli and Pinchok; Alderman LaMarche was absent; no nays; motion passed.

Business Items

Approval of Resolution R-2014-07, Declaring Certain Town Property to be Surplus Property

Motion was made to approve Resolution R-2014-07. Moved by Alderman Honken, seconded by Alderman Markli; voting yes, Mayor McGill, Aldermen Honken, Markli and Pinchok; Alderman LaMarche was absent; no nays; motion passed.

Approval of Branding Platform Statement by North Star

Motion was made to approve the Brand Platform Statement as presented by Northstar Destination Strategies (listed below). Moved by Alderman Honken, seconded by Alderman Pinchok; voting yes, Mayor McGill, Aldermen Honken, Markli and Pinchok; Alderman LaMarche was absent; no nays; motion passed.

Target Audience:

For those who appreciate beauty and forward thinking in equal measure

Frame-of-Reference:

Farragut, TN, the Knoxville area's most desirable community

Point-of-Difference:

is a premier destination (for living, shopping, ease and amenities) built by the hard work and ideals of high achievers

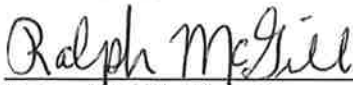
Benefit:

allowing your opportunities for growth to come with the assurance of established excellence

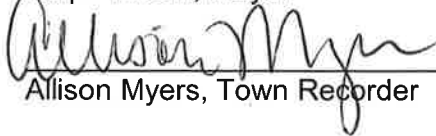
Town Administrator's Report

David Smoak, Town Administrator, announced that the Town had received a grant for \$258,000. The grant is 100% funding for traffic signal re-timing.

Meeting adjourned at 8:55 PM.



Ralph McGill, Mayor



Allison Myers, Town Recorder

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

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Ordinance 14-10, on public hearing & second 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 are copies of the property in question, 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 second and final 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	_____	_____	_____	_____	_____

AGENDA NUMBER V1.A.

MEETING DATE August 28, 2014

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Allison Myers, Town Recorder

SUBJECT: Resolution declaring certain town property to be surplus property.

DISCUSSION:

The aluminum picnic table and siftball fencing has a market value greater than \$100. Therefore meet the criteria to be surplus items. The Town will be advertising the items on Govdeals.com, an online government surplus auction site.

This resolution approval will allow for the removal if the items from the fixed asset list and advertise the sale of the items on the govdeals website.

RECOMMENDATION BY:

Allison Myers, Town Recorder

PROPOSED MOTION:

To approve Resolution R-2014-07, a resolution declaring certain town property to be surplus property.

BOARD ACTION:

MOTION BY: _____ SECONDED BY: _____

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



TOWN OF FARRAGUT

RESOLUTION R-2014-07

A Resolution Declaring Certain Town Property to be Surplus Property.

WHEREAS, it has been determined that the Town has no further use of certain item(s); and

WHEREAS, the Board of Mayor and Aldermen may determine that these items are surplus property; and

WHEREAS, the value, if any, is determined for the surplus property and its disposal will be for the common benefit; and

WHEREAS, at time of sale of surplus item(s), moneys, if any, will be allocated back to the appropriate department;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF FARRAGUT, TENNESSEE, does hereby surplus the following items(s):

- Aluminum Picnic Tables
- Softball Field Fencing

This Resolution is duly adopted by the Board of Mayor and Aldermen of the Town of Farragut on this 28th day of August 2014.

Ralph McGill, Mayor

Allison Myers, Town Recorder