

# **A G E N D A**

## **FARRAGUT BOARD OF MAYOR AND ALDERMEN**

**September 11, 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. Constitution Week & DAR Day Proclamations
- IV. Citizens Forum**
- V. Approval of Minutes**
  - A. August 28, 2014
- VI. Ordinance**
  - A. First Reading
    1. **Ordinance 14-11**, ORDINANCE TO AMEND THE TEXT OF THE ZONING ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE, ORDINANCE 86-16, AS AMENDED, BY AMENDING CHAPTER 3., SECTION XI., MULTI-FAMILY RESIDENTIAL DISTRICT (R-6), BY PROVIDING FOR NEW REQUIREMENTS, AS AUTHORIZED PURSUANT TO SECTION 13-4-201, TENNESSEE CODE ANNOTATED
    2. **Ordinance 14-12**, ORDINANCE TO AMEND THE TEXT OF THE ZONING ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE, ORDINANCE 86-16, AS AMENDED, BY AMENDING CHAPTER 3., SPECIFIC DISTRICT REGULATIONS., TO CREATE A NEW ZONING DISTRICT ENTITLED OPEN SPACE MULTI-FAMILY RESIDENTIAL OVERLAY (OSMFR), AS AUTHORIZED PURSUANT TO SECTION 13-4-201, TENNESSEE CODE ANNOTATED
    3. **Ordinance 14-13**, ORDINANCE TO AMEND THE TEXT OF THE ZONING ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE, ORDINANCE 86-16, AS AMENDED, BY AMENDING CHAPTER 4., SECTION XX. PARKING AND LOADING, A., 2. AND 3., TO CHANGE THE OFF-STREET PARKING PROVISIONS FOR MULTI-FAMILY USES, AS AUTHORIZED PURSUANT TO SECTION 13-4-201, TENNESSEE CODE ANNOTATED.

**VII. Business Items**

- A. Approval of a Special Event Permit for the 6<sup>th</sup> Annual Farragut Food Festival
- B. Approval of Directional Sign Placement for the 2014 Parade of Homes
- C. Approval of Appointments to the Parks & Athletic Council, Visual Resources Review Board and Economic Development Committee

**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.*

# **FARRAGUT BEER BOARD**

September 11, 2014

6:55 PM

## **I. Approval of Minutes**

A. August 28, 2014

## **II. Beer Permit Approval:**

A. Approval of Special Occasion Beer Permit for the Farragut Food Festival, Farragut Business Alliance Applicant

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# **FARRAGUT BEER BOARD**

August 28, 2014

Ron Honken, Chairman, called the beer board meeting to order at 7:10 PM. Elected officials present were Mayor McGill, Aldermen Honken, Markli and Pinchok; Alderman LaMarche was absent.

## **Election of Officers**

### **Chairman**

Motion was made to appoint Ron Honken as Chair of the Farragut Beer Board. Moved by Alderman Markli, seconded by Mayor McGill; voting yes; Mayor McGill, Aldermen Honken, Markli and Pinchok; Alderman LaMarche was absent.

### **Vice-Chairman**

Motion was made to appoint Ron Pinchok as Vice-Chairman of the Farragut Beer Board. Moved by Alderman Markli, seconded by Alderman Honken; voting yes; Mayor McGill, Aldermen Honken, Markli and Pinchok; Alderman LaMarche was absent.

### **Secretary**

Motion was made to appoint Alderman Markli as Secretary of the Farragut Beer Board. Moved by Alderman Honken, seconded by Alderman Pinchok; voting yes; Mayor McGill, Aldermen Honken, Markli and Pinchok; Alderman LaMarche was absent.

## **Approval of Minutes**

Motion was made to approve the minutes of August 14, 2014 as presented. Moved by Alderman Markli, seconded by Alderman Pinchok; voting yes; Mayor McGill, Aldermen Honken, Markli and Pinchok; Alderman LaMarche was absent.

## **Beer Permit Approval:**

### **Approval of Class 4 On-Premise, Tavern & Class 5 Off-Premise Beer Permit for Mind Yer P's & Q's, 12744 Kingston Pike Suite 104**

Motion was made to approve the Class 4 On-Premise, Tavern & Class 5 Off-Premise Beer Permit for Mind Yer P's & Q's, 12744 Kingston Pike Suite 104. Moved by Alderman Markli, seconded by Alderman Pinchok; voting yes; Mayor McGill, Aldermen Honken, Markli and Pinchok; Alderman LaMarche was absent.

Beer Board meeting adjourned at 7:15 PM

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Ron Honken, Chairman

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Allison Myers, Town Recorder

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## REPORT TO THE BEER BOARD

**PREPARED BY:** Allison Myers, Town Recorder

**SUBJECT:** Consider Approval of a special occasion beer permit for the Farragut Business Alliance 6<sup>th</sup> Annual Farragut Food Festival (formerly "Taste of Farragut")

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**DISCUSSION:**

The Farragut Business Alliance is planning its 6<sup>th</sup> Annual Farragut Food Festival event and is requesting a special event beer permit. The Town's Municipal Code governing special occasion beer permits is below.

**Sec. 8-212. - Special occasion beer permit.**

The special occasion beer permit request shall be made on such form as the board shall prescribe and/or furnish and shall be accompanied by a non-refundable application fee of one hundred dollars (\$100.00).

- (1) The beer board is authorized to issue a special occasion beer permit to bona fide charitable or nonprofit organizations for special events.
- (2) The special occasion beer permit shall not be issued for longer than one (1) forty-eight-hour period, unless otherwise specified by the beer board, subject to the limitations on the hours, imposed by law.
- (3) The application for the special occasion beer permit shall state whether the applicant is a charitable or nonprofit organization, include documents showing evidence of the type of organization, and state the location of the premise upon which alcoholic beverages shall be served and the purpose for the request of the license.

- (4) For purposes of this section:

Bona fide charitable or nonprofit organization means any corporation or other legal entity which has been recognized as exempt from federal taxes under section 501(c) of the Internal Revenue Code.

- (5) No charitable or nonprofit organization possessing a special occasion beer permit shall purchase, for sale or distribution, beer from any source other than a licensee as provided pursuant to state law.
- (6) Failure of the special occasion permittee to abide by the conditions of the permit and all laws of the State of Tennessee and the Town of Farragut will result in a denial of a special occasion beer permit for the sale of beer for a period of two (2) years.

The Farragut Business Alliance is a nonprofit organization and is requesting the permit for September 26, 2014. They are also requesting the \$100 application fee be waived as the Town is an event sponsor of the event.

**RECOMMENDATION BY:**

Allison Myers, Town Recorder, for approval.

**PROPOSED MOTION:**

Motion to waive the \$100 application fee and approve the special occasion beer permit for the 6<sup>th</sup> Annual Farragut Food Festival event.

**BOARD ACTION:**

**MOTION BY:** \_\_\_\_\_ **SECONDED BY:** \_\_\_\_\_

# APPLICATION FOR BEER PERMIT

STATE OF TENNESSEE

TOWN OF FARRAGUT

I hereby make application for a permit to sell, store, manufacture, or distribute Beer under the provisions of Tennessee Code Annotated Section 57-5-101 et seq. and base my application upon the answers to the following questions:

1. Reason for application: New Business ☐ New Ownership ☐ Name Change ☐ Other ☒
2. Type of permit requested: Off-Premise ☐ On-Premise ☐ On/Off-Premise ☐ Special Occasion ☒ (Farragut Food Festival)
3. Name of Applicant(s) (Owner(s) of Business) Farragut Business Alliance, Inc.
4. Type of applicant (check one):  
Person ☐ Firm ☐ Corporation ☐ Joint-Stock Company ☐ Syndicate ☐ Other ☒ Non-profit corp.
5. List all persons, firms, corporations, joint-stock companies, syndicates, or associations having at least a 5% ownership interest in the business:  
N/A
6. Applicant's present home address:  
1130 Hirst Circle, Lenoir City, TN 37772
7. Date of Birth 01/26/66 Home Telephone Number 865-986-7908  
Business Telephone Number 307-2486 Social Security Number N/A
8. Representative Email Address: allison@farragutbusiness.com
9. Under what name will the business operate? N/A
10. Business address P.O. Box 23583, Farragut, TN 37933  
Business Telephone number 307-2486
11. Specify the identity, email and physical address of the person to receive annual privilege tax notices and any other communication from the Town:  
N/A
12. Information of any manager, other than the applicant: N/A  
Name: \_\_\_\_\_ Birth Date: \_\_\_\_\_  
Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

13. Has any person having at least a 5% ownership interest, any of the managers, or any other employee of the business, been convicted of any violation of the beer or alcoholic beverage laws or any crime within the last ten (10) years: Yes No. If yes, give particulars of each charge, court, and date convicted.
14. Have you or your organization ever had a Beer Permit revoked, suspended, or denied in the State of Tennessee? No If so, specify, where, when, and why:
15. Name and address of property owner, if other than the business owner: 12748 Kingston Pike  
Renaissance I Farragut/Myers Bros. Holdings Ste. 206
16. What is the name and address of the Church (or other place of worship) nearest to your business?  
N/A
17. What is the name and address of the school nearest to your business?  
N/A
18. Special Occasion Event Name: Farragut Food Festival (Formerly Taste of Farragut)  
Location of the special occasion event: 0 Renaissance I Farragut  
Event Date & Times: Fri, 9/26/14, 6:30 - 9:30 pm  
Representative name & phone number: Allison Sousa, 307-2486/816-2015  
Have you received a special event permit to hold the event in the Town of Farragut? (in process)
19. Tennessee Sales Tax Number: N/A

I certify that I am knowledgeable of the laws prohibiting the sale of beer to minors and that this application contains true information to the best of my knowledge and belief.

I understand that this application is subject to the Tennessee Public Records Act and shall be open for inspection and reproduction by any citizen. Tennessee Code Annotated 10-7-503.

I understand that by submitting this application, a background investigation shall be conducted and any and any and all documents related to my request shall become public records.

I understand that the applicant or representative must be present at the beer board meeting in which the permit will be discussed.

M. Wilson Sousa

Signature of Applicant/Owner (or authorized Corporate Official)

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public

My Commission Expires: \_\_\_\_\_

\* Notice: A non-refundable \$250 fee must accompany this application. Any applicant making false statement in this application shall forfeit his/her permit and shall not be eligible to receive any permit for a period of ten years.

\* A privilege tax of \$100 is imposed on the business of selling, distributing, storing or manufacturing beer in this state effective January 1, 1994 and each successive January 1. Any holder of a beer permit issued after January 1, 1994 shall pay a pro rata portion of this annual tax when the permit is issued.

**FOR OFFICE USE ONLY**

Application is hereby: Approved \_\_\_\_\_ Denied \_\_\_\_\_

On this date: \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Beer Board Chairman

\_\_\_\_\_  
Town Recorder

\* Please waive fees, as the  
Town is a co-host of  
this event.

# **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.

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Ralph McGill, Mayor

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Allison Myers, Town Recorder

**REPORT TO THE BOARD OF MAYOR AND ALDERMEN**

**PREPARED BY:** Mark Shipley, Community Development Director and Ashley Miller, Assistant Community Development Director

**SUBJECT:** Ordinance 14-11, on first reading, to amend the Farragut Zoning Ordinance, Chapter 3, Section XI, Multi-Family Residential District (R-6), by providing for new requirements (Ross Bradley, TDK Construction and PMG, Applicants)

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**BACKGROUND:**

Several months ago TDK Construction and PMG initiated the text amendment process to consider the possibility of amending portions of the existing Multi-Family Residential District (R-6) in an effort to encourage greater housing choice, as recommended in Strategy 3 of the Comprehensive Land Use Plan (CLUP).

This item was first discussed at the planning commission meeting on May 15, 2014. Since that time, the planning commission has reviewed this item on June 19, 2014, July 17, 2014, and August 21, 2014. Additionally, the planning commission toured several multi-family developments in the area and assessed existing buffer strips in the Town on July 9, 2014. Throughout this lengthy public process, the drafting of Ordinance 14-11 evolved into the need for two additional ordinances: 1) Ordinance 14-12, which proposes the creation of a new zoning district, Open Space Multi-Family Residential Overlay (OSMFR), and 2) Ordinance 14-13, which proposes amendments to the parking regulations associated with multi-family developments.

Specifically, Ordinance 14-11 would amend the existing R-6 zoning district in the following areas:

- Redefine the areas within the Town where R-6 would be permissible to make it consistent with the CLUP;
- Update language to be consistent with other adopted plans and ordinances;
- Establish parameters for reducing setback and buffer strip requirements;
- Eliminate language related to Floor Area Ratio (FAR) and maximum lot size;
- Increase the overall density permitted in the R-6 district from ten (10) to twelve (12) units per acre;
- Establish parameters for transitioning building heights in relation to adjacent residential properties and increasing maximum height;
- Establish building façade and low impact development requirements.

This revision would remove limiting R-6 zoning to only areas adjacent to the interstate highway interchange, Dixie Lee Junction, and Watt Road and would allow, as appropriate, multi-family residential developments in areas identified for such uses in the adopted CLUP. The revision would also remove language related to blue line stream setbacks due to more stringent requirements that have been adopted in other ordinances and plans. And, the revision would require adherence to the Town's adopted lighting provisions, the CLUP, and the Pedestrian and Bicycle Plan.

As provided for in Ordinance 14-11, setback and buffer strip requirements have been amended to promote surface parking and accessory structures to be situated internal to the development. However, if the design includes surface parking on the perimeter, then the setback and buffer strip areas shall remain as established in the current provisions. As it relates to the buffer strip requirements, clarification has been provided for required buffer strips when the subject property adjoins properties that are zoned agricultural and/or residential.

During the planning commission tour on July 9, a point of discussion was the height of buildings when the subject property adjoins a residential or agricultural zone. In this regard, Ordinance 14-11 provides that any buildings within 100 feet of an adjoining property zoned residential or agricultural shall be no greater in height than the maximum height permitted for principle buildings in the adjoining residential or agricultural district. Beyond the 100 feet, the maximum building height would be three (3) stories or forty-five (45) feet. As mentioned above, this addresses the design concept of “transitions” described in the CLUP.

In order to be consistent with the Town’s current efforts in developing Architectural Design Standards, a section has been added to the R-6 District related to Building Façade Requirements. This is an effort to ensure that any multi-family developments that may be proposed prior to the standards being completed are consistent with the Town’s intent to develop and implement the standards. Staff worked with the Architectural Design Standards consultants, Winter & Company, in developing the proposed building façade language.

Another section added to the R-6 District is the Low Impact Development (LID) Requirements, which are the same requirements that were included in the BD-4 zoning district that was created in 2013. The LID Requirements are an effort to assist developers in utilizing more land area within the development by reducing the need for large detention basins while still meeting the requirements established in the stormwater ordinance.

**DISCUSSION:**

As mentioned above, the provisions in Ordinance 14-11 have been discussed at length and in some depth at a number of public hearings. Both the Strategic Plan and the CLUP have language that addresses the need for greater housing choice. Ordinance 14-11 advances these objectives.

After some discussion at their most recent meeting on August 21, 2014, the planning commission decided that they were ready for a formal vote on this request. Consequently, the commission voted 8-0 to approve Resolution PC-14-06 which recommends approval of Ordinance 14-11.

**RECOMMENDATION BY:**

The planning commission recommended 8-0 to approve Ordinance 14-11. The staff also recommends approval of Ordinance 14-11.

**PROPOSED MOTION:**

To approve Ordinance 14-11, on first reading, to amend the Farragut Zoning Ordinance, Chapter 3, Section XI, to consider providing for new requirements to the Multi-Family Residential District (R-6).

**BOARD ACTION:**

MOTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

| <u>VOTE/TOTAL</u> | <u>MCGILL</u> | <u>PINCHOK</u> | <u>HONKEN</u> | <u>LAMARCHE</u> | <u>MARKLI</u> |
|-------------------|---------------|----------------|---------------|-----------------|---------------|
| YES               | _____         | _____          | _____         | _____           | _____         |
| NO                | _____         | _____          | _____         | _____           | _____         |
| ABSTAIN           | _____         | _____          | _____         | _____           | _____         |

## **Existing R-6 Zoning Provisions:**

### **Chapter 3, Section XI. Multi-family residential district (R-6).**

- A. *General description.* The intent of this zone is to permit lands that are suited for such development and that are adjacent to the interstate highway interchange, in the Dixie Lee Junction area, and adjacent to Watt Road, to provide for the development of multi-family developments, such as apartments and group housing facilities. This district shall serve as a transition area between more intense land uses or major roads and less intense land uses. These areas should be free from severe natural environmental limitations and provide access to a street having a designated classification of arterial, or a street which is not interior to a subdivision and which directly accesses a street having a designated classification of arterial. The street on which the development accesses must also meet the minimum design standards established in the Farragut Subdivision Regulations.

The town encourages the spacing and orientation of buildings to promote aesthetics, buffering and open spaces to enhance the quality of life for the community, and recreational and common facilities for the enjoyment of the residents of the development.

- B. *Permitted uses and structures.*
1. Apartment buildings.
  2. Recreational facilities and open spaces which are developed as an integral part of the development.
  3. Elderly and group housing as regulated in Chapter 4.
  4. Nursing homes as regulated in Chapter 4.
  5. Day care facilities as regulated in Chapter 4.
  6. 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 (5) acres.
    - c. There shall be a buffer strip which meets the following minimum development criteria:
      - 1) The buffer strip shall be a minimum of twenty-five (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 fifty (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 fifty (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 thirty (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 thirty-five (35) percent and the total lot coverage shall not exceed sixty (60) percent.
- f. A site plan and landscape plan shall be submitted as regulated in Chapter 4.
7. Agricultural crops, but not nursery sales or the raising of farm animals or poultry, provided there is a minimum lot size of five (5) acres.
8. Agricultural accessory uses and structures, provided there is a minimum lot size of five (5) acres.
9. Accessory uses and structures.
10. Customary Home Occupations as regulated in Chapter 4.
11. Signs as regulated in the Municipal Code.
12. Utility uses.

C. *Minimum development requirements.*

1. The development shall conserve, in so far as practical, natural and manmade features on the site, including but not limited to trees, historic features, and wetlands.
2. A survey of the natural features shall be completed where appropriate. Natural features shall include but are not limited to wetlands, rock formations, trees, sink holes, streams, topographic features, and endangered species habitats. Development shall comply with the Tree Preservation Ordinance.
3. All blue line streams must remain in their natural state and shall not be piped, except for access crossings. All buildings, structures, driveways, parking lots, and other similar improvements must be set back a minimum of ten (10) feet from the top of the stream banks.
4. Access ways and parking areas shall be designed to reduce the grading of the site and preserve the natural topography as much as practical. Site design should preserve large, existing trees when possible and reduce the clearing necessary for building sites. The maximum slope created as a result of a proposed development shall not be greater than 3:1 (run/rise). Terracing may be permitted per the Town Engineer's approval.

5. Developments shall directly access a street having a designated classification of arterial, or a street which is not interior to a subdivision and which directly accesses a street having a designated classification of arterial. The street on which the development accesses must meet the minimum design standards established in the Farragut Subdivision Regulations.
6. Internal access and circulation shall provide for adequate ingress/egress of fire fighting equipment, service deliveries, furniture moving vans, and refuse collection vehicles.
7. Internal pedestrian access and circulation shall be provided where deemed appropriate by the planning commission.
8. Parking areas and sidewalks shall be lighted for night use where appropriate. All lighting shall conform with approved town standards.
9. A site plan of the development shall be submitted as regulated in Chapter 4.
10. If common recreational facilities and/or open spaces are developed as part of a development, details must be included in the site plan submittal. These common areas which may include driveways, parking areas, walkways, and steps should be lighted for night use where appropriate. The means of preserving and maintaining the common open space and other common property shall be assured as part of the development.
11. A landscape plan for the development shall be submitted as regulated in Chapter 4.

D. *Area regulations.*

1. *Setback requirements.*
  - a. All buildings shall be set back a minimum of fifty (50) feet from all property lines;
  - b. All agricultural structures, excluding fences, shall be set back a minimum of fifty (50) feet from all property lines; and
  - c. All non-agricultural accessory structures, excluding fences, detention basin structures, subdivision walls, entrance pillars, and certain utility structures, shall be located outside any required buffer strips and shall be set back from the nearest point of any property line a minimum of twenty (20) feet, except as provided for elsewhere in this ordinance or the Municipal Code. Detention basin structures, subdivision walls, and entrance pillars shall be set back from the nearest point of any property line a minimum of ten (10) feet. Electrical substations, utility offices, or any other utility building shall meet the front yard setback requirements.
2. *Buffer strips.*
  - a. Whenever a side or rear lot line abuts a residential or agricultural zone, there shall be a buffer strip a minimum of fifty (50) feet in width on all side and rear property lines. The buffer strip shall be included in the required building setback.
  - b. Whenever a side or rear lot line abuts a non-residential or non-agricultural zone, there shall be a buffer strip a minimum of twenty-five (25) feet in width on all side and rear property lines. The buffer strip shall be included in the required building setback.

- c. There shall be a buffer strip a minimum of twenty (20) feet in width on all front property lines. The buffer strip shall be included in the required building setback.
  - d. Existing, mature vegetation shall be preserved and incorporated into the buffer strips.
  - e. Detention basins, measured from top-of-slope to top-of-slope, and associated structures shall not be located within any buffer strips.
- 3. *Maximum lot coverage.* Total lot coverage — Fifty (50) percent, except as provided for elsewhere in this ordinance.
  - 4. *Floor area ratio (FAR).* The purpose of using the FAR concept is to provide the developer greater flexibility in the design of the facility. The FAR shall not exceed twenty-five (25) percent.
  - 5. *Land area.*
    - a. Minimum lot size of five (5) acres.
    - b. Maximum lot size of fifteen (15) acres.
  - 6. *Density.* Maximum overall density shall not exceed ten (10) units per acre. This density of ten (10) units per acre is a maximum number only, and is permitted only if all requirements of the Town of Farragut have been met.

E. *Height regulations.*

- 1. *Major arterial access:* No principal building shall exceed three (3) stories, or forty-two (42) feet, in height. Buildings constructed over thirty-five (35) feet in height shall be set back from all property lines one (1) additional foot for each one (1) foot in height over thirty-five (35) feet; or
- 2. *Minor arterial access:* No principal building shall exceed two and one-half (2½) stories, or thirty-five (35) feet, in height.
- 3. No accessory structure shall exceed fifteen (15) feet in height, except as provided for elsewhere in this ordinance or the Municipal Code.

F. *Parking.* Parking shall be provided as regulated in Chapter 4. All overflow parking shall be centrally located or uniformly distributed throughout the development.

(Ord. No. 86-16, adopted Apr. 1986, amended Feb. 2006; Ord. No. 06-34, § 7, 1-11-2007; Ord. No. 12-03, § 9, 2-23-2012)

|                           |                                 |
|---------------------------|---------------------------------|
| <b>ORDINANCE:</b>         | <b>14-11</b>                    |
| <b>PREPARED BY:</b>       | <b>Shipley</b>                  |
| <b>REQUESTED BY:</b>      | <b>TDK Construction and PMG</b> |
| <b>CERTIFIED BY FMPC:</b> | <b>August 21, 2014</b>          |
| <b>PUBLIC HEARING:</b>    | _____                           |
| <b>PUBLISHED IN:</b>      | _____                           |
| <b>DATE:</b>              | _____                           |
| <b>1ST READING:</b>       | _____                           |
| <b>2ND READING:</b>       | _____                           |
| <b>PUBLISHED IN:</b>      | _____                           |
| <b>DATE:</b>              | _____                           |

**AN ORDINANCE TO AMEND THE TEXT OF THE ZONING ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE, ORDINANCE 86-16, AS AMENDED, BY AMENDING CHAPTER 3., SECTION XI., MULTI-FAMILY RESIDENTIAL DISTRICT (R-6), BY PROVIDING FOR NEW REQUIREMENTS, AS AUTHORIZED PURSUANT TO SECTION 13-4-201, TENNESSEE CODE ANNOTATED.**

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

## **SECTION 1.**

Chapter 3, Section XI., Multi-Family Residential District (R-6), is amended by deleting it in its entirety and substituting in lieu thereof the following:

### **XI. MULTI-FAMILY RESIDENTIAL DISTRICT (R-6)**

#### **A. General Description**

Consistent with adopted plans and policies of the Town, this district is intended primarily to provide for the development of multi-family developments, such as apartments and group housing facilities. This district shall serve as a transition area between more intense land uses or major roads and less intense land uses. These areas should be free from severe natural environmental limitations and provide access to a street having a designated classification of arterial, or a street which is not interior to a subdivision and which directly accesses a street having a designated classification of arterial. The street on which the development accesses must also meet the minimum design standards established in the Farragut Subdivision Regulations.

#### **B. Permitted Uses and Structures**

1. Apartment buildings.
2. Recreational facilities and open spaces which are developed as an integral part of the development.
3. Elderly and group housing as regulated in Chapter 4.
4. Nursing homes as regulated in Chapter 4.
5. Day care facilities as regulated in Chapter 4.
6. 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 (5) acres.
  - c. There shall be a buffer strip which meets the following minimum development criteria:
    - 1) The buffer strip shall be a minimum of twenty-five (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 fifty (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 fifty (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 thirty (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 thirty-five (35) percent and the total lot coverage shall not exceed sixty (60) percent.
  - f. A site plan and landscape plan shall be submitted as regulated in Chapter 4.
7. Agricultural crops, but not nursery sales or the raising of farm animals or poultry, provided there is a minimum lot size of five (5) acres.
8. Agricultural accessory uses and structures, provided there is a minimum lot size of five (5) acres.

9. Accessory uses and structures.
10. Customary Home Occupations as regulated in Chapter 4.
11. Signs as regulated in the Municipal Code.
12. Utility uses.

#### C. Minimum Development Requirements

1. The development shall conserve, in so far as practical, natural and manmade features on the site, including but not limited to trees, historic features, and wetlands.
2. A survey of the natural features shall be completed where appropriate. Natural features shall include but are not limited to wetlands, rock formations, trees, sink holes, streams, topographic features, and endangered species habitats. Development shall comply with the Tree Protection Ordinance.
3. Access ways and parking areas shall be designed to reduce the grading of the site and preserve the natural topography as much as practical. Site design should preserve large, existing trees when possible and reduce the clearing necessary for building sites. The maximum slope created as a result of a proposed development shall not be greater than 3:1 (run/rise). Terracing may be permitted per the Town Engineer's approval.
4. Developments shall directly access a street having a designated classification of arterial, or a street which is not interior to a subdivision and which directly accesses a street having a designated classification of arterial. The street on which the development accesses must meet the minimum design standards established in the Farragut Subdivision Regulations.
5. Internal access and circulation shall provide for adequate ingress/egress of fire fighting equipment, service deliveries, furniture moving vans, and refuse collection vehicles.
6. Internal pedestrian access and circulation shall be provided where deemed appropriate by the planning commission.
7. Parking areas and sidewalks shall be lighted for night use where appropriate. All lighting shall comply with Town of Farragut lighting provisions.
8. A site plan of the development shall be submitted as regulated in Chapter 4.
9. The approved plan shall be in compliance with the Farragut Comprehensive Land Use Plan, the Pedestrian and Bicycle Plan, and all other adopted plans and ordinances of the Town of Farragut.
10. If common recreational facilities and/or open spaces are developed as part of a development, details must be included in the site plan submittal. These common areas which may include driveways, parking areas, walkways, and steps should be lighted for night use where appropriate. The means of preserving and maintaining the common open space and other common property shall be assured as part of the development.
11. A landscape plan for the development shall be submitted as regulated in Chapter 4.

#### D. Area Regulations

## 1. Setback Requirements

### a. Front yard:

All buildings (principle and accessory) shall be set back a minimum of fifty (50) feet from front property lines. Parking shall be set back a minimum of twenty (20) feet from front property lines. Detention basin structures, subdivision walls, entrance pillars, and certain utility structures shall be set back a minimum of ten (10) feet from front property lines. Electrical substations, utility offices, or any other utility building shall meet the required fifty (50) foot front yard setback.

### b. Side/rear yard:

All principle buildings that are positioned along a side or rear property line shall be set back a minimum of thirty-five (35) feet from the nearest side or rear property line(s).

Where surface parking is arranged along a side or rear property line, all principle buildings and parking lots shall be set back a minimum of fifty (50) feet from the nearest side or rear property line(s).

### c. Accessory structures:

Where the adjacent property is zoned residential or agricultural, accessory structures shall be set back from the nearest point of any side or rear property line a minimum of one hundred (100) feet.

Where the adjacent property is zoned non-residential or non-agricultural, accessory structures shall be set back from the nearest point of any side or rear property line a minimum of thirty-five (35) feet.

## 2. Buffer Strips

### a. Front yard:

A buffer strip is not required in a front yard but the development must provide for a landscape design that, at a minimum, would include plant material distributed within the area twenty (20) feet from the front property line(s). The landscape design shall be approved by the Visual Resources Review Board.

### b. Side/rear yard:

Whenever a principle building is positioned along a side or rear property line and the adjacent property is zoned residential or agricultural, there shall be a buffer strip a minimum of thirty-five (35) feet in width. If the area within this buffer strip is not wooded the area shall be planted to the requirements of a fifty (50) foot buffer strip as provided for in the landscaping requirements of Chapter 4.

Whenever a surface parking lot is arranged along a side or rear property line and abuts property zoned residential or agricultural, there shall be a buffer strip a minimum of fifty (50) feet in width as provided for in the landscaping requirements of Chapter 4.

### c. Whenever a side or rear property line abuts property that is zoned non-residential or non-agricultural, there shall be a buffer strip a minimum of twenty-five (25) feet in width as provided for in the landscaping requirements of Chapter 4.

- d. Other than an approved fence or masonry screen wall used for buffering purposes or a utility or pedestrian facility that bisects a buffer strip in a perpendicular manner, no structures are permitted within a required buffer strip.
  - e. Existing, mature vegetation shall be preserved and incorporated into the buffer strips.
  - f. Detention basins, measured from top-of-slope to top-of-slope, and associated structures shall not be located within any buffer strips.
3. Maximum Lot Coverage  
Total lot coverage — Fifty (50) percent, except as provided for elsewhere in this ordinance.
4. Minimum Distance Between Buildings  
There shall be a minimum of twenty (20) feet between all freestanding buildings, as measured from the closest point between two buildings.
5. Land Area  
Minimum lot size of five (5) acres.
6. Density  
Maximum overall density shall not exceed twelve (12) units per acre. This density of twelve (12) units per acre is a maximum number only and is permitted only if all requirements of the Town of Farragut have been met.

#### E. Height Regulations

- 1. Whenever the adjacent property is zoned residential 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).  
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 (3) stories, or forty-five (45) feet in height.
- 2. No accessory structures, other than a clubhouse or comparable amenities building, shall exceed fifteen (15) feet in height. A clubhouse or comparable amenities building shall not exceed twenty-five (25) feet in height.

#### F. Parking

Parking shall be provided as regulated in Chapter 4. All overflow parking shall be centrally located or uniformly distributed throughout the development.

#### G. Building Façade Requirements

Building façades shall use high-quality, durable, materials that are architecturally compatible and include a significant masonry element. Building façades shall not use fabricated metal panels or vinyl siding and shall include only limited use of synthetic stucco (EIFS) or

panelized brick (such materials may be appropriate as accents or on upper floor façades). The use of high-quality, durable, stone veneer may be acceptable when it is detailed to have the appearance of authentic stone. At a building corner, the veneer should wrap around the corner and should, at a minimum, extend to a depth of traditional stone. The objective is to assure that synthetic products convey an authenticity similar to genuine masonry.

#### H. Low Impact Development Requirements

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

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

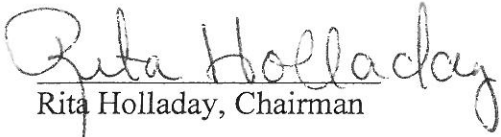
## SECTION 2.

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

\_\_\_\_\_  
Dr. Ralph McGill, Mayor

\_\_\_\_\_  
Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this \_\_\_\_ day of \_\_\_\_\_, 2014, with approval recommended.

  
Rita Holladay, Chairman

  
Edwin K. Whiting, Secretary

**FARRAGUT MUNICIPAL PLANNING COMMISSION**

**RESOLUTION PC-14-06**

**FARRAGUT MUNICIPAL PLANNING COMMISSION**

**A RESOLUTION TO APPROVE AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3., SECTION XI., MULTI-FAMILY RESIDENTIAL DISTRICT (R-6), TO REPLACE IT WITH NEW REQUIREMENTS**

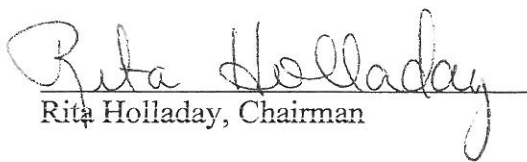
**WHEREAS**, the Tennessee Code Annotated, Section 13-4-201 et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

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

**WHEREAS**, a public hearing was held on this request on August 21, 2014;

**NOW, THEREFORE, BE IT RESOLVED** that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 14-11.

ADOPTED this 21<sup>st</sup> day of August, 2014.

  
Rita Holladay, Chairman

  
Edwin K. Whiting, Secretary



**REPORT TO THE BOARD OF MAYOR AND ALDERMEN**

**PREPARED BY:** Mark Shipley, Community Development Director and Ashley Miller, Assistant Community Development Director

**SUBJECT:** Ordinance 14-12, on first reading, to amend the Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, to create Section XXVIII, being a new zoning district entitled Open Space Multi-Family Residential Overlay District (OSMFR), (Ross Bradley, TDK Construction and PMG, Applicants)

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**BACKGROUND:**

As with Ordinance 14-11, several months ago TDK Construction and PMG initiated the text amendment process to consider the possibility of amending portions of the existing Multi-Family Residential District (R-6) in an effort to encourage greater housing choice, as recommended in Strategy 3 of the Comprehensive Land Use Plan (CLUP). Based on these public discussions, the need arose for a multi-family district that would provide more flexibility and design freedom in exchange for conservation of environmentally sensitive areas.

The planning commission began discussing amendments to the R-6 zone at the meeting on May 15, 2014. Since that time, Ordinance 14-12 evolved from subsequent planning commission meetings. Primarily the discussion centered around providing for more flexible design standards which promote clustering of buildings in more suitable areas on a property, which also lessens development cost, in exchange for setting aside a minimum of 50% of the gross land area as preserved common open space.

Due to the success of the Town's two other open space overlay districts, Open Space Residential Overlay (OSR) and Open Space Mixed Residential Overlay (OSMR), the planning commission felt that an open space overlay district specifically for multi-family developments would be helpful for properties that contained significant physical limitations.

Specifically, Ordinance 14-12 establishes the following variations from Ordinance 14-11 (the ordinance that governs the base R-6 zoning district):

- Establish a minimum common open space requirement of 50%;
- Establish a reduced front yard setback requirement of thirty-five (35) feet;
- Establish lessened setbacks and buffer strips for side and rear yards that abut non-residential or non-agriculture zones;
- Establish an increased maximum height while maintaining some parameters for transitioning building heights in relation to adjacent residential properties.

Similar to Ordinance 14-11, a point of considerable discussion with the planning commission was the height of buildings when the subject property adjoins a residential or agricultural zone. In this regard, Ordinance 14-12 provides that any buildings within 100 feet of an adjoining property zoned residential or agricultural shall not exceed a maximum height of three (3) stories or forty-five (45) feet. However, beyond the 100 feet, the maximum building height could be four (4) stories or fifty-five (55) feet. As mentioned above, this addresses the design concept of "transitions" described in the CLUP.

**DISCUSSION:**

As noted above, the provisions in Ordinance 14-12 have been discussed at length and in some depth at a number of public hearings. Both the Strategic Plan and the CLUP have language that addresses the need for greater housing choice. Ordinance 14-12 helps to address this objective and provides development incentives for challenging properties in exchange for significant protection of environmentally sensitive areas, such as steep slopes, floodplains, sinkholes, wetlands, etc.

After some discussion at their most recent meeting on August 21, 2014, the planning commission decided that they were ready for a formal vote on this request. Consequently, the commission voted 8-0 to approve Resolution PC-14-07 which recommends approval of Ordinance 14-12.

**RECOMMENDATION BY:**

The planning commission recommended 8-0 to approve Ordinance 14-12. The staff also recommends approval of Ordinance 14-12.

**PROPOSED MOTION:**

To approve Ordinance 14-12, on first reading, to amend the Farragut Zoning Ordinance, Chapter 3, to create Section XXVIII, being a new zoning district entitled Open Space Multi-Family Residential Overlay District (OSMFR).

**BOARD ACTION:**

**MOTION BY:** \_\_\_\_\_ **SECONDED BY:** \_\_\_\_\_

| <u>VOTE/TOTAL</u> | <u>MCGILL</u> | <u>PINCHOK</u> | <u>HONKEN</u> | <u>LAMARCHE</u> | <u>MARKLI</u> |
|-------------------|---------------|----------------|---------------|-----------------|---------------|
| YES               | _____         | _____          | _____         | _____           | _____         |
| NO                | _____         | _____          | _____         | _____           | _____         |
| ABSTAIN           | _____         | _____          | _____         | _____           | _____         |

|                           |                                 |
|---------------------------|---------------------------------|
| <b>ORDINANCE:</b>         | <b>14-12</b>                    |
| <b>PREPARED BY:</b>       | <b>Shipley</b>                  |
| <b>REQUESTED BY:</b>      | <b>TDK Construction and PMG</b> |
| <b>CERTIFIED BY FMPC:</b> | <b>August 21, 2014</b>          |
| <b>PUBLIC HEARING:</b>    | _____                           |
| <b>PUBLISHED IN:</b>      | _____                           |
| <b>DATE:</b>              | _____                           |
| <b>1ST READING:</b>       | _____                           |
| <b>2ND READING:</b>       | _____                           |
| <b>PUBLISHED IN:</b>      | _____                           |
| <b>DATE:</b>              | _____                           |

**AN ORDINANCE TO AMEND THE TEXT OF THE ZONING ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE, ORDINANCE 86-16, AS AMENDED, BY AMENDING CHAPTER 3., SPECIFIC DISTRICT REGULATIONS., TO CREATE A NEW ZONING DISTRICT ENTITLED OPEN SPACE MULTI-FAMILY RESIDENTIAL OVERLAY (OSMFR), AS AUTHORIZED PURSUANT TO SECTION 13-4-201, TENNESSEE CODE ANNOTATED.**

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

## **SECTION 1.**

Chapter 3, Section XI., Specific District Regulations., is amended by adding the following:

### **XXVIII. OPEN SPACE MULTI-FAMILY RESIDENTIAL OVERLAY (OSMFR)**

#### **A. General Description**

It is the intent of this overlay district to provide for greater flexibility and design freedom in order to encourage a better living environment and the conservation of environmentally sensitive areas. The increased flexibility associated with this overlay district allows for additional height and increased density along with lessened setbacks and buffer strips. In exchange, the multi-family development shall generate a superior design that provides extensive common open space that capitalizes on the inherent physical characteristics of the property and its surrounding area.

#### **B. Application of the District**

The Open Space Multi-Family Residential Overlay District may be applied over the Multi-Family Residential District (R-6).

### C. Permitted Uses and Structures

1. Apartment buildings.
2. Recreational facilities and open spaces which are developed as an integral part of the development.
3. Elderly and group housing as regulated in Chapter 4.
4. Nursing homes as regulated in Chapter 4.
5. Accessory uses and structures.
6. Customary Home Occupations as regulated in Chapter 4.
7. Signs as regulated in the Municipal Code.
8. Utility uses.

### D. General Minimum Development Requirements

1. A site plan, as regulated in the Farragut Zoning Ordinance, shall be submitted to the planning commission for review and approval. All applicable requirements shall be included as part of the development plan submission. The site plan shall be of the entire development and is required whether the project is developed in multiple phases or not.
2. The approved site plan shall be in compliance with the Farragut Comprehensive Land Use Plan, the Pedestrian and Bicycle Plan, and all other adopted plans and ordinances of the Town of Farragut.
3. Common open space.
  - a. Common open space shall be created as an integral part of the overall design. The development shall conserve, in so far as practical, natural and manmade features on the site, including but not limited to trees, floodplains, sinkholes, wetlands, springs, streams, wet weather conveyances, endangered species habitat, steep slopes, rock formations and other unique topographic features, and historic features.
  - b. A survey of the natural features shall be completed where appropriate. Natural features shall include but are not limited to wetlands, rock formations, trees, sinkholes, streams, topographic features, and endangered species habitats. Development shall comply with the Tree Protection Ordinance.
  - c. Common open space may be improved for certain passive recreation uses, but open space containing natural features worthy of preservation (e.g. wetlands, woodlands, steep slopes, streams, springs, sinkholes, etc.,) must be left unimproved and undisturbed.
  - d. Common open space shall be designated as permanent on the approved site plan and referenced as an exhibit in a covenant that runs with the land and that is recorded at the Register of Deeds.
4. Access ways and parking areas shall be designed to reduce the grading of the site and preserve the natural topography as much as practical. Site design should preserve large,

- existing trees when possible and reduce the clearing necessary for building sites. The maximum slope created as a result of a proposed development shall not be greater than 2½:1 (run/rise). Terracing may be permitted per the Town Engineer's approval.
5. Developments shall directly access a street having a designated classification of arterial, or a street which is not interior to a subdivision and which directly accesses a street having a designated classification of arterial. The street on which the development accesses must meet the minimum design standards established in the Farragut Subdivision Regulations.
  6. Internal access and circulation shall provide for adequate ingress/egress of firefighting equipment, service deliveries, furniture moving vans, and refuse collection vehicles.
  7. Internal pedestrian access and circulation shall be provided where deemed appropriate by the planning commission.
  8. Parking areas and sidewalks shall be lighted for night use where appropriate. All lighting shall comply with Town of Farragut lighting provisions.
  9. A landscape plan for the development shall be submitted as regulated in Chapter 4.

#### E. Area Regulations

##### 1. Setback Requirements

###### a. Front Yard:

All buildings (principle and accessory) shall be set back a minimum of thirty-five (35) feet from front property lines. Parking shall be set back a minimum of twenty (20) feet from front property lines. Detention basin structures, subdivision walls, entrance pillars, and certain utility structures shall be set back a minimum of ten (10) feet from front property lines. Electrical substations, utility offices, or any other utility building shall meet the required thirty-five (35) foot front yard setback.

###### b. Side/Rear Yard:

All principle buildings that are positioned along a side or rear property line that is adjacent to property that is zoned residential or agricultural shall be set back a minimum of thirty-five (35) feet from the nearest side or rear property line(s).

Where surface parking is arranged along a side or rear property line and the adjacent property is zoned residential or agricultural, all principle buildings and parking lots shall be set back a minimum of fifty (50) feet from the nearest side or rear property line(s).

Whenever a side or rear property line abuts a non-residential or non-agricultural zone, all principle buildings and parking lots shall be set back a minimum of twenty (20) feet from the nearest side or rear property line(s).

###### c. Accessory Structures:

Where the adjacent property is zoned residential or agricultural, accessory structures shall be set back from the nearest point of any side or rear property line a minimum of one hundred (100) feet.

Where the adjacent property is zoned non-residential or non-agricultural, accessory structures shall be set back from the nearest point of any side or rear property line a minimum of thirty-five (35) feet.

2. Minimum Distance Between Buildings

There shall be a minimum of twenty (20) feet between all freestanding buildings, as measured from the closest point between two buildings.

3. Density

Maximum overall density shall not exceed twelve (12) units per acre. This density of twelve (12) units per acre is a maximum number only, and is permitted only if all requirements of the Town of Farragut have been met.

4. Land Area

Minimum tract size for such a development shall be five (5) acres.

5. Common Open Space

A minimum of fifty (50) percent of the gross land area of the development shall be preserved as common open space. Such open space is to include environmentally sensitive lands, historic features, buffer strips, stormwater detention facilities, passive recreational facilities (such as walking or hiking trails) and other natural features as may be beneficial to the development and the community.

6. Buffer Strips

a. Front Yard:

A buffer strip is not required in a front yard but the development must provide for a landscape design that, at a minimum, would include plant material distributed within the area twenty (20) feet from the front property line(s). The landscape design shall be approved by the Visual Resources Review Board.

b. Side/Rear Yard:

Whenever a principle building is positioned along a side or rear property line and the adjacent property is zoned residential or agricultural, there shall be a buffer strip a minimum of thirty-five (35) feet in width as provided for in the landscaping requirements of Chapter 4. If the area within this buffer strip is not wooded the area shall be planted to the requirements of a fifty (50) foot buffer strip as provided for in the landscaping requirements of Chapter 4.

Whenever a surface parking lot is arranged along a side or rear property line and abuts property zoned residential or agricultural, there shall be a buffer strip a minimum of fifty (50) feet in width as provided for in the landscaping requirements of Chapter 4.

- c. Whenever a side or rear property line abuts property that is zoned non-residential or non-agricultural, there shall be a buffer strip a minimum of ten (10) feet in width.
- d. Other than an approved fence or masonry screen wall used for buffering purposes or a utility or pedestrian facility that bisects a buffer strip in a perpendicular manner, no structures are permitted within a required buffer strip.
- e. Existing, mature vegetation shall be preserved and incorporated into the buffer strips.
- f. Detention basins, measured from top-of-slope to top-of-slope, and associated structures shall not be located within any buffer strips.

#### F. Height Regulations

- 1. Whenever the adjacent property is zoned residential or agricultural, no buildings to be constructed within 100 feet of a periphery property line shall exceed three (3) stories, or forty-five (45) feet in height.
- 2. When abutting all other zoning districts or where buildings are greater than 100 feet from a periphery property line, such buildings shall not exceed four (4) stories, or fifty-five (55) feet in height.
- 3. No accessory structures, other than a clubhouse or comparable amenities building, shall exceed fifteen (15) feet in height. A clubhouse or comparable amenities building shall not exceed twenty-five (25) feet in height.

#### G. Parking

Parking shall be provided as regulated in Chapter 4. All overflow parking shall be centrally located or uniformly distributed throughout the development.

#### H. Building Façade Requirements

Building façades shall use high-quality, durable, materials that are architecturally compatible and include a significant masonry element. Building façades shall not use fabricated metal panels or vinyl siding and shall include only limited use of synthetic stucco (EIFS) or panelized brick (such materials may be appropriate as accents or on upper floor façades). The use of high-quality, durable, stone veneer may be acceptable when it is detailed to have the appearance of authentic stone. At a building corner, the veneer should wrap around the corner and should, at a minimum, extend to a depth of traditional stone. The objective is to assure that synthetic products convey an authenticity similar to genuine masonry.

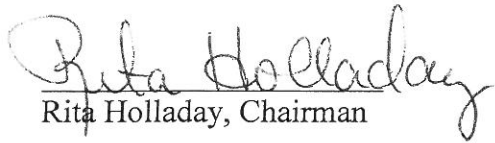
### SECTION 2.

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

\_\_\_\_\_  
Dr. Ralph McGill, Mayor

\_\_\_\_\_  
Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this \_\_\_\_ day of \_\_\_\_\_, 2014,  
with approval recommended.

  
Rita Holladay, Chairman

  
Edwin K. Whiting, Secretary

**FARRAGUT MUNICIPAL PLANNING COMMISSION**

RESOLUTION PC-14-07

FARRAGUT MUNICIPAL PLANNING COMMISSION

**A RESOLUTION TO APPROVE AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3. SPECIFIC DISTRICT REGULATIONS, BY ADDING A NEW OPEN SPACE MULTI-FAMILY RESIDENTIAL OVERLAY DISTRICT (OSMFR) AS SECTION XXVIII.**

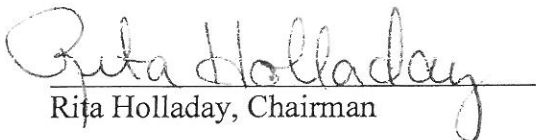
**WHEREAS**, the Tennessee Code Annotated, Section 13-4-201et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

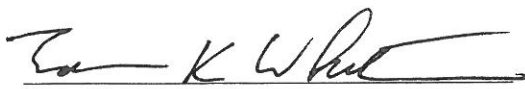
**WHEREAS**, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

**WHEREAS**, a public hearing was held on this request on August 21, 2014;

**NOW, THEREFORE, BE IT RESOLVED** that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 14-12.

ADOPTED this 21<sup>st</sup> day of August, 2014.

  
Rita Holladay, Chairman

  
Edwin K. Whiting, Secretary



**REPORT TO THE BOARD OF MAYOR AND ALDERMEN**

**PREPARED BY:** Mark Shipley, Community Development Director and Ashley Miller, Assistant Community Development Director

**SUBJECT:** Ordinance 14-13, on first reading, to amend the Farragut Zoning Ordinance, Chapter 4, Section XX.A.2 and 3, Parking and Loading, to change the off-street parking provisions for multi-family uses (Ross Bradley, TDK Construction and PMG, Applicants)

---

**BACKGROUND:**

As part of the proposed amendments to the R-6 Zoning District and the proposed Open Space Multi-Family Residential Overlay District (OSMFR), Ordinance 14-13 proposes to amend the parking lot setbacks and parking space allocations which are addressed in Chapter 4 of the zoning ordinance in the Parking and Loading section.

As denoted in Ordinances 14-11 and 14-12, modifications to the multi-family zoning districts provide for language to encourage buildings rather than parking lots around the periphery of the development. Consequently, the setbacks for parking lots will be greater to reflect this comment.

As provided for in Ordinance 14-13, the number of parking spaces required is also being lowered from 2.25 spaces per unit to 1.75 spaces per unit. This would be more in line with what is commonly required in the region for new multi-family projects. This lower parking space ratio also lessens the project's footprint and provides an opportunity for increased green space and open areas.

**DISCUSSION:**

As part of the overall proposed amendments to the R-6 and creation of the OSMFR, the provisions in Ordinance 14-13 have been discussed at length and in some depth at a number of public hearings.

After some discussion at their most recent meeting on August 21, 2014, the planning commission decided that they were ready for a formal vote on this request. Consequently, the commission voted 8-0 to approve Resolution PC-14-08 which recommends approval of Ordinance 14-13.

**RECOMMENDATION BY:**

The planning commission recommended 8-0 to approve Ordinance 14-13. The staff also recommends approval of Ordinance 14-13.

**PROPOSED MOTION:**

To approve Ordinance 14-13, on first reading, to amend the Farragut Zoning Ordinance, Chapter 4, Section XX.A.2 and 3, Parking and Loading, to change the off-street parking provisions for multi-family uses.

**BOARD ACTION:**

**MOTION BY:** \_\_\_\_\_ **SECONDED BY:** \_\_\_\_\_

| <u>VOTE/TOTAL</u> | <u>MCGILL</u> | <u>PINCHOK</u> | <u>HONKEN</u> | <u>LAMARCHE</u> | <u>MARKLI</u> |
|-------------------|---------------|----------------|---------------|-----------------|---------------|
| YES               | _____         | _____          | _____         | _____           | _____         |
| NO                | _____         | _____          | _____         | _____           | _____         |
| ABSTAIN           | _____         | _____          | _____         | _____           | _____         |

|                           |                                 |
|---------------------------|---------------------------------|
| <b>ORDINANCE:</b>         | <b>14-13</b>                    |
| <b>PREPARED BY:</b>       | <b>Shipley</b>                  |
| <b>REQUESTED BY:</b>      | <b>TDK Construction and PMG</b> |
| <b>CERTIFIED BY FMPC:</b> | <b>August 21, 2014</b>          |
| <b>PUBLIC HEARING:</b>    | _____                           |
| <b>PUBLISHED IN:</b>      | _____                           |
| <b>DATE:</b>              | _____                           |
| <b>1ST READING:</b>       | _____                           |
| <b>2ND READING:</b>       | _____                           |
| <b>PUBLISHED IN:</b>      | _____                           |
| <b>DATE:</b>              | _____                           |

**AN ORDINANCE TO AMEND THE TEXT OF THE ZONING ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE, ORDINANCE 86-16, AS AMENDED, BY AMENDING CHAPTER 4., SECTION XX. PARKING AND LOADING, A., 2. AND 3., TO CHANGE THE OFF-STREET PARKING PROVISIONS FOR MULTI-FAMILY USES, AS AUTHORIZED PURSUANT TO SECTION 13-4-201, TENNESSEE CODE ANNOTATED.**

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

#### **SECTION 1.**

Chapter 3, Section XX., Parking and Loading, A., 2., e., is amended by deleting it in its entirety and substituting in lieu thereof the following:

- e. Where parking is to be provided in the rear or side yard of a commercial or office development, the parking lot shall be set back a minimum of ten (10) feet from the side or rear property line.

#### **SECTION 2.**

Chapter 3, Section XX., Parking and Loading, A., 2., is amended by inserting the following:

- f. Where parking is to be provided in the rear or side yard of a multi-family development, the parking lot shall be set back a minimum of fifty (50) feet from the side or rear property line, except as provided for elsewhere in this ordinance.

#### **SECTION 3.**

Chapter 3, Section XX., Parking and Loading, 3., Number of parking spaces required, Residential, is amended by deleting it in its entirety and substituting in lieu thereof the following:

Residential

Single and two-family dwellings: Two (2) spaces per dwelling unit

Apartments/Multi-Family: One and three-fourth (1  $\frac{3}{4}$ ) spaces per dwelling unit

**SECTION 4.**

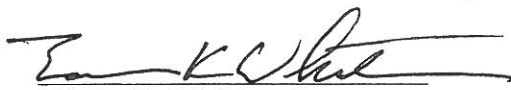
This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

\_\_\_\_\_  
Dr. Ralph McGill, Mayor

\_\_\_\_\_  
Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this \_\_\_\_ day of \_\_\_\_\_, 2014,  
with approval recommended.

  
Rita Holladay, Chairman

  
Edwin K. Whiting, Secretary

**FARRAGUT MUNICIPAL PLANNING COMMISSION**

RESOLUTION PC-14-08

FARRAGUT MUNICIPAL PLANNING COMMISSION

**A RESOLUTION TO APPROVE AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 4. GENERAL PROVISIONS AND EXCEPTIONS, SECTION XX. PARKING AND LOADING, A., 2. AND 3., TO CHANGE THE OFF-STREET PARKING PROVISIONS FOR MULTI-FAMILY USES**

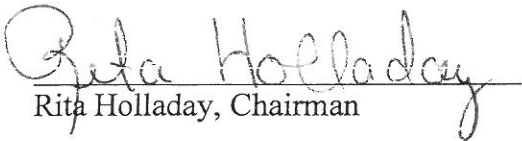
**WHEREAS**, the Tennessee Code Annotated, Section 13-4-201 et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

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

**WHEREAS**, a public hearing was held on this request on August 21, 2014;

**NOW, THEREFORE, BE IT RESOLVED** that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 14-13.

ADOPTED this 21<sup>st</sup> day of August, 2014.

  
Rita Holladay, Chairman

  
Edwin K. Whiting, Secretary



## REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Allison Myers, Town Recorder

SUBJECT: Approval of a Special Event Permit for the 6<sup>th</sup> Annual Farragut Food Festival

---

### INTRODUCTION:

The Farragut Business Alliance has submitted a Special Events Permit application and requesting additional signage for the event. Over the past few years the festival has been held in the old Kroger parking lot along Kingston Pike. This year the event will be moving to Renaissance. Due to the location change the FBA is requesting an additional sign to be placed in the right-of-way of the old location. The additional sign will offer information about the event and the new location.

The FBA is also requesting the special event application fee be waived as the Town is an event sponsor of the event.

### PROPOSED MOTION:

Motion to approve the additional event sign and waive the special event fee for the Farragut Food Festival.

### BOARD ACTION:

MOTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

| <u>VOTE/TOTAL</u> | <u>HONKEN</u> | <u>LAMARCHE</u> | <u>MARKLI</u> | <u>PINCHOK</u> | <u>MCGILL</u> |
|-------------------|---------------|-----------------|---------------|----------------|---------------|
| YES               | _____         | _____           | _____         | _____          | _____         |
| NO                | _____         | _____           | _____         | _____          | _____         |
| ABSTAIN           | _____         | _____           | _____         | _____          | _____         |





## Special Event Application

### Organization Information

Event Name and Type: 6th Annual Farragut Food Festival (formerly "Taste of Farragut")

Event Date(s): Friday, Sept. 26, 2014

Sponsoring Organization: Farragut Business Alliance

Tax ID 01-0963106 (on file)

(Attach Secretary of State Corporate Info)

Address: PO Box 23583, Farragut, TN 37933

Organization Type: Neighborhood ☐

Non-profit ☒

Govt. ☐

Corporation ☐

Other ☐ Explain Other:

Primary Contact: Allison Sousa

Address: Same

Work Phone: 865-307-2486

Cell Phone Number: 865-816-2015

E-mail: allison@farragutbusiness.com

### Event Information

1. Purpose of event: Community event to showcase the food & beverage experience in Farragut.
2. Give a brief description of the event:  
30-40 of Farragut's eateries, their suppliers and beverage establishments provide their "best bit" and other samples to ticket holders.
3. Is this a first time event? No  
If no, prior dates Held each of the previous 5 years in September
4. Hours of Operation:  
Date: 9/26/14 Set Up Time: 8am Close: 9:30pm  
Date: Set Up Time: Close:  
Date: Set Up Time: Close:  
Date: Set Up Time: Close:  
Date: Set Up Time: Close:  
Tear Down Date and Time: 9/26 until midnight  
Completion Time: 9/29 (all rental pick-ups by end of business)
5. Is this event open to the public? Yes ☐ No ☐
6. Outline your marketing/publishing plan for the event to include advertising and promotion schedule:  
Media sponsorships, flyers, posters, heavy social media (FBA and Town), regional online calendars, online ticketing, Farragut hotels.

7. Will admission be charged? Yes ☒ No ☐
8. Will you be accepting donations? Yes ☒ No ☐
9. Estimated attendance each day: 800-1200
10. Will food be served? Yes ☒ No ☐
11. Will food be prepared on site at your event? Yes ☒ No ☐
12. How many food vendors do you anticipate having? 25-30
13. How will food be prepared?  
Gas ☐ Grill ☒ Propane ☒ Butane ☐
14. Will alcoholic beverages be available? Yes ☒ No ☐
- Have you received approval from the Beer Board (required)? (in process)
- If yes, will beverages be sold or served? Served
- What type of alcoholic beverages will be available? Wine, beer and low-alcohol pre-mixed drinks
- What are the days/hours that alcohol will be consumed at this event? 9/26/14 from 6:30-9:30pm
- In what areas of your event will alcohol be consumed? *★ Because this is a new location for the event, we'd like to place our regular special event sign at Renaissance AND get a one-year waiver to have an off-site sign at the old Kroger parking lot (informing of new location).*
- Within confines of fenced-off venue.
15. Will you have merchandise vendors booths at your event? *regular special event sign at Renaissance AND get a one-year waiver to have an off-site sign at the old Kroger parking lot (informing of new location).*  
Yes ☐ No ☒ If yes, how many?
- Event Logistics**
16. Requested event location:  
*★ NEW LOCATION THIS YEAR: Grass lot in front of Renaissance/Farragut (12700 Kingston Pike).*
17. List all streets you are proposing to close with the time periods that they will be closed:  
N/A
18. Outline your plan for notifying the public of street closures and traffic control:  
N/A
19. Will there be live entertainment or music at your event? Yes ☒ No ☐  
If yes, please answer the following:  
Will stages be built? Yes ☒ No ☐ If yes, how many? 1  
Will you be using generators? Yes (or power post)
20. Will tents be erected for your event? Yes ☒ No ☐ If so, how many? 10-12
21. Will any existing restrooms be provided for public use? If yes, how many and where will they be located?  
No

22. Will you be utilizing portable restroom facilities? Yes ☒ No ☐

If yes, please complete the following:

Number of portable restrooms: 2-4 (based on ticket sales)

Location (be specific):

Within venue fencing on grass lot (map still in process).

When will they be placed and removed? 9/26 - 9/29

When will they be serviced? N/A

How many ADA accessible units will be included? 1

23. What arrangements have you made for traffic control and security at your event? Who will provide this service? What will the role of security personnel play at your event?

Knox County deputies will be on hand as crossing guards (from church lot across Kingston Pike), crowd control and security.

24. Outline your plan for Emergency Medical Service for this event including their location:

Will make Rural-Metro aware of event in advance (and invite them to be on-site). We will have a first-aid kit on-site.

25. Outline your plans for trash removal including the date and hour that all trash will be removed from the event site:

Will have trash cans throughout venue and dumpsters on-site. Dumpsters will be removed 9/29.

### Hold Harmless

All authorized events occurring within the Town limits shall be individually and severally responsible to the Town for any loss, bodily or personal injury, deaths, and/or property damage that may occur as a result of the event representative/organizer's negligence or that of its agents and employees. All event organizers/representatives hereby agree to indemnify and save the Town, its officers, employees, and agents harmless from any loss, cost, damages and other expenses, including attorney's fees, suffered or incurred by the Town by reason of the event representative/organizers negligence or that of its agents and employees; provided that the event representative/organizer shall not be responsible nor required to indemnify the Town for negligence of the Town, its officers, employees, or agents. Furthermore, I fully understand and agree to comply with the terms and conditions as stated in this application. All information provided in this application is correct and accurate to the best of my knowledge.

Signature

*M. Williams*

Date

8/18/14

Return this application along with all required documentation to:

Office of the Town Manager  
11408 Municipal Center Drive  
Farragut, TN 37934

If you have any questions while completing this application, contact the Town Manager's Office at 865.966.7057

#### OFFICE USE ONLY

##### FIRE MARSHAL REVIEW:

- Conditions of Approval:

Approved: \_\_\_\_\_ (INITIALS)

Denied: \_\_\_\_\_

- Reasons for Denial: \_\_\_\_\_

##### KCSO REVIEW:

- Conditions of Approval:

Approved: \_\_\_\_\_ (INITIALS)

Denied: \_\_\_\_\_

- Reasons for Denial: \_\_\_\_\_

##### TMLRMP REVIEW:

- Conditions of Approval:

Approved: \_\_\_\_\_ (INITIALS)

Denied: \_\_\_\_\_

- Reasons for Denial: \_\_\_\_\_

##### ADMINISTRATION OFFICE REVIEW:

- Conditions of Approval:

Approved: \_\_\_\_\_ (INITIALS)

Denied: \_\_\_\_\_

- Reasons for Denial: \_\_\_\_\_

**Supplemental Information:**

A sketch plan of your event must be included with this application. Please include: vehicular and pedestrian circulation, staging areas, locations of tents, entertainment stages, portable restrooms, dumpsters, fencing, food and beverage booths, and all sponsor or vendor booths. Also indicate where streets will be blocked and what will be used to block the streets. **This application will not be processed without a completed site map.**

Applicants must provide the Town with an original copy of their insurance certificate of general liability insurance naming the "Town of Farragut, its employees, and agents" as additionally insured. This policy must have a minimum coverage of one million dollars (\$1,000,000.00). If it is determined that security is required for your event, certified, uniformed Knox County Sheriff's Deputies must be hired to provide this service. Applicants hiring off duty Sheriff's Deputies must the Knox County Sheriff's Office as additionally insured.

Applicants must abide by all Rural Metro Fire & Rescue rules and regulations. This information can be obtained by contacting the Fire Marshall at Town Hall (865.966.7057).

Applicants requesting to serve alcohol at their event must submit an application to the Farragut Beer Board. This can be done by contacting the Town Manager's Office at **865.966.7057** not less than sixty (60) days prior to the proposed event.

A clean up deposit in the form of a check or money order in the amount determined by the Town Manager's Office must be submitted upon approval of this application. This check or money order will be returned upon inspection of your event site at the conclusion of your event.

**Application Checklist**

- ☒ Completed Application
- ☐ Complete Event Sketch Plan (in process)
- ☐ Insurance Certificate (in process)
- ☐ Clean Up Deposit \*
- ☒ Copy of Beer Board permit (if applicable)
- ☒ Landowner permission (application)

\* Please waive fees, as Town is co-host of this event.

PROPERTY OWNER PERMISSION

# RENAISSANCE | *Farragut*

12748 Kingston Pike, Suite 206  
Farragut, TN 37934

Tuesday, August 12, 2014

To Whom It May Concern:

Farragut Business Alliance (FBA) has asked and received permission to hold their annual Farragut Food Festival (formerly known as Taste of Farragut) at Renaissance | *Farragut*. The Renaissance Farragut Unit Owners Association will allow the FBA use of one of their Town of Farragut Special Events permits for this event to be held Friday, September 26, 2014 on the property located between 12700 and 12800 Kingston Pike, Farragut, TN 37934.

Kindest Regards,

Darla K. Berdal,  
VP | Operations  
Myers Bros. Holdings  
Renaissance | *Farragut*  
12748 Kingston Pike, Suite 206  
Farragut, TN 37934  
865.675.3823 (o)  
865.675.3824 (f)  
865.599.4670 (c)  
[darla@myers-bros.com](mailto:darla@myers-bros.com)

## REPORT TO THE BOARD OF MAYOR AND ALDERMEN

**PREPARED BY:** Allison Myers, Town Recorder

**SUBJECT:** Approval of the special event directional signage for 2014 Parade of Homes

---

**INTRODUCTION:**

The Parade of Homes has submitted a Special Events Permit application requesting permission to place directional signage in Farragut during the event.

**DISCUSSION:**

The requested placement of the directional signs is illustrated in the following attachment. This year there are five homes that are within the Town. The homes are located in the neighborhoods of Bridgemoor, Cool Springs, the Battery at Berkeley Park, Chapel Grove and Sheffield. The signs will be erected Thursday afternoons, Fridays, Saturdays & Sundays beginning October 2 through October 19, 2014.

**PROPOSED MOTION:**

Staff recommends approval of proposed placement of special event direction signage within the Town of Farragut's right-of-way for the 2014 Parade of Homes.

**BOARD ACTION:**

**MOTION BY:** \_\_\_\_\_ **SECONDED BY:** \_\_\_\_\_

| <u>VOTE/TOTAL</u> | <u>PINCHOK</u> | <u>HONKEN</u> | <u>LAMARCHE</u> | <u>MARKLI</u> | <u>MCGILL</u> |
|-------------------|----------------|---------------|-----------------|---------------|---------------|
| YES               | _____          | _____         | _____           | _____         | _____         |
| NO                | _____          | _____         | _____           | _____         | _____         |
| ABSTAIN           | _____          | _____         | _____           | _____         | _____         |

2014 Farragut Parade houses

| Building Company Name :                   | House Name     | Street Address:           | City     | Zip:  | Subdivision                  |
|-------------------------------------------|----------------|---------------------------|----------|-------|------------------------------|
| Joseph A Houck Construction Company, Inc. | The Highbridge | 12723 Highwick Circle     | Farragut | 37934 | Bridgemore                   |
| Myers Bros. Holdings   3M Construction    | The Kathleen   | 200 Cool Springs Blvd     | Farragut | 37934 | Cool Springs                 |
| Saddlebrook Properties, LLC               | Wildwood       | 12463 Cottom Blossom Lane | Farragut | 37934 | The Battery at Berkeley Park |
| Saddlebrook Properties, LLC               | Bristol        | 449 Chapel Grove Lane     | Farragut | 37934 | Chapel Grove                 |
| Saddlebrook Properties, LLC               | Cleveland      | 11539 Shirecliffe Lane    | Farragut | 37934 | Sheffield, Phase II          |

\$25.00 fee paid \_\_\_\_\_ (Initials and date)

Approved by \_\_\_\_\_ (Initials and date)

## SPECIAL EVENTS PERMIT

### TOWN OF FARRAGUT, TENNESSEE

#### GENERAL APPLICATION INFORMATION – Commercial, Office and Not-For-Profit/Non-Profit

APPLICANT NAME: Home Builders Assoc. of Greater Knoxville Farragut Bus. License # N/A  
APPLICANT FULL ADDRESS: 221 Clark St. NW Knoxville, TN 37921  
PHONE #: 546-4665 FAX #: 546-0031 E-MAIL aburnette@hba-knoxville.com  
LOCATION OF EVENT: Farragut neighborhoods NATURE OF EVENT: Parade of Homes  
DATE RANGE OF EVENT (10 calendar days maximum): OCT 3-5; 10-12; 17-19  
IS APPLICANT: Commercial \_\_\_\_\_ Office \_\_\_\_\_ Not-for-Profit \_\_\_\_\_ Non-Profit ☒  
PREVIOUS SPECIAL EVENTS DURING CALENDAR YEAR? N/A

#### SPECIFIC PARAMETERS RELATED TO SPECIAL EVENT

1. **SIGN.** Will the event include a sign? Yes If so, please ensure that the following parameters will be satisfied (Please contact Town staff if there are any questions):
  - a) Only one (1) sign is permitted and it shall not exceed 6 feet in overall height and 20 square feet in overall size. A white background is required;
  - b) The only material permitted for a special event sign is a minimum ten (10) millimeter thick corrugated plastic. No banners, streamers, balloons, flags on a rope, and/or other types of wind activated signs and/or portable or sandwich board signs are permitted.
  - c) If a sign is ground mounted, the sign shall be firmly affixed to studded T-posts so that it is not wind activated. Such sign shall be set back, in its entirety, at least 20 feet from the street edge of the nearest public street pavement and 10 feet from all entrance driveways. Please coordinate location with Town staff. Sign posts shall be removed completely at the end of special event;
  - d) A drawing of the sign which shows dimensions, letter sizes, and appearance is required (at least 15% of the sign face shall include the Shop Farragut logo and the sign shall also include the entity's name).
2. **SITE.** If the event involves anything exterior to the applicant's space (no sales from trucks are permitted), please include a site plan which demonstrates that vehicular and pedestrian circulation will not be affected by the proposed event. No event is permitted on vacant or vacated property. On-site entities must sponsor any off-site not-for-profit or non-profit event. If a tent is involved, please include dimensions and proposed location. A separate tent permit may be required from the Fire Marshal.

With this signature, I acknowledge that all information included with this application is accurate and that I have read, understand, and will follow all parameters/conditions listed on this application.

SIGNATURE OF APPLICANT: \_\_\_\_\_

PRINTED NAME OF APPLICANT: \_\_\_\_\_

Ashley Burnette  
Ashley Burnette

**Builder: Joseph A Houck Construction Company Inc**

**Model: The Highbridge**

**Subdivision: Bridgemore**

**Address: 12723 Highwick Circle**

Directions: From I-40/I-75: take the Campbell Station Exit (Exit 373); off exit, turn south onto Campbell Station, continue on Campbell Station until you reach Kingston Pike, Turn right (West) onto Kingston Pike, Take Kingston Pike approximately 4 mile till you reach Old Stage Road, turn left on Old Stage Road, travel approximately 1/2 mile and turn left onto McFee Road. Bridgemore will be 1 mile on your left.

**Builder: Saddlebrook Properties, LLC**

**Model: Cleveland**

**Subdivision: Sheffield, Phase II**

**Address: Shirecliffe Lane**

Directions: Kingston Pike to Concord Road, Right on Turkey Creek Road, Go approximately 2 miles, turn right into Sheffield. Or Kingston Pike, Left on Virtue, Left on Turkey Creek, Left in Sheffield.

**Builder: Saddlebrook Properties, LLC**

**Model: Wildwood**

**Subdivision: The Battery at Berkeley Park**

**Address: 12463 Cotton Blossom Lane**

Directions: From Campbell Station turn onto Grigsby Chapel, then turn onto Saint John Court. Keep left and turn right on Prince George Parish. Left on Cotton Blossom.

**Builder: Saddlebrook Properties, LLC**

**Model: Bristol**

**Subdivision: Chapel Grove**

**Address: 449 Chapel Grove Lane**

Directions: West - Exit Campbell Station from I-40, Turn on Grigsby Chapel Road, then Left into Chapel Grove.

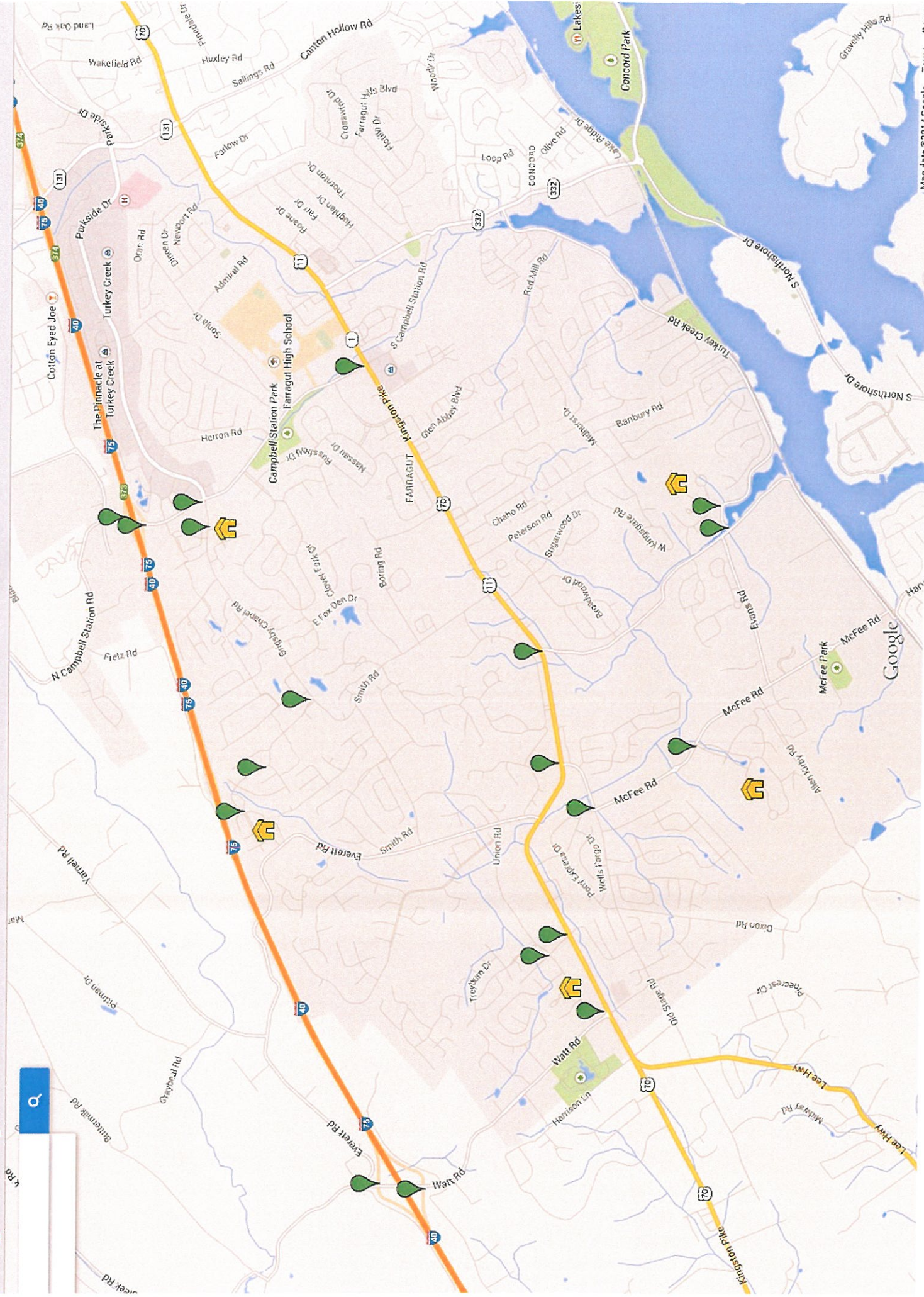
**Builder: Myers Bros. Holdings | 3M Construction**

**Model: "The Kathleen"**

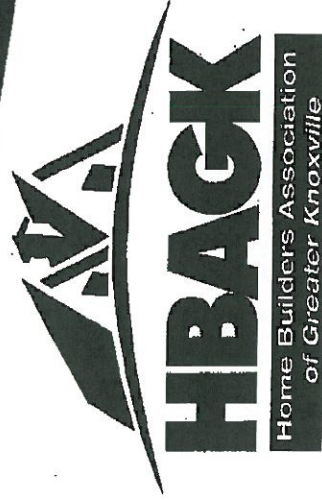
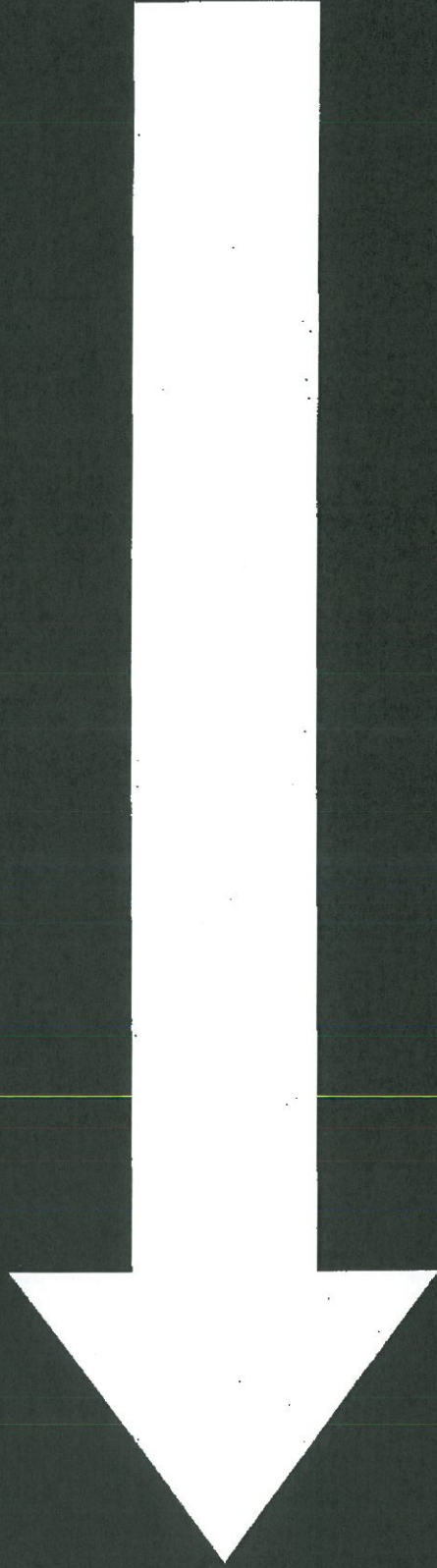
**Subdivision: Cool Springs**

**Address: 200 Cool Springs Blvd**

Directions: Kingston Pike west in Farragut to Right on North Hobbs Road to Left on Fleenor Road. Cool Springs subdivision on Right.



# PARADE HOUSE



AGENDA NUMBER VII.C.

MEETING DATE September 11, 2014

## REPORT TO THE BOARD OF MAYOR AND ALDERMEN

**PREPARED BY:** Allison Myers, Town Recorder

**SUBJECT:** Approval of FY2014 Committee Appointment to the Parks & Athletics Council, Visual Resources Review Board and Economic Development Committee

**INTRODUCTION:** The purpose of this business item is to appoint members to unexpired one-year terms on the Parks & Athletics Council, Visual Resources Review Board and Economic Development Committee.

**BACKGROUND:** At the June 26<sup>th</sup> meeting the board approved a slate of applicants for the various town committees. All vacancies on the named committees are for a one-year appointment expiring in June 2015. John Sorochan has applied to the Parks and Athletics Council, Jeanie Stow for the VRRB and Bruce Williamson for the EDC.

**RECOMMENDATION BY:** Allison Myers, Town Recorder/Treasurer, for approval.

**PROPOSED MOTION:** To appoint John Sorochan to the Parks and Athletics Council, Jeanie Stow to the Visual Resources Review Board and Bruce Williamson to the Economic Development Committee.

**BOARD ACTION:**

**MOTION BY:** \_\_\_\_\_ **SECONDED BY:** \_\_\_\_\_

| <u>VOTE/TOTAL</u> | <u>HONKEN</u> | <u>LAMARCHE</u> | <u>MARKLI</u> | <u>PINCHOK</u> | <u>MCGILL</u> |
|-------------------|---------------|-----------------|---------------|----------------|---------------|
| YES               | _____         | _____           | _____         | _____          | _____         |
| NO                | _____         | _____           | _____         | _____          | _____         |
| ABSTAIN           | _____         | _____           | _____         | _____          | _____         |





## TOWN OF FARAGUT CITIZEN BOARD/COMMITTEE APPLICATION

Name John Sorochoan Ph.D.

Address 12737 Distant View Ln, Knoxville, TN Zip 37922

Home Phone 865.719.5646 Business Phone 865.974.7420

Fax \_\_\_\_\_ E-mail sorochoan@utk.edu

Occupation Associate Professor & Distinguished Scientist at the University of Tennessee

Education Ph.D. from Michigan State University - Crop & Soil Sciences - Turfgrass Management

Why would you like to serve on a Town of Farragut committee (attach resume or additional information if desired):

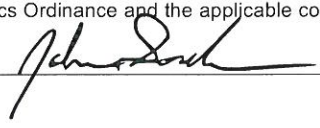
Please see attached

Intro to Farragut Graduate Yes \_\_\_\_\_ No X

Indicate which Committee you are interested in serving:

- \_\_\_\_\_ Arts Council
- \_\_\_\_\_ Board of Plumbing & Gas/Mechanical Examiners
- \_\_\_\_\_ Board of Zoning Appeals (BZA)
- \_\_\_\_\_ Beautification Committee
- \_\_\_\_\_ Folklife Museum Committee
- \_\_\_\_\_ Knox County Schools Education Relations Committee
- X \_\_\_\_\_ Parks & Athletics Council
- \_\_\_\_\_ Personnel Committee
- \_\_\_\_\_ Stormwater Advisory Committee
- \_\_\_\_\_ Visual Resources Review Board (VRRB)

I give my permission to the Town of Farragut to use my likeness on the web and/or Town publications. I have read and understand the Code of Ethics Ordinance and the applicable committee charter, ordinance or and/or by-laws.

Signature  Date 10 July 2014

Please sign, date and return to:  
Farragut Town Hall, 11408 Municipal Center Drive, Farragut, TN 37934  
Fax: 675-2096 or scan/e-mail to [pam.hall@townoffarragut.org](mailto:pam.hall@townoffarragut.org)

THE UNIVERSITY of TENNESSEE   
INSTITUTE of AGRICULTURE

**Plant Sciences Department**  
2431 Joe Johnson Dr.  
252 Ellington Plant Science Bldg  
Knoxville, TN 37996  
Tel: 865.974.7324

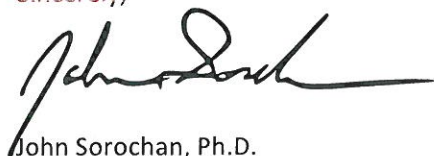
10 July 2014

To whom it may concern:

It would be my pleasure to serve on the Town of Farragut Parks & Athletics Council. My reasons for serving are two-fold. First, I am a father of two boys, nine and seven years old, which frequent the Town of Farragut parks and athletic fields. Therefore, I believe that I have a vested interest in the safety and performance criteria as it pertains to the Town of Farragut athletic fields and playgrounds.

Secondly, I believe that my professional expertise uniquely qualifies me as a valuable member for the Parks & Athletics Council. A native of Calgary, Alberta, Canada, I began working on the grounds crew at Earl Grey Golf and Country Club in 1987. I received my Ph.D. in Turfgrass Science from Michigan State University in 2002, and I am currently an Associate Professor & Distinguished Scientist of Turfgrass Science and Management in the Plant Sciences Department at the University of Tennessee (UT). I am also the Co-Director for the UT Center for Athletic Field Safety. In addition, I am responsible for the department's academic turf programs at both the undergraduate and graduate level and I teach several classes in the Turfgrass Science and Management Program. My research program coordinates investigations on environmental turf stress physiology including indirect heat, shade, drought, and wear stress for sports, golf course, and commercial and home lawn turf. This research also includes athletic field management, including athletic field performance and safety, athlete to surface interactions, new cultivar and species evaluation for management and use, sustainable strategies for reduced inputs, and residential turf and sod production. Particularly, my research focuses on improving the safety and performance for city and municipal and K-12 level fields. Finally, since arriving at the University of Tennessee, I have given over 100 invited presentations at regional, national, and international professional meetings.

Sincerely,



John Sorochoan, Ph.D.

Assoc. Professor & Distinguished Scientist  
Turfgrass Science & Management

## John Charles Sorochan, Ph.D.

[sorochan@utk.edu](mailto:sorochan@utk.edu)

**Work:** 2431 Joe Johnson Dr.  
Knoxville, TN, 37922  
W: 865.974.7420

**Home:** 12737 Distant View Ln  
Knoxville, TN 37922  
M: 865.719.5646

**Education**     **Michigan State University**, Ph.D. MS Crop & Soil Sciences, 5/02  
**Michigan State University**, MS Crop & Soil Sciences, 6/99  
**Michigan State University**, BS Crop & Soil Sciences, 12/95  
**Michigan State University**, Ag. Tech. Turfgrass Management, 3/93

### Employment

|                         |                                                                                             |
|-------------------------|---------------------------------------------------------------------------------------------|
|                         | <b>University of Tennessee</b> , Knoxville, TN. 5/02 – Current                              |
| <i>Associate</i>        | ◆ 60% Research – Turfgrass Science                                                          |
| <i>Professor</i>        | ◆ 40% Teaching – PLSC 240, 241, 441, 442, 449, 493, and 497                                 |
| <i>Turfgrass</i>        | ◆ Direct both undergraduate and graduate student education and research                     |
|                         | <b>QuickSod, Inc.</b> , Knoxville, TN. 6/14 – Current                                       |
| <i>President</i>        | ◆ Startup company focusing on increasing the efficiencies for the sod production industry   |
| <i>&amp; CTO</i>        | ◆ Provide novel method to establish turf for sod production in 60% less time without soil   |
|                         | <b>Select Turf Services, LLC</b> , Knoxville, TN. 8/13 – Current                            |
| <i>Turfgrass</i>        | ◆ Provide consulting services for National Football League Players Association              |
| <i>Consultant</i>       | ◆ Provide consulting services for golf courses, athletic fields, and sod farms, globally    |
|                         | <b>European Institute for Turfgrass Science</b> , Hamburg, Germany. 12/10 – Current         |
| <i>Co-founder &amp;</i> | ◆ Conduct applied turfgrass research for sports turf and golf courses in continental Europe |
| <i>Board Member</i>     | ◆ Provide consulting services for golf courses and stadia in continental Europe             |
|                         | <b>John Sorochan Turfgrass Consultant</b> , Knoxville, TN. 5/02 – 7/13                      |
| <i>Turfgrass</i>        | ◆ Provide consulting services for sport turf construction and maintenance                   |
| <i>Consultant</i>       | ◆ Provide consulting services for sport turf construction and maintenance                   |
|                         | <b>Michigan State University</b> , East Lansing, MI. 5/95 – 5/02                            |
| <i>Graduate</i>         | ◆ Conducted numerous research studies in addition to research for MS and Ph.D.              |
| <i>Research</i>         | ◆ Participated in instructing various turfgrass management lectures and lab sections        |
| <i>Technician</i>       | ◆ Conducted turfgrass shade stress experiments in La Plata, Argentina                       |
|                         | <b>Manderley International, Inc.</b> Napean, Ontario 9/99 – 1/01                            |
| <i>Turfgrass</i>        | ◆ Senior Turfgrass Agronomist for international sod production site inspections with        |
| <i>Consultant</i>       | patented Georgia Seed and Development warm season turfgrass varieties                       |
|                         | <b>PrimeSport Green Division, Inc.</b> Madrid, Spain. 9/96 – 10/99                          |
| <i>Turfgrass</i>        | ◆ Turfgrass reconstruction and installation specialist for soccer pitch renovations in      |
| <i>Consultant</i>       | Madrid and Bilbao, Spain                                                                    |
|                         | <b>Michigan State University</b> , East Lansing, MI. 3/93 - 4/95                            |
| <i>Student</i>          | ◆ Assisted in construction, installation, and management of the soccer field for the        |
| <i>Research</i>         | 1994 World Cup Soccer, indoor turfgrass project. Pontiac, MI.                               |
| <i>Aid</i>              | ◆ Assisted in research for growing turfgrass under reduced light conditions                 |
|                         | <b>The Boulders Golf Resort</b> , Carefree, AZ. 4/92 - 8/92                                 |
| <i>Student</i>          | ◆ Performed various golf course maintenance practices including: crew supervision, job      |
| <i>Internship</i>       | assignment, greens construction, pesticide and fertility calibration and applications       |
|                         | <b>Earl Grey Golf and Country Club</b> , Calgary, AB. 4/88 - 9/91                           |
| <i>Golf Course</i>      | ◆ Performed various golf course maintenance practices including: construction foreman,      |
| <i>Maintenance</i>      | irrigation assistant, golf course setup                                                     |

## **Awards**

- ◆ 2011 E.R. “Prof” Lidvall Outstanding Teaching Award
- ◆ 2011 CASNR Outstanding Advisor Award
- ◆ 2011 Sports Turf Managers Association Dr. William Daniels Founders Award
- ◆ 2009 Cavander Award for Best Educational Publication
- ◆ 2007 Gamma Sigma Delta The Excellence in Teaching Award of Merit
- ◆ 2007 CASNR W.F. & Gold Moss Outstanding Teaching Award
- ◆ 2004 Tennessee Turfgrass Association – Turfgrass Professional of the Year
- ◆ 2007 Gamma Sigma Delta –The Excellence in Teaching Award of Merit
- ◆ 2007 University of Tennessee College of Ag. – W.F. Moss Outstanding Teaching Award
- ◆ 2004 Tennessee Turfgrass Association – Turfgrass Professional of the Year
- ◆ 2001 Dr. Jim Watson STMA Scholarship
- ◆ 1999 and 2001 Dr. Jim Watson STMA Scholarship
- ◆ 1995 and 1996 Canadian Golf Superintendents Association Scholarship
- ◆ 1995 Michigan Turfgrass Foundation, Robert Hancock Scholarship for Outstanding Undergraduate Turfgrass Student
- ◆ 1995 Michigan State University, Crop & Soil Sciences Scholarship

## **Associations**

- ◆ International Turf Society (ITS)
- ◆ American Society of Agronomy (ASA)
- ◆ American Society Horticultural Science (ASHS)
- ◆ Golf Course Superintendents Association of America (GCSAA)
- ◆ Sports Turf Managers Association (STMA) – Committee Member
- ◆ Tennessee Turfgrass Association (TTA)
- ◆ Tennessee Valley Sports Turf Managers Association (TVSTMA)
- ◆ Synthetic Turfgrass Council (STC)



# 1 TOWN OF FARRAGUT CITIZEN BOARD/COMMITTEE APPLICATION

Name Jeannie Stow

Address 12430 Comblain Rd. Zip 37934

Home Phone 865-966-0268 Business Phone \_\_\_\_\_

Fax NA E-mail chaneystow@aol.com

Occupation Retired Registered nurse

Education RN, BS, CCM

Why would you like to serve on a Town of Farragut committee (attach resume or additional information if desired):

am presently on VRRB & beautification committee

Intro to Farragut Graduate Yes \_\_\_\_\_ No ☒

Indicate which Committee you are interested in serving:

- ☐ Arts Council
- ☐ Board of Plumbing & Gas/Mechanical Examiners
- ☐ Board of Zoning Appeals (BZA)
- ☒ Beautification Committee
- ☐ Folklife Museum Committee
- ☐ Knox County Schools Education Relations Committee
- ☐ Parks & Athletics Council
- ☐ Personnel Committee
- ☐ Stormwater Advisory Committee
- ☒ Visual Resources Review Board (VRRB)

I give my permission to the Town of Farragut to use my likeness on the web and/or Town publications. I have read and understand the Code of Ethics Ordinance and the applicable committee charter, ordinance or and/or by-laws.

Signature Jeannie Stow Date 3/7/2014

Please sign, date and return to:  
Farragut Town Hall, 11408 Municipal Center Drive, Farragut, TN 37934  
Fax: 675-2096 or scan/e-mail to [pam.hall@townoffarragut.org](mailto:pam.hall@townoffarragut.org)



# TOWN OF FARRAGUT CITIZEN BOARD/COMMITTEE APPLICATION