

FARRAGUT BOARD OF MAYOR AND ALDERMEN

December 11, 2014

WORKSHOP

5:30 PM TDEC Stormwater Presentation

6:00 PM Everett Road Corridor Infrastructure Discussion

6:30 PM Town Center District Land Use Discussion

BEER BOARD

6:55 PM

(See Beer Board agenda)

BMA MEETING

7:00 PM

- I. **Silent Prayer, Pledge of Allegiance, Roll Call**
- II. **Approval of Agenda**
- III. **Mayor's Report**
 - A. Tennessee Recreation and Parks Association Award Presentation
- IV. **Citizens Forum**
- V. **Approval of Minutes**
 - A. November 13, 2014
- VI. **Presentation of Comprehensive Annual Financial Report for Fiscal Year Ended June 30, 2014**
- VII. **Ordinances**
 - A. Public Notice and Second Reading
 1. **Ordinance 14-14**, Ordinance to annex into the corporate boundary of the Town of Farragut and adopt a Plan of Service for Parcel 108, Tax Map 130, 902 N. Campbell Station Road, 1.55 Acres (Kay Wellons, Applicant)
 2. **Ordinance 14-18**, Ordinance to amend Title 16, Streets and Sidewalks, Etc., Chapter 4, Driveways and Other Access Ways, Sections 16-402 and 16-403.1-4 of the Farragut Municipal Code, to clarify the requirement for a traffic impact study in relation to rezoning requests.
 - B. First Reading
 1. **Ordinance 14-21**, An Ordinance to amend the text of the Farragut Zoning Ordinance, Ordinance 86-16, as amended, pursuant to authority granted by Section 13-4-201, Tennessee Code Annotated, by Amending Chapter 3. Specific District Regulations, Section XII. General Commercial District

(C-1), by adding new requirements related to the mixed use town center district as outlined in the Farragut Comprehensive Land Use Plan.

2. **Ordinance 14-22**, an Ordinance to adopt the area and text identified as Mixed Use Town Center, as shown on the Future Land Use Map in the Farragut Comprehensive Land Use Plan
3. **Ordinance 14-23**, an Ordinance to amend the text of the Farragut Zoning Ordinance, Ordinance 86-16, as amended, pursuant to authority granted by Section 13-4-201, Tennessee Code Annotated, by amending Chapter 3. Specific District Regulations, Section XXVII. N. 6. Town Center District (TCD), Area Regulations, Land Area., to change minimum land area for development
4. **Ordinance 14-19**, Ordinance to Amend the Town of Farragut Municipal Code Title 16 Streets and Sidewalks by adding Chapter 6 Everett Road Corridor Improvement Fee

VIII. Business Items

- A. Approval of Contract 2015-09, Board Room Audio Visual System
- B. Approval of Farragut High School sign on Town of Farragut right of way along the school access road at Campbell Station Road
- C. Approval of 2014-2015 Snow Removal Schedule
- D. Approval of Town Holiday on Friday, December 26, 2014

IX. Town Administrator's Report

X. 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

December 11, 2014

6:55 PM

I. Approval of Minutes

A. October 9, 2014

II. Beer Permit Approval:

A. Approval of Class 5, Off-Premise permit for Farragut Market,
11104 Kingston Pike (new ownership)

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 MINUTES

October 9, 2014

Ron Honken, Chairman, called the beer board meeting to order at 6:55 PM. Elected officials present were Mayor McGill, Aldermen Honken, Markli and Pinchok; Alderman LaMarche was absent.

Approval of Minutes

Motion was made to approve the minutes of September 11, 2014 as presented. 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.

Beer Permit Approval:

Approval of Class 2, On-Premise, Other permit for Echelon Bicycles, 138 West End Ave.

Motion was made to approve a Class 2, On-Premise, Other permit for Echelon Bicycles, 138 West End Ave. Moved by Alderman Markli, seconded by Mayor McGill, voting yes, Mayor McGill, Aldermen Honken, Markli and Pinchok; Alderman LaMarche was absent; no nays; motion passed.

Beer Board meeting adjourned at 7:00 PM.

Ron Honken, Chairman

Allison Myers, Town Recorder

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AGENDA NUMBER 11.A.

MEETING DATE December 11, 2014

REPORT TO THE BEER BOARD

PREPARED BY: Allison Myers, Town Recorder

SUBJECT: Approval of a Class 5, Off-Premise Beer Permit for Farragut Market, 11104 Kingston Pike

DISCUSSION:

The purpose of this agenda item is the approval of a class 5, off-premise beer permit for Farragut Market, 11104 Kingston Pike. The Farragut Market is an existing business with a beer permit. The market will be changing ownership in late December so a new beer permit must be obtained. The application and information are in order.

RECOMMENDATION BY:

Allison Myers, Town Recorder, for approval.

PROPOSED MOTION:

To approve a Class 5, Off-Premise Beer Permit for Farragut Market, 11104 Kingston Pike, subject to the new owner taking possession of the business.

BOARD ACTION:

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

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

pd \$250.00
11/26/14

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:

- Reason for application: New Business ____ New Ownership ☒ Name Change ____ Other ____
- Type of permit requested, please circle all that apply:

Class 1 On-Premise

Class 2 On-Premise, Other

Class 3 On-Premise, Hotel/Motel

Class 4 On-Premise, Tavern

Class 5 Off-Premise

Class 6, Special Occasion

- Name of Applicant(s) (Owner(s) of Business) ARK Foodmart, Inc.
- Type of applicant (check one):
Person ____ Firm ____ Corporation ☒ Joint-Stock Company ____ Syndicate ____ Other ____
- List all persons, firms, corporations, joint-stock companies, syndicates, or associations having at least a 5% ownership interest in the business:
Alex Bhakta. Rena Patel
- Applicant's present home address:
11727 Autumn Glade Ln Knoxville, TN 37934
- Date of Birth 02/16/1981 Home Telephone Number 731-293-9674
Business Telephone Number _____ Social Security Number [REDACTED]
- Representative Email Address: alex11727@gmail.com
- Under what name will the business operate? ARK Foodmart d.b.a Farragut Market
- Business address 11104 Kingston Pike Knoxville, TN 37934

11. Specify the identity, email and physical address of the person to receive annual privilege tax notices and any other communication from the Town:

Alex Bhakta, alexb11727@gmail.com, 11104 Kingston Pike Knoxville, TN 37934

12. Information of any manager, other than the applicant:

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:

16. What is the name and address of the Church (or other place of worship) nearest to your business?

Concord United Methodist Church 11029 Roane Dr. Concord, TN 37934

17. What is the name and address of the school nearest to your business?

Farragut High school 11237 Kingston Pike Knoxville, TN 37934

18. Special Occasion Event Name: _____

Location of the special occasion event: _____

Event Date & Times: _____

Representative name & phone number: _____

Have you received a special event permit to hold the event in the Town of Farragut? _____

19. Tennessee Sales Tax Number: 106667614

20. Town of Farragut Business License Number 2693

MINUTES

FARRAGUT BOARD OF MAYOR AND ALDERMEN

November 13, 2014

BMA MEETING

7:00 PM

- I. **Silent Prayer, Pledge of Allegiance, Roll Call**
- II. **Approval of Agenda**
- III. **Mayor's Report**
 - A. Presentation of Donations to the Knox County Schools
- IV. **Citizens Forum**
- V. **Approval of Minutes**
 - A. October 23, 2014
 - B. November 3, 2014
- VI. **Ordinances**
 - A. Public Notice and Second Reading
 1. **Ordinance 14-16**, Ordinance amending the Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended by rezoning Parcel 109, Tax Map 130, located at 820 N. Campbell Station Road, north of the Holiday Inn Express, approximately 33 Acres, from R-2 (General Single-Family Residential District) to R-6 (Multi-Family Residential District) and OSMFR (Open Space Multi-Family Residential Overlay District) (PMG Applicant)
 - B. First Reading
 1. **Ordinance 14-14**, Ordinance to annex into the corporate boundary of the Town of Farragut and adopt a Plan of Service for Parcel 108, Tax Map 130, 902 N. Campbell Station Road, 1.55 Acres (Kay Wellons, Applicant)
 2. **Ordinance 14-18**, Ordinance to amend Title 16, Streets and Sidewalks, Etc., Chapter 4, Driveways and Other Access Ways, Sections 16-402 and 16-403.1-4 of the Farragut Municipal Code, to clarify the requirement for a traffic impact study in relation to rezoning requests.
 3. **Ordinance 14-19**, Ordinance to Amend the Town of Farragut Municipal Code Title 16 Streets and Sidewalks by adding Chapter 6 Everett Road Corridor Improvement Fee

VII. Business Items

- A. Approval of the Calhoun's New Year's Day 5K
- B. Approval of the Race 13.1 Half-Marathon, 10K and 5K
- C. Approval of Amended Contract with Red Flex Traffic Systems to Provide Automated Traffic Enforcement to the Town of Farragut

VIII. Town Administrator's Report

IX. Town Attorney's Report

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

The Farragut Board of Mayor and Aldermen met in a regular session on Thursday, November 13, 2014 at 7:00 p.m. Members present were Mayor McGill, Aldermen Honken, LaMarche, Markli and Pinchok.

Approval of Agenda

Motion was made to approve the agenda with the postponement of item VI. B. 3. Moved by Alderman LaMarche, seconded by Alderman Honken; voting yes, Mayor McGill, Aldermen Honken, LaMarche, Markli and Pinchok; no nays; motion passed.

Mayor's Report

Presentation of Donations to the Knox County Schools

Mayor McGill announced that he, Aldermen LaMarche and Markli would be heading to Austin, TX for the Annual National League of Cities Conference.

Vice-Mayor LaMarche announced that she attended the TML meeting in Nashville and the District meeting would be in Maryville January 21.

Approval of Minutes

Motion was made to approve the minutes of October 23, 2014 and November 3, 2014. Moved by Alderman Honken, seconded by Alderman Pinchok; voting yes, Mayor McGill, Aldermen Honken, LaMarche, Markli and Pinchok; no nays; motion passed.

Ordinances

Public Notice and Second Reading

Ordinance 14-16, Ordinance amending the Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended by rezoning Parcel 109, Tax Map 130, located at 820 N. Campbell Station Road, north of the Holiday Inn Express, approximately 33 Acres, from R-2 (General Single-Family Residential District) to R-6 (Multi-Family Residential District) and OSMFR (Open Space Multi-Family Residential Overlay District) (PMG Applicant)

Motion was made to approve Ordinance 14-16 on second and final reading. Moved by Alderman Honken, seconded by Alderman Markli; voting yes, Mayor McGill, Aldermen Honken, LaMarche, Markli and Pinchok; no nays; motion passed.

First Reading

Ordinance 14-14, Ordinance to annex into the corporate boundary of the Town of Farragut and adopt a Plan of Service for Parcel 108, Tax Map 130, 902 N. Campbell Station Road, 1.55 Acres (Kay Wellons, Applicant)

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

Ordinance 14-18, Ordinance to amend Title 16, Streets and Sidewalks, Etc., Chapter 4, Driveways and Other Access Ways, Sections 16-402 and 16-403.1-4 of the Farragut Municipal Code, to clarify the requirement for a traffic impact study in relation to rezoning requests.

Motion was made to approve Ordinance 14-18 on first reading. Moved by Alderman Honken, seconded by Alderman LaMarche; voting yes, Mayor McGill, Aldermen Honken, LaMarche, Markli and Pinchok; no nays; motion passed.

Business Items

Approval of the Calhoun's New Year's Day 5K

Motion was made to approve the Calhoun's New Years' Day 5K road/lane closure on Parkside Drive. Moved by Alderman LaMarche, seconded by Alderman Markli; voting yes, Mayor McGill, Aldermen Honken, LaMarche, Markli and Pinchok; no nays; motion passed.

Approval of the Race 13.1 Half-Marathon, 10K and 5K

Motion was made to approve the Race 13.1 Half-Marathon, 10K and 5K on May 17, 2015. Moved by Alderman Honken, seconded by Alderman LaMarche; voting yes, Mayor McGill, Aldermen Honken, LaMarche, Markli and Pinchok; no nays; motion passed.

Approval of Amended Contract with Red Flex Traffic Systems to Provide Automated Traffic Enforcement to the Town of Farragut

Motion was made to approve an amendment with Red Flex for a three year extension of the Red Light Traffic Enforcement Program, with two additional one year renewal options. Moved by Alderman Honken, seconded by Alderman LaMarche; voting yes, Mayor McGill, Aldermen Honken, LaMarche and Pinchok; voting no, Alderman Markli; motion passed.

Meeting adjourned at 7:55 PM

Ralph McGill, Mayor

Allison Myers, Town Recorder

AGENDA NUMBER VII.A.1.

MEETING DATE

December 11, 2014

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director *MS*

SUBJECT: Ordinance 14-14, on second reading, to annex into the corporate boundary of the Town of Farragut and adopt a Plan of Service for Parcel 108, Tax Map 130, 902 N. Campbell Station Road, 1.55 Acres (Kay Wellons, Applicant)

BACKGROUND:

When the rezoning of the property at 820 N. Campbell Station Road was initially discussed at the planning commission meeting on September 18, 2014, the staff mentioned that the applicant should consider requesting that the adjacent lot (referenced as Parcel 108, Tax Map 130 or 902 N. Campbell Station Road) be annexed into the Town since it was also being purchased and incorporated into the anticipated multi-family development. This would help to facilitate the development and avoid the pitfalls of a development being in two different jurisdictions. The applicant agreed with this suggestion and requested in writing for the planning commission, at their meeting on October 16, 2014, to recommend annexing Parcel 108, Tax Map 130 into the Town of Farragut. This property is within the Town's Urban Growth Boundary.

As you probably know, over the past few years state law has been changing as it relates to annexation. Under the current Tennessee Code Annotated (T.C.A.), the only way for a community to be able to annex residential or agricultural properties (the property in question is zoned agriculture in Knox County) via ordinance is if a property owner petitions the community requesting to be annexed. As set forth in T.C.A. § 6-51-102, the governing body shall adopt a plan of service for the property being annexed. In this case, the plan of service is reflected in Attachment B to Ordinance 14-14. The plan of service spells out the services that the municipality will provide and the timeframe in which the stated services will be provided to the annexed property owner. Related to this specific request, the services that will be provided if and when Ordinance 14-14 becomes effective are Road and Street Construction and Repair, Recreational Facilities and Programming, and Planning, Zoning, and Codes Services.

Due to the rezoning of the adjacent property currently under consideration and reflected in Ordinance 14-16 and the fact that the annexed parcel is to be incorporated into the larger 33 acre tract that is currently within the Town, Ordinance 14-14 specifies that the property being considered for annexation be zoned Multi-Family Residential and Open Space Multi-Family Residential Overlay (R-6/OSMFR) at such time the ordinance becomes effective.

At their meeting on October 16, the planning commission unanimously recommended to approve the plan of service and the annexation of the property at 902 N. Campbell Station Road. As provided for in T.C.A., the next step in the annexation process is approval of the plan of service and annexation by the governing body being the Board of Mayor and Alderman. As also provided for in T.C.A., the proposed plan of service is currently posted at three locations within the Town for public inspection prior to the scheduled public hearing at the board meeting on December 11.

DISCUSSION:

Both the Strategic Plan and the CLUP have language that addresses the need for expanding the Town's borders and providing for greater housing choice. Ordinance 14-14 will promote Goal 4, Objective 2 of the Strategic Plan (Facilitate Future Growth, Development and Redevelopment - Expand Town Limits Through Annexation)

by expanding the Town's borders in an effort to protect the character and design of development that could potentially occur within the Town's Urban Growth Boundary but outside of the jurisdictional boundaries. Ordinance 14-14 will also fulfill Strategy 6 – "Expanding Our Borders" of the CLUP by providing for stronger design control over key gateway areas and development being constructed to the applicable Town standards. The subject property has been identified within the CLUP as a candidate for annexation in the area north of I-40.

As noted above, at their most recent meeting on October 16, 2014, the planning commission voted unanimously to approve Resolution PC-14-09 which recommends approval of Ordinance 14-14. If approved, the annexation ordinance will not become operative until thirty (30) days after final passage, during which time the ordinance and attachments will be forwarded to the County Mayor as notification of the annexation.

RECOMMENDATION BY:

At their meeting on October 16, 2014, the planning commission recommended 6-0 to approve the annexation and plan of service that is reflected in Ordinance 14-14. Ordinance 14-14 was also approved unanimously on first reading on November 13, 2014.

PROPOSED MOTION:

To approve Ordinance 14-14, on second reading, to annex into the corporate boundary of the Town of Farragut and adopt a Plan of Service for Parcel 108, Tax Map 130.

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	_____	_____	_____	_____	_____

ORDINANCE:	14-14
PREPARED BY:	Shipley
REQUESTED BY:	Kay Wellons
CERTIFIED BY FMPC:	October 16, 2014
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO ANNEX A CERTAIN TERRITORY NORTH OF THE CURRENT CORPORATE BOUNDARIES AND INCLUDE PARCEL 108, TAX MAP 130, AND TO INCORPORATE SAME WITHIN THE CORPORATE BOUNDARIES OF THE TOWN OF FARRAGUT, TENNESSEE

WHEREAS, the owners of the property described below have requested by notarized petition that the Town of Farragut, Tennessee, annex the following property into the corporate limits of the Town of Farragut:

Parcel 108, Tax Map 130, Located at 902 N. Campbell Station Road; being approximately 1.5 acres, see Exhibit A, attached;

WHEREAS, the Town of Farragut has adopted a growth management plan known as the "Urban Growth Boundary" and has adopted an Urban Growth Area; and

WHEREAS, the area to be annexed by this ordinance is within the Urban Growth Area of the Town of Farragut, Tennessee, and that the property owners have requested that this area be annexed by the Town of Farragut as provided in Tennessee Code Annotated 6-51-102; and

WHEREAS, Tennessee Code Annotated Section 6-51-102, as amended, requires that a plan of service be adopted by the governing body of a town prior to passage of an annexation ordinance; and

WHEREAS, the proposed parcel of land being considered for annexation as part of a planned multi-family residential development that lies adjacent to other property that is contiguous to the corporate limits of the Town of Farragut; and

WHEREAS, a public hearing before this body was held on December 11, 2014, to receive comments on the proposed annexation and the proposed plan of services for the area to be annexed, pursuant to a public notice published in the Farragut Press on October 30, 2014; and

WHEREAS, the proposed plan of services for this area has been endorsed by the Farragut Municipal Planning Commission (Attachment B); and

WHEREAS, the annexation of such territory is deemed necessary for the welfare of the residents and property owners therein and of this town as a whole;

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, as follows:

SECTION 1.

Pursuant to authority conferred by Section 6-51-102 of the Tennessee Code Annotated, there is hereby annexed to the Town of Farragut, Tennessee, and incorporated within the corporate boundaries thereof, the territory adjoining the present corporate boundaries and more particularly described in Attachment A, and shown on Attachment B hereto, said attachments being made a part of this ordinance by reference; and

SECTION 2.

All of the property as described in this ordinance of annexation shall be zoned Open Space Multi-Family Residential (R-6/OSMFR).

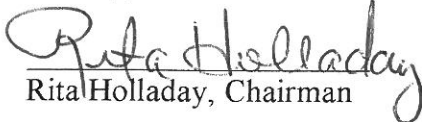
SECTION 3.

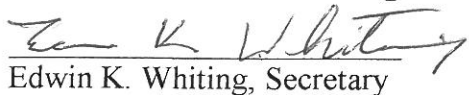
That this ordinance shall take effect 30 days after its final passage and publication, public welfare requiring it.

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

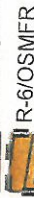
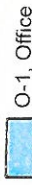
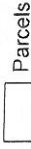
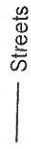
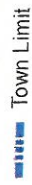
Town of

Farragut

Ordinance 14-14
Exhibit A

Lee Property Annexation
Parcel 108, Map 130

Legend



1 in = 200 ft

**Proposed
R-6/OSMFR**

Lee Property
Area of Annexation
± 1.5 Acres

N Campbell Station Rd

Snyder Rd

AGENDA NUMBER VII. A. 2. MEETING DATE December 11, 2014

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director *MS*

SUBJECT: Ordinance 14-18, on second reading, to amend Title 16, Streets and Sidewalks, Etc., Chapter 4, Driveways and Other Access Ways, Sections 16-402 and 16-403.1-4 of the Farragut Municipal Code, to clarify the requirement for a traffic impact study in relation to rezoning requests.

BACKGROUND:

The Driveways and Other Access Ways Ordinance in Chapter 4 of the Farragut Municipal Code addresses, among other items, the Town's requirements for traffic impact studies (TIS). The current language requires a TIS in relation to a site plan and a preliminary plat submittal. There is no specific language in this ordinance that addresses the need for a TIS in association with a rezoning request, Ordinance 14-18 addresses this need.

DISCUSSION:

The logic of tying the TIS requirement to a rezoning request is that the process of rezoning property can result in a substantial increase in density. The impacts on the affected roadways and any other public safety issues associated with this increased density need to be thoroughly assessed prior to the zoning change being made. In this manner, the decision makers can better evaluate the appropriateness of the request and whether any limitations and/or conditions should be placed on a rezoning in order to prevent unnecessary problems.

This amendment provides the planning commission and board of mayor and aldermen with a mechanism for obtaining quantifiable data to make a more informed decision when it comes to rezoning requests that increase overall densities on a property.

Ordinance 14-18 includes the proposed amendments to the Driveways and Other Access Ways Ordinance. Ordinance 14-18 is consistent with the CLUP and the Strategic Plan. Both of these documents have language which encourages appropriate land uses for future development. Having a TIS for rezonings that increase density advances this objective.

RECOMMENDATION BY:

At their meeting on October 16, 2014, the planning commission recommended 6-0 to approve Resolution PC-14-12 which recommends approval of Ordinance 14-18. At the November 13 board of mayor and aldermen meeting, Ordinance 14-18 was approved unanimously on first reading.

PROPOSED MOTION:

To approve Ordinance 14-18, on second reading, to amend Title 16, Streets and Sidewalks, Etc., Chapter 4, Driveways and Other Access Ways, Sections 16-402 and 16-403.1-4 of the Farragut Municipal Code, to clarify the requirement for a traffic impact study in relation to rezoning requests.

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	_____	_____	_____	_____	_____

ORDINANCE:	14-18
PREPARED BY:	Shipley
REQUESTED BY:	Staff
CERTIFIED BY FMPC:	October 16, 2014
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT MUNICIPAL CODE, TITLE 16, STREETS AND SIDEWALKS, ETC., CHAPTER 4, DRIVEWAYS AND OTHER ACCESS WAYS, BY AMENDING SECTIONS 16-402 AND 16-403.1-4 TO CLARIFY THE REQUIREMENT FOR A TRAFFIC IMPACT STUDY IN RELATION TO REZONING REQUESTS

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Title 16, Chapter 4, Driveways and Other Access Ways, of the Farragut Municipal Code,

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Municipal Code is hereby amended as follows:

SECTION 1.

The Farragut Municipal Code, Title 16, Streets and Sidewalks, Chapter 4, Driveways and Other Access Ways, Sections 16-402 and 16-403.1-4, are amended by deleting it in its entirety and substituting in lieu thereof the following:

SECTION 2.

Title 16, Section 402., General Provisions., is amended by inserting the following:

- (1) All access ways shall meet the minimum access requirements of this chapter or as determined by a Traffic Impact Study;
- (2) The Farragut Municipal Planning Commission shall review access requests through the site plan review process and forward its recommendation to the Board of Mayor and Aldermen;
- (3) The Farragut Municipal Planning Commission shall review new proposed roadway accesses to an existing public road through the subdivision platting process. These roadway accesses shall meet the minimum access requirements of this chapter or

- as determined by a Traffic Impact Study;
- (4) The Farragut Board of Mayor and Aldermen shall review access applications as provided in this chapter, except new roadway accesses to an existing public road created through the subdivision platting process;
 - (5) Developments requiring the submittal of a site plan or a preliminary subdivision plat may require a Traffic Impact Study;
 - (6) The Farragut Municipal Planning Commission may require a traffic impact study as part of the rezoning submittal process when the requested zoning change increases the overall density from the base zone.
 - (7) Tennessee Department of Transportation access permits shall be the responsibility of the applicant.

SECTION 3.

Title 16, Section 403.1-4., Traffic Impact Study Requirements., is amended by inserting the following:

- (1) (a) The submission of a traffic impact study shall be required with rezoning, site plan and preliminary plat requests in accordance with the following table:

<u>24 Hr. Trip Generation</u>	<u>Traffic Study Scope</u>
0 — 750 ADT	Level I
750 — 6000 ADT	Level II
> 6000 ADT	Level III

- (b) Trip generation rates for proposed uses shall be calculated using the ITE Trip Generation Manual, 5th (or latest) Edition.
- (c) Upon being provided proof by the developer's traffic engineer that a lower level traffic impact study would be adequate for a proposed development, or that a traffic study is not warranted, the Town engineering staff may reduce the level of study required or waive the requirement.
- (2) *Traffic impact study guidelines and procedures.*
 - (a) These traffic impact study guidelines and procedures define when proposed rezoning, site plans and preliminary plat requests warrant a detailed traffic study and what information should be included in it. All applicants will be required to follow the Town of Farragut guidelines.
 - (b) The purpose of performing a traffic impact study, as defined by the Institute of Traffic Engineers (ITE), is to:
 - (i) Provide guidance for short and long term planning of site access;
 - (ii) Provide guidance for on-site circulation and the interface between on-site circulation and off-site traffic;

- (iii) Provide guidance for off-site improvements needed to permit the roadway system to function satisfactorily so as to accommodate site and non-site traffic;
 - (iv) Assist developers and land owners in making land use site planning decisions regarding traffic;
 - (v) Identify the contribution a particular development makes to roadway system traffic volumes;
 - (vi) Provide a basis for estimating roadway improvement requirements attributable to a particular project;
 - (vii) Assess the compatibility with local transportation plans;
 - (viii) Enable staff to better evaluate zoning changes and development plans; and
 - (ix) Allow appointed and elected officials to know implications of their voting decisions.
- (3) *Scope of required traffic impact studies.* Three (3) levels of study have been identified based on the number of trips that a development is projected to generate in a twenty-four-hour period:

Level I studies require analysis of each access, per engineering staff, that the development has to an existing roadway. Access points to be analyzed include public and private roads, joint permanent easements, and private drives.

Level II studies require analysis of each access that the development has to an existing roadway, and to the first control point beyond those access points. A control point is an intersection controlled by a traffic signal or stop sign on the existing roadway onto which the development has access. For cases where a traffic control device does not exist, engineering staff will determine the extent of the study. If a freeway interchange is near the property to be developed and is not signalized, engineering staff will determine if the ramps need to be included in the study. This level of study is commonly required for larger residential subdivisions, commercial developments, and office complexes.

Level III studies require a complete traffic impact study. This study must address each access point, the first control point beyond each access point, and the nearest collector intersection or street of higher classification or as determined by the engineering staff. The exact area to be studied will be determined by the engineering staff with input from the study preparer. Level III studies are uncommon, as they are usually warranted only with very large mixed-use and commercial developments.

- (4) *Submission and review procedures for traffic impact studies.*
- (a) Applicants should conduct a preliminary trip generation assessment of any proposed rezoning, site plan or preliminary plat request to determine if a

traffic impact study will be required. This preliminary assessment should be conducted well in advance of the actual submission of plans.

- (b) If the preliminary assessment indicates that a traffic impact study will be required, the applicant should consult as early as possible in the plan-development process with the Town's engineering staff to verify a development's projected trip generation, and to confirm whether or not a study will be required. If a study is required, the required level can be determined at that time.
- (c) The applicant shall then select a licensed traffic or transportation engineer to prepare the study, who may need to consult with the engineering staff periodically to review the collected data and any assumptions made in the draft report.
- (d) Four (4) copies of the completed draft traffic impact study shall be submitted along with the development application and all other materials required for submission.
- (e) The engineering staff shall review the draft traffic impact study in conjunction with the other elements of the development application. If the draft traffic impact study is not of the proper scope or is executed improperly, the applicant shall be notified of the deficiencies and be required to submit corrections on the same schedule that applies to the other elements of the development application. Failure to submit corrections in a timely manner may lead to a postponement of the application until the next regularly scheduled Planning Commission meeting.

Since a completed traffic impact study must be submitted at the same time as the application for a development, it is critical that the applicant conduct steps one (1) through three (3) early in their planning of a proposed development. Failure to submit a traffic impact study, or submission of an inadequate study, is likely to slow the review process and may lead to postponements.

SECTION 4.

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

Dr. Ralph McGill, Mayor

RESOLUTION PC-14-12

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO AMEND THE TEXT OF THE FARRAGUT MUNICIPAL CODE, TITLE 16, STREETS AND SIDEWALKS, ETC., CHAPTER 4, DRIVEWAYS AND OTHER ACCESS WAYS, SECTIONS 16-402 AND 16-403.1-4 TO CLARIFY THE REQUIREMENT FOR A TRAFFIC IMPACT STUDY IN RELATION TO REZONING REQUESTS

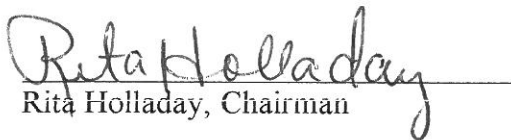
WHEREAS, the Tennessee Code Annotated, Section 13-4-201 et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

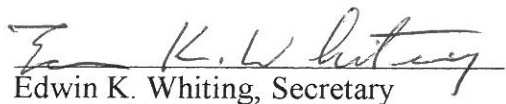
WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on October 16, 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 the text of the Farragut Municipal Code, Title 16, Streets and Sidewalks, Etc., Chapter 4, Driveways and Other Access Ways, Sections 16-402 and 16-403.1-4, by adding Ordinance 14-18.

ADOPTED this 16th day of October, 2014.


Rita Holladay, Chairman


Edwin K. Whiting, Secretary

**Title 16, Streets & Sidewalks, Chapter 4, Driveways & Other Access Ways,
Sections 16-402 & 16-403.1-4
(proposed changes noted in red)**

Title 16, Section 402., General Provisions:

- (1) All access ways shall meet the minimum access requirements of this chapter or as determined by a Traffic Impact Study;
- (2) The Farragut Municipal Planning Commission shall review access requests through the site plan review process and forward its recommendation to the Board of Mayor and Aldermen;
- (3) The Farragut Municipal Planning Commission shall review new proposed roadway accesses to an existing public road through the subdivision platting process. These roadway accesses shall meet the minimum access requirements of this chapter or as determined by a Traffic Impact Study;
- (4) The Farragut Board of Mayor and Aldermen shall review access applications as provided in this chapter, except new roadway accesses to an existing public road created through the subdivision platting process;
- (5) Developments requiring the submittal of a site plan or a preliminary subdivision plat may require a Traffic Impact Study;
- (6) **The Farragut Municipal Planning Commission may require a traffic impact study as part of the rezoning submittal process when the requested zoning change increases the overall density from the base zone.**
- (67) Tennessee Department of Transportation access permits shall be the responsibility of the applicant.

Title 16, Section 403.1-4., Traffic Impact Study:

- (1) (a) The submission of a traffic impact study shall be required with **rezoning**, site plan and preliminary plat requests in accordance with the following table:

<u>24 Hr. Trip Generation</u>	<u>Traffic Study Scope</u>
0 — 750 ADT	Level I
750 — 6000 ADT	Level II
> 6000 ADT	Level III

- (b) Trip generation rates for proposed uses shall be calculated using the ITE Trip Generation Manual, 5th (or latest) Edition.
 - (c) Upon being provided proof by the developer's traffic engineer that a lower level traffic impact study would be adequate for a proposed development, or that a traffic study is not warranted, the Town engineering staff may reduce the level of study required or waive the requirement.
- (2) *Traffic impact study guidelines and procedures.*

- (a) These traffic impact study guidelines and procedures define when proposed rezoning, site plans and preliminary plat requests warrant a detailed traffic study and what information should be included in it. All applicants will be required to follow the Town of Farragut guidelines.
- (b) The purpose of performing a traffic impact study, as defined by the Institute of Traffic Engineers (ITE), is to:
 - (i) Provide guidance for short and long term planning of site access;
 - (ii) Provide guidance for on-site circulation and the interface between on-site circulation and off-site traffic;
 - (iii) Provide guidance for off-site improvements needed to permit the roadway system to function satisfactorily so as to accommodate site and non-site traffic;
 - (iv) Assist developers and land owners in making land use site planning decisions regarding traffic;
 - (v) Identify the contribution a particular development makes to roadway system traffic volumes;
 - (vi) Provide a basis for estimating roadway improvement requirements attributable to a particular project;
 - (vii) Assess the compatibility with local transportation plans;
 - (viii) Enable staff to better evaluate zoning changes and development plans; and
 - (ix) Allow appointed and elected officials to know implications of their voting decisions.
- (3) *Scope of required traffic impact studies.* Three (3) levels of study have been identified based on the number of trips that a development is projected to generate in a twenty-four-hour period:

Level I studies require analysis of each access, per engineering staff, that the development has to an existing roadway. Access points to be analyzed include public and private roads, joint permanent easements, and private drives.

Level II studies require analysis of each access that the development has to an existing roadway, and to the first control point beyond those access points. A control point is an intersection controlled by a traffic signal or stop sign on the existing roadway onto which the development has access. For cases where a traffic control device does not exist, engineering staff will determine the extent of the study. If a freeway interchange is near the property to be developed and is not signalized, engineering staff will determine if the ramps need to be included in the study. This level of study is commonly required for larger residential subdivisions, commercial developments, and office complexes.

Level III studies require a complete traffic impact study. This study must

address each access point, the first control point beyond each access point, and the nearest collector intersection or street of higher classification or as determined by the engineering staff. The exact area to be studied will be determined by the engineering staff with input from the study preparer. Level III studies are uncommon, as they are usually warranted only with very large mixed-use and commercial developments.

- (4) *Submission and review procedures for traffic impact studies.*
- (a) Applicants should conduct a preliminary trip generation assessment of any proposed rezoning, site plan or preliminary plat request to determine if a traffic impact study will be required. This preliminary assessment should be conducted well in advance of the actual submission of plans.
 - (b) If the preliminary assessment indicates that a traffic impact study will be required, the applicant should consult as early as possible in the plan-development process with the Town's engineering staff to verify a development's projected trip generation, and to confirm whether or not a study will be required. If a study is required, the required level can be determined at that time.
 - (c) The applicant shall then select a licensed traffic or transportation engineer to prepare the study, who may need to consult with the engineering staff periodically to review the collected data and any assumptions made in the draft report.
 - (d) Four (4) copies of the completed draft traffic impact study shall be submitted along with the development application and all other materials required for submission.
 - (e) The engineering staff shall review the draft traffic impact study in conjunction with the other elements of the development application. If the draft traffic impact study is not of the proper scope or is executed improperly, the applicant shall be notified of the deficiencies and be required to submit corrections on the same schedule that applies to the other elements of the development application. Failure to submit corrections in a timely manner may lead to a postponement of the application until the next regularly scheduled Planning Commission meeting.

Since a completed traffic impact study must be submitted at the same time as the application for a development, it is critical that the applicant conduct steps one (1) through three (3) early in their planning of a proposed development. Failure to submit a traffic impact study, or submission of an inadequate study, is likely to slow the review process and may lead to postponements.

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director *MS*

SUBJECT: Ordinance 14-21, on first reading, to amend the text of the Farragut Zoning Ordinance, Chapter 3., Section XII., General Commercial District (C-1), as it relates to the Mixed Use Town Center outlined in the Comprehensive Land Use Plan

BACKGROUND AND DISCUSSION:

On August 13, 2014 a joint planning commission and board of mayor and alderman workshop was held to initiate a discussion on how the Town could move forward with implementing Strategy 1 in the Comprehensive Land Use Plan (CLUP) – Bringing About a Downtown. At that workshop the staff presented different approaches that could be pursued.

Based on the feedback received, the most preferred approach was to work on amending the existing zoning districts associated with properties in the area identified as mixed use town center (MUTC) so that re-development (i.e. where interior and/or exterior improvements to an existing building exceeds 50% of the current value of such building) and new development would be consistent with the effort to bring about a downtown. The staff notified all of the property owners in the MUTC so that they were aware of what was being considered. The owners were encouraged to attend subsequent planning commission meetings when this would be discussed in more detail. At their meeting on August 21, 2014, the planning commission confirmed their desire for the staff to pursue text amendments that would help to incrementally bring about a downtown in the area identified at MUTC.

At the September 18, 2014 planning commission meeting, the staff presented an initial draft of recommended changes to the C-1 (General Commercial) Zoning District that would encourage a built environment consistent with the appearance and function of a downtown. The staff focused on the C-1 Zoning District because most of the MUTC properties fall within this zoning designation. Within the C-1 Zoning District, the staff created a new section. This section included:

- 1) A general description and purpose (this addressed why we have this section and what we are trying to accomplish);
- 2) A list of uses that would be allowed in the MUTC. These uses were patterned largely after those permitted in the Town Center District (TCD) and the Business District Four Story (BD-4). One point made by the staff was that this would not affect existing uses that may not be listed as being allowed in the MUTC but that are currently in operation within the MUTC. The permitted uses outlined in this section would only apply to re-development and new development. To be consistent with the character descriptions in the CLUP for the MUTC, the list of uses that were included in this section would not be auto intensive and would be associated with a more pedestrian friendly plan of development. Some uses, such as residential on non-ground floor levels, that are not permitted in C-1 would be permitted for properties zoned C-1 in the MUTC;
- 3) Building façade requirements that would ensure that new buildings or re-developed buildings would have a timeless appearance with a significant masonry element. This would help distinguish the MUTC area and provide it with a built environment that would be consistent with a traditional downtown;
- 4) Low impact development requirements that would provide property owners with more flexibility to use innovative and visually appealing techniques to handle stormwater runoff;

- 5) Adjustments to setback requirements that would provide more flexibility in the placement of buildings and that would encourage buildings to be situated closer to the street;
- 6) Modifications to height regulations that would provide for taller buildings that would incorporate the opportunity for residential on the non-ground floors; and
- 7) Parking space allocations for mixed use buildings that would be based on the parking needs as governed by the uses permitted on the different floors of the building. Also included were provisions for encouraging shared parking.

The planning commission reviewed the initial draft and, along with some comments received by the public, the staff made some adjustments and presented a second draft to the planning commission for their meeting on October 16, 2014. This draft was discussed and some additional modifications were requested. At the November 20, 2014 planning commission meeting, the staff presented a third revision to the proposed changes to the C-1 Zoning District as applied to properties within the MUTC. This revision is reflected in Ordinance 14-21 and was approved unanimously by the planning commission via Resolution PC-14-14. This third revision included the following additional modifications:

- 1) Some minor adjustments to uses permitted (such as permitting small hotels and allowing outdoor theatres);
- 2) An increase in the lot coverage from 70% to 80% (this would provide for some additional flexibility in design and site arrangement and an incentive to a property owner);
- 3) Clarifying that buildings must at least have the appearance of a two story building as viewed from all building elevations;
- 4) Separating parking space requirements for single use buildings, such as a small hotel, vs. mixed use buildings;
- 5) Provisions for outdoor site lighting that would encourage consistency and more decorative light fixtures in the MUTC area; and
- 6) Provisions for prohibiting box or cabinet style signs on new buildings (this sign style would not be compatible with the architecture that is being encouraged in the MUTC).

Along with Ordinance 14-21, included in your packets is a version of the amendments which includes commentary and illustrates where changes have been made during the course of developing this ordinance.

RECOMMENDATION BY:

Ordinance 14-21 is consistent with both the CLUP and the Strategic Plan. In terms of the CLUP, Ordinance 14-21 would directly promote Strategy 1 – Bringing About a Downtown, Strategy 3 – Encouraging Greater Housing Choice, Strategy 7 – Enhancing our Identity, and Strategy 8 – Plan for Remaining Vacant Properties. In terms of the Strategic Plan, Ordinance 14-21 would promote Goal 2 – Strengthen the Local Economy, and Goal 4, Objectives 5 and 6, which encourage consistency with Town plans and more beautiful corridors and development.

At their meeting on November 20, 2014, the planning commission recommended 7-0 to approve Resolution PC-14-14 which recommends approval of Ordinance 14-21. The staff also recommends approval of Ordinance 14-21.

PROPOSED MOTION:

To approve Ordinance 14-21, on first reading, to amend the text of the Farragut Zoning Ordinance, Chapter 3., Section XII., General Commercial District (C-1), as it relates to the Mixed Use Town Center outlined in the Comprehensive Land Use Plan.

XII. GENERAL COMMERCIAL DISTRICT (C-1)

NOTE: Initial commentary that was included for the September FMPC meeting is in red. Changes and/or additional commentary from the October and November FMPC meetings are in green.

- A. (Existing and unchanged)
- B. Permitted Principal and Accessory Uses and Structures (Non-Mixed Use Town Center as identified in the Comprehensive Land Use Plan)
Unless provided for elsewhere in this section, property and structures..... *(comment: added "Non-Mixed Use Town Center" and the phrase "unless provided for elsewhere in this section" so as to accommodate the mixed use town center provisions added later in this section)*
- C. (Existing and unchanged)
- D. (Existing and unchanged)
- E. (Existing and unchanged)
- F. Mixed Use Town Center *(comment: added a new section with its own uses and requirements)*

1. General Description and Purpose *(comment: this section is important to provide some background and describe what we are trying to accomplish in this section)*

In the Town's adopted Comprehensive Land Use Plan (CLUP), Strategy 1 describes the community's desire to Bring About a Downtown. Also included in the CLUP are land use descriptions related to the intent, uses, and character of what is described as a Mixed Use Town Center (MUTC). The CLUP also includes a future land use map which identifies locations for a MUTC.

The purpose of this section is to ensure that properties zoned C-1 that are within (i.e. at least half of the existing parcel) *(comment: the future land use map does not follow property lines. There must be a mechanism in place to address parcels that are not entirely within the MUTC)* the area shown as Mixed Use Town Center are developed and redeveloped in a manner that is consistent with the CLUP.

(comment: this section is not intended for Town Center Developments that would involve the creation of new public streets. Where new public streets are being created, a rezoning to Town Center District (TCD) should be requested and the applicable provisions

of the TCD and TCD Design Requirements followed. There are differences between this section and a larger and more integrated and comprehensive TCD development. Related to this, the staff would recommend that the 15 acre minimum lot size for a rezoning to TCD be re-considered. There may be properties less than 15 acres that could be candidates for the TCD Zoning District).

Where a property is zoned C-1 and is shown to be within the area identified as MUTC on the Future Land Use Map the following provisions shall apply:

2. Permitted Principal and Accessory Uses and Structures (if a use is not listed below it shall not be permitted unless it is approved by the Board of Zoning Appeals as a Special Exception and the proposed use is consistent with the CLUP as it relates to the MUTC).
(comment: this provides some flexibility with uses that may be compatible with a MUTC but not specifically listed as permitted. Additional stipulations associated with a special exception in this context will likely be necessary to lessen any subjectivity)
 - a. Generally recognized retail sales. This excludes all outdoor sales or storage (unless part of an approved Farmers Market or similar seasonal pedestrian oriented use) and any “big box” entities where the total gross floor area exceeds 25,000 square feet. *(comment: some outdoor sales would be appropriate as pedestrian friendly “gathering places” and should not be prohibited) (comment: big box entities, unless they have a small footprint, are not compatible with a MUTC)*
 - b. Restaurants, tea rooms, cafes, coffee houses, bistros, or other similar establishments serving food or beverage that is primarily consumed within the principal building or in designated outdoor seating areas associated with the principal building. This excludes drive-through service lanes and windows. *(comment: drive through’s are an automobile focused element and not compatible with a pedestrian oriented MUTC)*
 - c. Financial and real estate services. This excludes drive-through service lanes and windows. *(comment: drive through’s are an automobile focused element and not compatible with a pedestrian oriented MUTC)*
 - d. Professional, personal, and business services.
 - e. Public, governmental, and general offices.
 - f. Medical, dental, and veterinary facilities (indoors only).
 - g. Medical spas.
 - h. Adult education and training facilities, indoors only.
 - i. Cultural activities.
 - j. Theaters, ~~indoors only.~~

- k. Indoor recreational facilities.
- l. Parks and community facilities.
- m. Residential, provided located in upper stories. *(comment: unless residential density is significantly increased within and around a MUTC it is likely to fail. Residential should be encouraged within and around the MUTC – this is a critical component of “Mixed” Use)*
- n. Bed and breakfasts/inns.
- o. Hotels, provided the gross floor area does not exceed 25,000 square feet.
- p. Churches and other places of worship, provided they are not located in freestanding buildings *(should this be permitted in freestanding buildings?)*.
- q. Day care facilities, provided they are not located in freestanding buildings *(should this be permitted in freestanding buildings?)*.
- r. Schools, public and private, provided they are not located in freestanding buildings *(should this be permitted in freestanding buildings?)*.
- s. Utility uses. This excludes substations and telecommunication towers. These utility uses shall not be permitted.
- t. Other uses similar to any of the above, as approved by the Board of Zoning Appeals as a Special Exception. Any use approved as a Special Exception in this section shall be compatible with the CLUP as it relates to the Mixed Use Town Center. *(comment: this was noted above and offers some flexibility with uses that may not be specifically listed but are compatible with a MUTC).*

3. Building Façade Requirements *(comment: this is very basic wording and will be amended in accordance with the architectural design standards document when it is finalized)*

New construction shall comply with Title 14, Chapter 3, Section 14-305. and Section 14-306. (1) and (2) of the Farragut Municipal Code. *(comment: this wording is the same as the BD-4 district)*. The street facing building facade that does not have the storefront must provide windows or some other type architectural feature so the wall is not blank. *(comment: this would prevent the “dull brick wall” look facing an arterial roadway)*

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

brick. *(comment: this will likely be revised when the architectural design standards are finalized)*

4. Low Impact Development Requirements *(comment: the presentation and creativity of a site is an important aspect of a mixed use town center. Incorporating LID will assist in this regard and expand what is being demonstrated at the nearby outdoor classroom)*

Any new development or redevelopment where at least half of the existing site improvements are being modified (e.g. half of the existing parking lot is being altered from its current configuration), shall incorporate a minimum of one (1) of the following Low Impact Development (LID) practices into the design:

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

5. Area Regulations

a. Front Yards

1. All principal buildings shall be set back a minimum of ten (10) feet from all property lines and access easements. *(comment: this would place the building out of the standard 10 foot drainage, utility, and construction easement required inside all rights of ways)*
2. All accessory structures, such as parking garages, dumpsters, HVAC units and generators, shall be set back a minimum of twenty (20) feet from all property lines and access easements. This excludes signage, detention basin structures (if associated with a low impact development measure), or structures typically associated with a store front or furnishing zone as described in the TCD Zoning District. *(comment: for structures required to meet the 20 foot setback this is consistent with the setback for parking lots. The listed exclusions are either governed in other ordinances (such as signage) or are associated with concepts being promoted in this MUTC area – such as LID measures and outdoor seating, benches, etc.)* Where abutting an arterial street, no portion of a parking lot shall be closer to such street than the principal building(s). The minimum setback for a parking lot shall be twenty (20) feet from all property lines and access easements. *(comment: this promotes buildings rather than parking lots in front yards. This, in turn, provides a desired “downtown” appearance, highlights a*

building's architecture rather than an auto focused asphalt area, and brings the building to the streetscape to encourage more pedestrian activity)

b. Side and Rear Yards

1. All principal buildings shall be set back a minimum of zero (0) feet if part of a larger plan to join a building on an adjoining property. *Where a building is planned to be joined with another building to form a series of buildings the design requirements provided for in Title 14, Chapter 3 of the Farragut Municipal Code shall apply.*

(comment: this wording does not prohibit an incremental building form that would be consistent with MUTC. Per the discussion at the September 18 meeting, adherence to the design requirements in the Farragut Municipal Code have been added for developments where buildings are combined in a series of buildings – as noted in the General Description and Purpose section, these larger town center developments should involve a rezoning to TCD)

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

(comment: wording consistent with C-1 and provides protection to existing residential properties)

2. All accessory structures shall be set back a minimum of ten (10) feet, unless a greater setback is otherwise required in this ordinance or the Municipal Code.

6. Buffer Strips

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

(comment: taken from BD-4)

7. Maximum Lot Coverage

Total lot coverage — ~~Seventy (70)~~ *Eighty 80* percent. *(This coverage would match the coverage permitted in the TCD and would perhaps provide some additional flexibility in design and site arrangement and an incentive to a property owner)*

(comment: remains the same as the current C-1)

8. Land Area

Minimum lot size of one (1) acre. *(comment: same as remainder of C-1 and BD-4).*

9. Height Regulations

- a. Buildings shall be a minimum of two (2) stories in height or have the appearance, as viewed from all building elevations, of a building that is at least two (2) stories in height. Buildings shall not exceed four (4) stories in height. The minimum height requirement shall apply only to new buildings.

(comment: this was changed from the last discussion to add a 2 story minimum height and increase the total height to 4 stories consistent with the BD-4 and TCD. The staff has also worded this to apply to new buildings only)

Whenever the adjacent property is zoned residential (other than multi-family), or agricultural, no buildings to be constructed within 100 feet of a periphery property line shall exceed the maximum height permitted for principal dwelling units in the adjacent zoning district(s).

No accessory building shall exceed fifteen (15) feet in height. Parking garages shall not exceed three stories or forty-five (45) feet in height. Parking garages may not access streets classified as arterial.

(comment: consider possible accessory buildings – parking garage, pavilion, covered dumpster, etc. Portions of parking garage language taken from TCD.)

10. Parking spaces required.

1. *Number of parking spaces required.*

Unless the building is mixed use, the number of parking spaces required shall be as regulated by Chapter 4, Section XX. of the Zoning Ordinance.

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

One (1) parking space per two hundred and fifty (250) square feet of gross floor area for the first [ground] floor;

One (1) parking space per five hundred (500) square feet of gross floor area for the second floor; and

One (1) parking space per seven hundred and fifty (750) square feet of gross floor area for the third floor.

2. *Required bicycle parking.* One (1) bicycle space per five thousand (5,000) square feet of gross floor area. Bicycle racks shall be provided in desirable locations and shall be conveniently located at each building. The rack placement should not impede pedestrian movement and should not cause conflicts between bicycles and pedestrians.

(comment: Both #1 and #2 were taken from TCD)

3. *Shared parking.*

Shared parking within the area identified as MUTC shall be encouraged. The parking and access easements must be identified as part of the site plan review and a plat prepared and recorded which memorializes such easements prior to the issuance of a building permit. *(comment: this provides for efficient land use and is an important aspect of helping to ensure that enough available parking is provided within the MUTC)*

11. Streetscape and Outdoor Open Space

An active and interconnected streetscape with visually appealing and functional public spaces shall be provided and specifically addressed in the site plan submittal. Some specific design objectives are as follows:

- a. Provide for pedestrian and bicycle connections between properties and connections to existing pedestrian and bicycle facilities. Provide for a development that creates a pleasant and functional pedestrian experience.
- b. Encourage vehicular connections between adjoining properties.
- c. Locate and orient outdoor open space (e.g. plazas, courtyards, patios, outdoor seating and benches, small park spaces or landscaped features) to provide a focal point to be actively used.
- d. Provide landscape enhancements (e.g. bioswales, rain gardens, planters, flower gardens) to add visual interest, screen parking areas, and complement outdoor open spaces.

12. Outdoor Site Lighting

As regulated in Chapter 4, Section XIII. of the Zoning Ordinance with the following additional provisions in the MUTC:

- a. New exterior lighting associated with new development or re-development within the MUTC shall have a consistency.
- b. Street Lighting shall follow the requirements in Chapter 3, Section XXVII. K. 2. of the Zoning Ordinance.
- c. Parking lot lights shall have decorative posts and brackets and a decorative fixture, such as a bell shaped style fixture. The bulbs shall be contained within the fixture so that they are not visible.
- d. Building mounted lights shall be decorative, such as the acorn, lantern, or bell shaped styles. The bulbs shall be contained within the fixture so that they are not visible.
- e. Bollard lighting shall be permitted provided the bulbs are contained within the fixture so that they are not visible.

13. Signage

As regulated in the Farragut Sign Ordinance with the following additional provisions in the MUTC:

- a. Box or cabinet style signs on new buildings shall not be permitted.

GENERAL NOTE: Development of a larger tract should involve a rezoning to TCD so that the more detailed provisions in this district can be applied. The MUTC section above that is applied to the C-1 is primarily intended as a smaller scale application (small incremental applications) of some limited ideas and concepts enumerated namely in the TCD Zoning District.

This section is an effort to blend C-1 type of developments with some basic MUTC principles. A larger TCD must be more comprehensive and include the elements specified in the TCD Zoning District which, among other provisions, includes a gridded street system with a typical “downtown” cross section and a very significant residential component.

ORDINANCE:	14-21
PREPARED BY:	Shipley
REQUESTED BY:	Staff
CERTIFIED BY FMPC:	November 20, 2014
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3. SPECIFIC DISTRICT REGULATIONS, SECTION XII. GENERAL COMMERCIAL DISTRICT (C-1), BY ADDING NEW REQUIREMENTS RELATED TO THE MIXED USE TOWN CENTER OUTLINED IN THE COMPREHENSIVE LAND USE PLAN UPDATE

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 3, Section XII. General Commercial District (C-1), of the Farragut Zoning Ordinance, Ordinance 86-16,

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance is hereby amended as follows:

SECTION 1.

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section XII., General Commercial District (C-1), is amended by deleting it in its entirety and substituting in lieu thereof the following:

SECTION 2.

Chapter 3, Specific District Regulations, Section XII., General Commercial District (C-1), is amended by inserting the following:

- A. *General description.* This district provides space for commercial uses which provide services primarily to community residents of the Town of Farragut. The intent is to permit lands adjacent to major arterial highways as designated by the Farragut Major Road Plan to be used for the provision of general commercial and business services to the community. These commercial uses are intended to be designed to minimize disruption of traffic flows and negative impacts on adjacent residential uses.

B. *Permitted principal and accessory uses and structures (Non-Mixed Use Town Center as identified in the Comprehensive Land Use Plan).* Unless provided for elsewhere in this section, property and structures located in the General Commercial District (C-1) shall be used only for the following purposes:

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

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

- a. Such merchandise and/or materials are displayed or stored in a permanent area designed for such use;
 - b. Such merchandise and/or materials are not displayed or stored on any sidewalks, walkways, parking spaces, or other vehicle ways;
 - c. Required yard setbacks for buildings are met for the storage/display area;
 - d. Access to the display/storage area shall be restricted by means of a physical barrier such as a fence, a berm, landscaping, or other similar means; and
 - e. The total area reserved for outdoor display/storage shall not exceed two thousand (2,000) square feet if the net indoor retail floor area is greater than twenty-five thousand (25,000) square feet, and it shall not exceed one thousand (1,000) square feet if the net indoor retail floor area is less than twenty-five thousand (25,000) square feet.
2. The retail sale of alcoholic beverages, as provided for in the Farragut Municipal Code.
 3. Retail outlets for the sale of general farm implements and lawn care equipment such as tractors (less than 10,000 pounds), riding lawn mowers, and related accessories.
 - a. The outdoor display and/or storage of such implements and equipments shall be permitted provided the following development criteria are met:
 - (1) The outdoor storage and/or display of the implements and/or equipment shall lie behind a straight line running from side lot line to side lot line that coincides with the rear wall of the principal building located on the property;

- (2) The equipment and/or implements to be stored and/or displayed outdoors must be removed from the crate or cartons and displayed and/or stored in such a way as to allow for viewing and inspection, but so as not to prevent passage on sidewalks, walkways, or other vehicle ways;
 - (3) Such businesses necessarily involve the use of outdoor areas on the premises for the unloading, uncrating, positioning and repositioning of items that are often larger and more cumbersome than most retailers handle. The temporary use of outdoor areas of the premises for such purposes during hours of operation shall not be a violation of this ordinance; and
 - (4) Such businesses necessarily utilize packaging that is to be destroyed or reused. Such packaging materials shall be stored in areas on the premises to which access shall be restricted by means of a physical barrier such as an opaque fence or similar to a dumpster enclosure and shall comply with Chapter 4, Section I. B. of this ordinance.
- b. The outdoor display of merchandise, except as provided for above, is permitted provided such merchandise is displayed in a permanent, covered porch. Such covered porch shall be attached to the principal building and shall meet all setback requirements of the principal building.
4. Financial and real estate services.
5. Professional, personal, and business services.
6. Restaurants, tea rooms, cafes, coffee houses, or other similar establishments serving food or beverage that is primarily consumed within the principal building or in designated outdoor seating areas associated with the principal building.

Coffee houses with drive-through service lanes that serve as the principal means for service. The principal location for consumption is offsite.
7. Automotive services, provided such services are for automobiles and light trucks only. Such services may include fuel sales and repairs. Facilities designed to accommodate the refueling and/or servicing of trucks with more than three (3) axles or more than ten (10) wheels are prohibited.
8. Retail rental and leasing of automobiles provided the following development criteria are met:
 - a. Such business is located in a freestanding building; and

- b. If the premises are fenced, such fencing shall be decorative, shall not exceed three (3) feet in height, and shall be of such design so as not to prevent the ability to see through the fence.
- 9. Public, governmental, and general offices.
- 10. Medical, dental, and veterinary facilities.
- 11. Medical spas.
- 12. Indoor kennel facilities, provided the following development criteria are met:
 - a. The building shall be sound proofed to prevent the noise of barking dogs being heard outside the building. A certification verifying the sound proofing capabilities must be submitted with the site plan; and
 - b. No outdoor fencing shall be located on the premises.
- 13. Mortuary establishments.
- 14. Commercial greenhouses, nurseries, and other similar uses as determined by the Board of Zoning Appeals provided the following development criteria are met:
 - a. There shall be a minimum lot size of two (2) acres;
 - b. Merchandise and/or any other material are displayed or stored in a permanent area designed for such use;
 - c. Merchandise and/or any other materials are not displayed or stored on any sidewalks, walkways, parking spaces, or other vehicle ways;
 - d. The outdoor storage and/or sale of mulch and other landscaping related materials is permitted as accessory to commercial greenhouses and nurseries, but not permitted as stand alone businesses.
 - e. Required yard setbacks for buildings are met for the storage/display area and for all temporary structures;
 - f. Access to the display/storage area shall be restricted by means of a physical barrier such as a fence, a berm, landscaping, or other similar means;
 - g. Outdoor areas used for the growing of products must be set back a minimum of thirty (30) feet in the front yard and twenty-five (25) feet in

the side and rear yards. Setbacks shall be measured from the nearest point of any property line;

- h. A minimum of a twenty-five (25) foot buffer strip along rear and side property lines shall be developed and maintained per the buffer strip requirements of this ordinance;
 - i. Security fencing located in the front yard shall be screened with a minimum of one (1) large evergreen shrub per five (5) linear feet of fence. Such large shrubs shall be on the visual resources review board's recommended large shrubs list and shall be a minimum of three (3) feet in height at the time of planting; and
 - j. A maximum of one (1) wall sign shall be permitted. Such wall sign shall meet all other sign requirements of the district.
- 15. Day care facilities as regulated in Chapter 4.
- 16. Nursing homes as regulated in Chapter 4.
- 17. Elderly housing as regulated in Chapter 4.
- 18. Churches and other places of worship.
- 19. Schools, public and private, provided the following development criteria are met:
 - a. Access shall be directly to a street having a designated classification of local collector or greater, or a local street which is not interior to a subdivision. The street on which the school accesses must meet the minimum design standards established in the Farragut Subdivision Regulations;
 - b. There shall be a minimum lot size of three (3) acres; and
 - c. The lot on which the school is located is a free-standing parcel.
- 20. Theaters, indoor only.
- 21. Cultural activities.
- 22. Parks, playgrounds, play fields, neighborhood buildings, and community buildings.
- 23. Indoor recreational facilities.

24. Outdoor recreational facilities such as miniature golf courses, golf courses, driving ranges, batting cages, tennis courts, swimming pools, skating/skateboard facilities, paintball facilities, and other similar non-motorized recreational facilities as determined by the Board of Zoning Appeals. Seasonal inflatable playground structures shall not be considered a similar non-motorized recreational facility. The following development criteria shall be met:

- a. A minimum of a forty (40) foot front yard setback is maintained for any recreational facility that does not require the construction of a structure;
- b. A minimum of a ten (10) foot rear and side yard setback is maintained for any recreational facility that does not require the construction of a structure; and
- c. All structures developed as an integral part of a recreational facility/use are set back a minimum of forty (40) feet in the front yard and ten (10) feet in the side and rear yards. Setbacks shall be measured from the nearest point of any property line.

25. Utility uses.

C. *Area regulations.* The purpose of these setback regulations is to create a flexible building envelope that will enable the creative possibilities for development of a parcel to be maximized and to allow consideration of the natural features of a parcel as it is being developed. Please refer to Illustrations 6, 7 and 8 (see Chapter 1). These illustrations depict the intent of the following regulations. Setbacks shall be measured from the nearest point of any property line and all structures shall comply with the following setback requirements:

1. *Front Yards.*

- a. All buildings shall be set back from the nearest point of any right-of-way a minimum of eighty (80) feet;
- b. All buildings shall be set back from the nearest point of any right-of-way a minimum of sixty (60) feet if only a driveway aisle is located in the front yard; or
- c. All buildings shall be set back from the nearest point of any right-of-way a minimum of forty (40) feet if no paved surfaces are located in the front yard.

All accessory structures, excluding detention basin structures and certain utility structures, shall be set back from the nearest point of any right-of-way a minimum of forty (40) feet, except as provided for elsewhere in this ordinance or the Municipal Code. Detention basin structures shall be set back from the nearest

point of any right-of-way a minimum of ten (10) feet. Electrical substations, utility offices, or any other utility building shall meet the front yard setback requirements.

2. *Side Yards.* All buildings shall be set back a combined total of at least sixty (60) feet on the two sides, but not less than twenty (20) feet on any one side.
 3. *Side and rear yards.* All accessory structures shall be set back a minimum of ten (10) feet, except as provided for elsewhere in this ordinance or the Municipal Code.
 4. *Rear Yards.* All buildings shall be set back a minimum of thirty (30) feet.
 5. *Buffer strips.*
 - a. There shall be a buffer strip a minimum of thirty-five (35) feet in width on all front property lines when the street adjacent to that front property line is classified as a collector or local street on the Major Road Plan and the property on the opposite side of the street is zoned residential or agricultural;
 - b. There shall be a buffer strip a minimum of thirty-five (35) feet in width on all side and rear property lines when the abutting property is zoned residential or agriculture;
 - c. Existing, mature vegetation shall be preserved and incorporated into the buffer strip; and
 - d. Detention basins, measured from top-of-slope to top-of-slope, and associated structures shall not be located within any buffer strips.
 6. *Maximum lot coverage.* Total lot coverage — Seventy (70) percent.
 7. *Land area.* Minimum lot size of one (1) acre.
- D. *Height regulations.* No structure shall exceed two and one-half (2½) stories, or thirty-five (35) feet in height, except as provided for elsewhere in this ordinance.
- E. *Parking.* As regulated in Chapter 4.
- F. *Mixed Use Town Center.*
1. *General Description and Purpose:*

In the Town's adopted Comprehensive Land Use Plan (CLUP), Strategy 1 describes the community's desire to Bring About a Downtown. Also included in the CLUP are land use descriptions related to the intent, uses, and character of

what is described as a Mixed Use Town Center (MUTC). The CLUP also includes a future land use map which identifies locations for a MUTC.

The purpose of this section is to ensure that properties zoned C-1 that are within (i.e. at least half of the existing parcel) the area shown as Mixed Use Town Center are developed and redeveloped in a manner that is consistent with the CLUP.

Where a property is zoned C-1 and is shown to be within the area identified as MUTC on the Future Land Use Map the following provisions shall apply:

2. *Permitted Principal and Accessory Uses and Structures* (if a use is not listed below it shall not be permitted unless it is approved by the Board of Zoning Appeals as a Special Exception and the proposed use is consistent with the CLUP as it relates to the MUTC).
 - a. Generally recognized retail sales. This excludes all outdoor sales or storage (unless part of an approved Farmers Market or similar seasonal pedestrian oriented use) and any “big box” entities where the total gross square footage exceeds 25,000 square feet.
 - b. Restaurants, tea rooms, cafes, coffee houses, bistros, or other similar establishments serving food or beverage that is primarily consumed within the principal building or in designated outdoor seating areas associated with the principal building. This excludes drive-through service lanes and windows.
 - c. Financial and real estate services. This excludes drive-through service lanes and windows.
 - d. Professional, personal, and business services.
 - e. Public, governmental, and general offices.
 - f. Medical, dental, and veterinary facilities (indoors only).
 - g. Medical spas.
 - h. Adult education and training facilities, indoors only.
 - i. Cultural activities.

- j. Theaters.
- k. Indoor recreational facilities.
- l. Parks and community facilities.
- m. Residential, provided located in upper stories.
- n. Bed and breakfasts/inns.
- o. Hotels, provided the gross square footage does not exceed 25,000 square feet.
- p. Churches and other places of worship, provided they are not located in freestanding buildings.
- q. Day care facilities, provided they are not located in freestanding buildings.
- r. Schools, public and private, provided they are not located in freestanding buildings.
- s. Utility uses. This excludes substations and telecommunication towers. These utility uses shall not be permitted.
- t. Other uses similar to any of the above, as approved by the Board of Zoning Appeals as a Special Exception. Any use approved as a Special Exception in this section shall be compatible with the CLUP as it relates to the Mixed Use Town Center.

3. *Building Façade Requirements:*

New construction shall comply with Title 14, Chapter 3, Section 14-305. and Section 14-306. (1) and (2) of the Farragut Municipal Code. The street facing building facade that does not have the storefront must provide windows or some other type architectural feature so the wall is not blank.

Where re-development involves improvements (interior and/or exterior) to an existing building(s) which exceed 50% of the current value (as determined by a certified appraisal) of such building(s), the building(s) façade(s) shall be modified to use high-quality, durable, materials that are architecturally compatible and include a significant masonry element. Such building façades shall not use

fabricated metal panels or vinyl siding and shall include only very limited use of synthetic stucco (EIFS) or panelized brick.

4. *Low Impact Development Requirements:*

Any new development or redevelopment where at least half of the existing site improvements are being modified (e.g. half of the existing parking lot is being altered from its current configuration), shall incorporate a minimum of one (1) of the following Low Impact Development (LID) practices into the design:

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

5. *Area Regulations*

a. Front Yards

- 1. All principal buildings shall be set back a minimum of ten (10) feet from all property lines and access easements.
- 2. All accessory structures, such as parking garages, dumpsters, HVAC units and generators, shall be set back a minimum of twenty (20) feet from all property lines and access easements. This excludes signage, detention basin structures (if associated with a low impact development measure), or structures typically associated with a store front or furnishing zone as described in the TCD Zoning District.

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

b. Side and Rear Yards

1. All principal buildings shall be set back a minimum of zero (0) feet if part of a larger plan to join a building on an adjoining property. Where a building is planned to be joined with another building to form a series of buildings the design requirements provided for in Title 14, Chapter 3 of the Farragut Municipal Code shall apply.

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

2. All accessory structures shall be set back a minimum of ten (10) feet, unless a greater setback is otherwise required in this ordinance or the Municipal Code.

6. *Buffer Strips*

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

7. *Maximum Lot Coverage*

Total lot coverage — Eighty (80) percent.

8. *Land Area*

Minimum lot size of one (1) acre.

9. *Height Regulations*

- a. Buildings shall be a minimum of two (2) stories in height or have the appearance, as viewed from all building elevations, of a building that is at least two (2) stories in height. Buildings shall not exceed four (4) stories in height. The minimum height requirement shall apply only to new buildings.

Whenever the adjacent property is zoned residential (other than multi-family), or agricultural, no buildings to be constructed within 100 feet of a periphery property line shall exceed the maximum height permitted for principal dwelling units in the adjacent zoning district(s).

No accessory building shall exceed fifteen (15) feet in height. Parking garages shall not exceed three stories or forty-five (45) feet in height. Parking garages may not access streets classified as arterial.

10. *Parking spaces required.*

1. *Number of parking spaces required.*

Unless the building is mixed use, the number of parking spaces required shall be as regulated by Chapter 4, Section XX. of the Zoning Ordinance.

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

One (1) parking space per two hundred and fifty (250) square feet of gross floor area for the first [ground] floor;

One (1) parking space per five hundred (500) square feet of gross floor area for the second floor; and

One (1) parking space per seven hundred and fifty (750) square feet of gross floor area for the third floor.

2. *Required bicycle parking.* One (1) bicycle space per five thousand (5,000) square feet of gross floor area. Bicycle racks shall be provided in desirable locations and shall be conveniently located at each building. The rack placement should not impede pedestrian movement and should not cause conflicts between bicycles and pedestrians.

3. *Shared parking.*

Shared parking within the area identified as MUTC shall be encouraged. The parking and access easements must be identified as part of the site plan review and a plat prepared and recorded which memorializes such easements prior to the issuance of a building permit.

11. *Streetscape and Outdoor Open Space:*

An active and interconnected streetscape with visually appealing and functional public spaces shall be provided and specifically addressed in the site plan submittal. Some specific design objectives are as follows:

- a. Provide for pedestrian and bicycle connections between properties and connections to existing pedestrian and bicycle facilities. Provide for a development that creates a pleasant and functional pedestrian experience.
- b. Encourage vehicular connections between adjoining properties.

- c. Locate and orient outdoor open space (e.g. plazas, courtyards, patios, outdoor seating and benches, small park spaces or landscaped features) to provide a focal point to be actively used.
- d. Provide landscape enhancements (e.g. bioswales, rain gardens, planters, flower gardens) to add visual interest, screen parking areas, and complement outdoor open spaces.

12. *Outdoor Site Lighting:*

As regulated in Chapter 4, Section XIII. of the Zoning Ordinance with the following additional provisions in the MUTC:

- a. New exterior lighting associated with new development or re-development within the MUTC shall have a consistency.
- b. Street lighting shall follow the requirements in Chapter 3, Section XXVII. K. 2. of the Zoning Ordinance.
- c. Parking lot lights shall have decorative posts and brackets and a decorative fixture, such as a bell shaped style fixture. The bulbs shall be contained within the fixture so that they are not visible.
- d. Building mounted lights shall be decorative, such as the acorn, lantern, or bell shaped styles. The bulbs shall be contained within the fixture so that they are not visible.
- e. Bollard lighting shall be permitted provided the bulbs are contained within the fixture so that they are not visible.

13. *Signage:*

As regulated in the Farragut Sign Ordinance with the following additional provisions in the MUTC:

- a. Box or cabinet style signs on new buildings shall not be permitted.

SECTION 3.

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

RESOLUTION PC-14-14

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, SECTION XII. GENERAL COMMERCIAL DISTRICT (C-1), BY ADDING NEW REQUIREMENTS RELATED TO THE MIXED USE TOWN CENTER OUTLINED IN THE COMPREHENSIVE LAND USE PLAN UPDATE

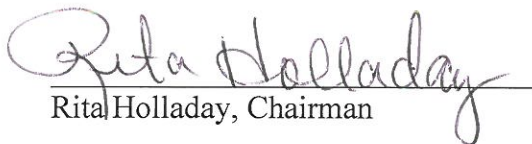
WHEREAS, the Tennessee Code Annotated, Section 13-4-201 et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

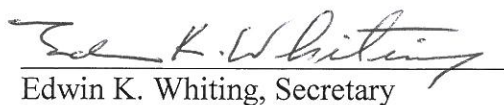
WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on November 20, 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 14-21.

ADOPTED this 20th day of November, 2014.


Rita Holladay, Chairman


Edwin K. Whiting, Secretary

AGENDA NUMBER VII.B.2

MEETING DATE

December 11, 2014

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director *MS*

SUBJECT: Ordinance 14-22, on first reading, for the Board of Mayor and Aldermen to adopt, by ordinance, the area and text identified as Mixed Use Town Center, as shown on the future land use map in the Comprehensive Land Use Plan

BACKGROUND:

This item is related to the proposed ordinance text modifications (Ordinance 14-21) to the C-1 Zoning District for properties shown as being within the Mixed Use Town Center (MUTC) on the future land use map in the Comprehensive Land Use Plan (CLUP). Since the area identified as MUTC is being called out for zoning related provisions in the zoning ordinance, this area and the applicable text associated with this area must be adopted by ordinance. This will tie the zoning ordinance wording to a map and text that has been adopted by ordinance.

DISCUSSION:

When the CLUP was updated in late 2012 it was adopted by resolution by the planning commission but was not adopted by ordinance by the Board of Mayor and Aldermen. This approach was primarily selected because it would provide more flexibility and, when applicable, a less burdensome amendment process with regards to land use related decisions. The request at this time and that is reflected in Ordinance 14-22 is for the Board of Mayor and Aldermen to adopt only the MUTC portion of the CLUP. The adoption of this specific area by ordinance will help to advance the implementation of Strategy 1 of the CLUP – Bringing About a Downtown. Adopting the MUTC area and text, as outlined in Ordinance 14-22, will mean that any future land use decisions or approvals involving properties within the MUTC will be required to be consistent with the CLUP as it relates to the MUTC.

Since the adoption of this portion of the CLUP is advancing the most desired strategy that was identified during the public process of updating the CLUP, the legal authority for such action is well established in the Tennessee Code Annotated. This has been discussed with the town attorney and there is a solid legal basis, as provided for in the Tennessee Code Annotated (TCA), for adopting selected components of the CLUP. Again, this area and text are being adopted by ordinance in order to advance an important component of the CLUP.

RECOMMENDATION BY:

Similar to Ordinance 14-21, Ordinance 14-22 is consistent with both the CLUP and the Strategic Plan. In terms of the CLUP, Ordinance 14-22 would directly promote Strategy 1 – Bringing About a Downtown, Strategy 3 – Encouraging Greater Housing Choice, Strategy 7 – Enhancing our Identity, and Strategy 8 – Plan for Remaining Vacant Properties. In terms of the Strategic Plan, Ordinance 14-22 would promote Goal 2 – Strengthen the Local Economy, and Goal 4, Objectives 5 and 6, which encourage consistency with Town plans and more beautiful corridors and development.

At their meeting on November 20, 2014, the planning commission recommended 7-0 to approve Resolution PC-14-15 which recommends approval of Ordinance 14-22. The staff also recommends approval of Ordinance 14-22.

PROPOSED MOTION:

To approve Ordinance 14-22, on first reading, for the Board of Mayor and Aldermen to adopt, by ordinance, the area and text identified as Mixed Use Town Center, as shown on the future land use map in the Comprehensive Land Use Plan.

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	_____	_____	_____	_____	_____

ORDINANCE:	14-22
PREPARED BY:	Shipley
REQUESTED BY:	Staff
CERTIFIED BY FMPC:	November 20, 2014
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO ADOPT THE AREA AND TEXT IDENTIFIED AS MIXED USE TOWN CENTER, AS SHOWN ON THE FUTURE LAND USE MAP IN THE COMPREHENSIVE LAND USE PLAN

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, through the Farragut Municipal Planning Commission, created and adopted the Farragut Comprehensive Land Use Plan and Future Land Use Map; and,

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 adopted the Farragut Comprehensive Land Use Plan and Future Land Use Map by Resolution PC-12-18 on December 20, 2012; and

WHEREAS, the Tennessee Code Annotated, Section 13-4-202 et seq, provides that the Municipal Planning Commission and the chief legislative body may adopt parts of the Comprehensive Land Use Plan that correspond generally with one (1) or more of the functional subdivisions of the subject matter of the plan; and

WHEREAS, the Board of Mayor and Alderman of the Town of Farragut recognizes the need to implement Strategy 1, Bringing About a Downtown, of the Comprehensive Land Use Plan Update;

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Comprehensive Land Use Plan Update, Chapter Three, Future Land Use Plan, Land Use Descriptions Section, Description 1, Mixed Use Town Center and the area identified on the Farragut Future Land Use Map as Mixed Use Town Center (Exhibit A) are hereby adopted.

SECTION 1.

The Farragut Comprehensive Land Use Plan Update, Chapter 3 Future Land Use Plan, Land Use

Descriptions Section, Description 1 Mixed Use Town Center and the area identified on the Farragut Future Land Use Map as Mixed Use Town Center (Exhibit A) :

I. Chapter 3 Future Land Use Plan, Land Use Descriptions Section, 1. Mixed Use Town Center

A. *Intent*

1. Increase Farragut's long-term economic sustainability by diversifying the retail tax base through the creation of a traditional downtown with a variety of shops, restaurants, businesses and residences, in a pedestrian-oriented setting.
2. Integrate high-density residential development to help support retail and other commercial uses.
3. Consider the creation of an entertainment district that draws people to the area. This could include subsidies for galleries or a resident artist elected each year. This would require a planning process to establish a vision, governance structure, and secure seed money.
4. Create public gathering spaces
5. Provide extended (evening) hours of operation that will cater to shopping, dining, and entertainment to increase the vitality of the area.

B. *Uses*

1. A mix of uses including: employment, commercial, retail, services, civic, and residential.
2. Substantial residential use—primarily multi-family residences, but some attached units (townhomes, duplexes) for transitions to adjacent single-family neighborhoods.
3. Retail-oriented commercial uses, including “one off” establishments (local businesses) as well as chain establishments that utilize small footprints (such as coffee shops, small footprint versions of big box stores).
4. Offices and personal services such as doctor, dentists, bookkeeping, or studios.
5. Also encourage:
 - a. Public service providers (law enforcement, fire protection) and new schools.
 - b. Entertainment options such as theater or performing arts.
6. Residential Density: 8-15 dwelling units per acre

C. *Location*

1. Within a general 1 mile radius of Kingston Pike and Campbell Station Road.

D. *Character*

1. Connected building facades, with minor setback variations close to the sidewalk, on both sides of a street, that form a continuous shopping experience, with individual buildings adequately differentiated (to avoid strip appearance).
2. High degree of ground floor transparency (glass) for visual interest to pedestrians.
3. Comfortable bike and pedestrian connections to surrounding neighborhoods, with adequate bike parking.

4. Pedestrian-focused amenities, places for gathering (pocket parks and plazas), wide sidewalks, outdoor dining, street trees, benches, consolidated newspaper racks, planters, and paving.
5. Pedestrian scale signage.
6. On-street parking to separate pedestrians from traffic and provide convenient parking; Major parking behind buildings, out of sight of pedestrians.
7. Gridded or semi-gridded street network
 - a. A block pattern that includes a 'figure 8' pedestrian circulation pattern that wraps around corners (as opposed to a single street).

E. *Other*

1. Require consistent hours of operation. (See Chapter 2: Eight Key Strategies Strategy 1 Bring About a Downtown and Chapter 5: Extended Implementation Tools for more information)

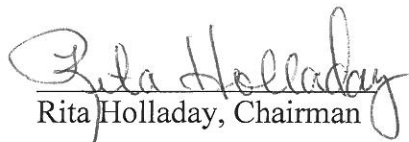
SECTION 2.

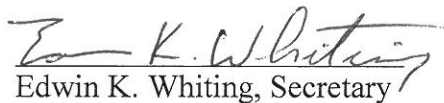
This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

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

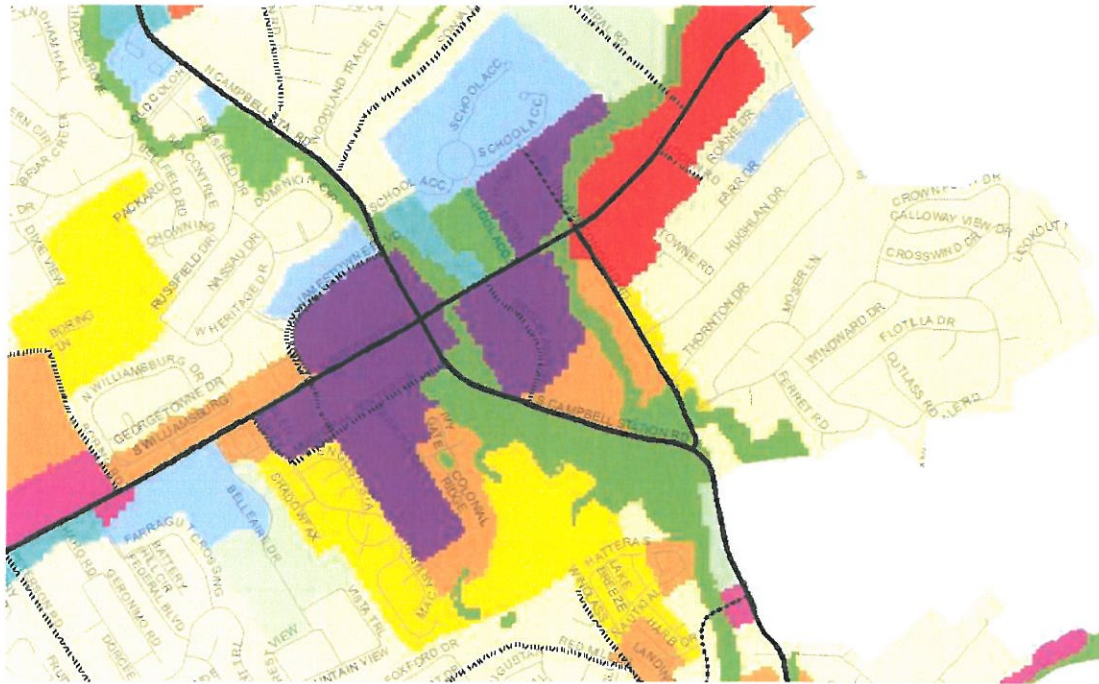

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

Exhibit A

Future Land Use Map

(area identified as Mixed Use Town Center as shown in purple)



Future Land Use

- Civic/Institutional
- Office/Light Industrial
- Commercial
- Regional Commercial
- Open Space
- Parks and Rec
- Open Space Cluster Residential
- Rural Residential (> 1 Acre lots)
- Very Low Density Residential (2-4 DUs / Acre)
- Low Density Residential (3-6 DUs / Acre)
- Med Density Residential (6-12 DUs / Acre)
- Mixed Use Neighborhood (6-10 DUs / Acre)
- Mixed Use Town Center (8-15 DUs / Acre)

RESOLUTION PC-14-15

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO RECOMMEND ADOPTION OF THE AREA AND TEXT IDENTIFIED AS MIXED USE TOWN CENTER, AS SHOWN ON THE FUTURE LAND USE MAP IN THE COMPREHENSIVE LAND USE PLAN

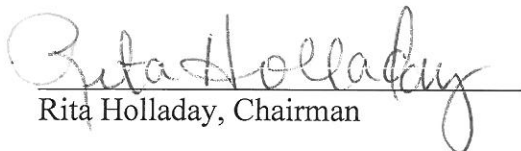
WHEREAS, the Tennessee Code Annotated, Section 13-4-201 et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

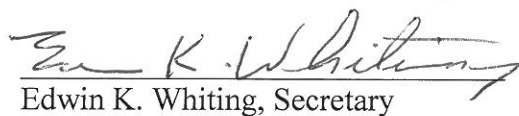
WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on November 20, 2014;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of Ordinance 14-22 to adopt the text of the Farragut Comprehensive Land Use Plan Update, Chapter Three, Future Land Use Plan, Land Use Descriptions Section, Description 1, Mixed Use Town Center and the area identified on the Farragut Future Land Use Map as Mixed Use Town Center.

ADOPTED this 20th day of November, 2014.


Rita Holladay, Chairman


Edwin K. Whiting, Secretary

AGENDA NUMBER VII.B.3.

MEETING DATE

December 11, 2014

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director *MS*

SUBJECT: Ordinance 14-23, on first reading, to amend the text of the Farragut Zoning Ordinance, Chapter 3., Section XXVII. Town Center District (TCD), N. 6., Area Regulations, Land Area, to change the minimum land area for development

BACKGROUND:

During the discussions with the planning commission related to the Mixed Use Town Center (MUTC), one suggestion that was initiated by the staff was to revisit the minimum land area requirement for a property to be considered for a rezoning to the Town Center District (TCD).

DISCUSSION:

When the TCD Zoning District was created in 2007 it was tailored to fit a concept plan that was being considered at that time for a large scale downtown style development on a large vacant tract adjacent to the Town Hall property. Consequently, as currently provided for in the zoning ordinance, the minimum lot size for a property to be considered for a TCD rezoning is fifteen (15) acres.

Unfortunately the large scale development of a downtown did not proceed and, since that time, the Transportation and Land Use Policy Plan that was approved in 2001 was updated as the Comprehensive Land Use Plan (CLUP). The CLUP was adopted by the planning commission in December of 2012 and included an area identified as MUTC that was a preferred location for a downtown.

Within the MUTC, there are a number of parcels that are smaller than 15 acres but that, as part of an incremental development of a downtown, would be good candidates for a rezoning to TCD. Consequently, the staff is proposing to encourage more flexibility with the TCD Zoning District by removing the 15 acre minimum lot size. The proposed minimum lot size would be one (1) acre like other commercial and office zoning districts.

RECOMMENDATION BY:

Similar to Ordinances 14-21 and 14-22, Ordinance 14-23 is consistent with both the CLUP and the Strategic Plan. In terms of the CLUP, Ordinance 14-23 would directly promote Strategy 1 – Bringing About a Downtown, Strategy 3 – Encouraging Greater Housing Choice, Strategy 7 – Enhancing our Identity, and Strategy 8 – Plan for Remaining Vacant Properties. In terms of the Strategic Plan, Ordinance 14-23 would promote Goal 2 – Strengthen the Local Economy, and Goal 4, Objectives 5 and 6, which encourage consistency with Town plans and more beautiful corridors and development.

At their meeting on November 20, 2014, the planning commission recommended 6-0-1 (one commissioner abstained) to approve Resolution PC-14-16 which recommends approval of Ordinance 14-23. The staff also recommends approval of Ordinance 14-23.

PROPOSED MOTION:

To approve Ordinance 14-23, on first reading, to amend the text of the Farragut Zoning Ordinance, Chapter 3., Section XXVII. Town Center District (TCD), N. 6., Area Regulations, Land Area, to change the minimum land area for development.

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	_____	_____	_____	_____	_____

ORDINANCE:	14-23
PREPARED BY:	Shipley
REQUESTED BY:	Staff
CERTIFIED BY FMPC:	November 20, 2014
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3. SPECIFIC DISTRICT REGULATIONS, SECTION XXVII. N. 6., TOWN CENTER DISTRICT (TCD), AREA REGULATIONS, LAND AREA., TO CHANGE THE MINIMUM LAND AREA FOR DEVELOPMENT

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 3, Section XXVII.N.6., Town Center District (TCD), Area Regulations, Land Area, of the Farragut Zoning Ordinance, Ordinance 86-16,

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance is hereby amended as follows:

SECTION 1.

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section XXVII.N.6., Town Center District (TCD), Area Regulations, Land Area, is amended by deleting it in its entirety and substituting in lieu thereof the following:

SECTION 2.

Chapter 3, Specific District Regulations, Section XXVII.N.6., Town Center District (TCD), Area Regulations, Land Area, is amended by inserting the following:

6. Land area. Minimum development size of one (1) acre.

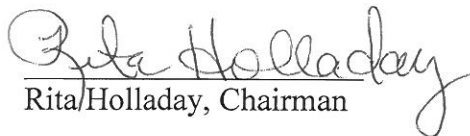
SECTION 3.

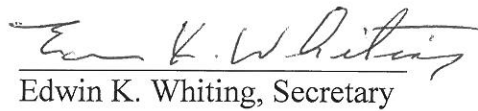
This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

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

AGENDA NUMBER VII.B.4 MEETING DATE December 11, 2014

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: G. Palmer, Assistant Town Administrator

SUBJECT: Ordinance 14-19, an ordinance on first reading to establish an Everett Road Corridor Improvement Fee

INTRODUCTION: This is the first reading for the subject Ordinance which will mandate a formula based road improvement fee for certain residential developments on Everett Road. This Ordinance was presented to the FMPC for a recommendation at their October 16 2014 meeting which resulted in a unanimous recommendation of approval for a flat fee. Subsequently, this initiative was presented to the Board during a workshop on October 23, 2014. If you recall, the Board requested we come back with a formula-fee option instead of a flat fee.

BACKGROUND/DISCUSSION: On August 14, 2014 the Board approved a subdivision development agreement with Farmstead Development LLC. This agreement required the developer to contribute to the cost of improving Everett Road based on a formula. Farmstead Development LLC is building Split Rail Farm Subdivision which directly connects to Everett Road and will intensify the traffic along the sub-standard Everett Road corridor. There are several additional large tract parcels on Everett Road which may develop in the future. Therefore, in line with the Farmstead development agreement, the Town should collect a road improvement fee from similar residential developments proposing to develop along Everett Road. In order to pre plan, promulgate, and move away from the individual cost-sharing agreements the Town has done in the past, we propose this uniform Everett Road Corridor Improvement Fee Ordinance.

Our adopted Comprehensive Land Use Plan calls for low density single family housing along the Everett Road corridor similar to the Split Rail Farm development. Thus, this Ordinance shall only apply to residential developments which contribute to the traffic on Everett Road from Kingston Pike to the Split Rail Farm subdivision entrance (SEE attached map). The fee in the agreement with Farmstead Development was heavily negotiated and based on several factors: cost of Everett Road from Smith Road to the Split Rail Farm subdivision entrance, existing traffic counts on Everett Road, projected traffic counts (trips per day) generated by the addition of Split Rail Farm at full build out, anticipated contribution to the traffic onto Everett Road (but only traveling south-bound). The fee calculated and negotiated is \$3,276 per dwelling unit.

This proposed Ordinance will require future developers to contribute based on a formula (SEE Exhibit B attached to Ordinance). The formula is based on the subject developments' contribution to Everett Road traffic (trips per day).

RECOMMENDATION BY: G. Palmer, Assistant Town Administrator for approval.

PROPOSED MOTION: Approve Ordinance 14-19 on First Reading, establishing an Everett Road corridor improvement fee.

BOARD ACTION:

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

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

ORDINANCE:	14-19
PREPARED BY:	PALMER
REQUESTED BY:	
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

DESCRIPTION:

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, through the Farragut Municipal Planning Commission, created and adopted the Farragut Comprehensive Land Use Plan, Future Land Use Map, Zoning Map, and Major Road Plan; and,

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, recognize the need to establish growth policies designed to manage growth and mitigate the public expense arising from private development ; and,

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, are enabled through the State to establish fees for certain activities; and,

WHEREAS, the Town has established a proportionate-share formula for the cost of improving Everett Road; and,

WHEREAS, the Town desires to use this proportionate-share formula with future developers proposing to build on Everett Road;

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Municipal Code is hereby amended by adding Title 16 Streets and Sidewalks, etc., Chapter 6 Everett Road Corridor Improvement Fee.

SECTION 1:

16-601 Purpose. It is the intent and purpose of this chapter to establish a uniform regulatory procedure for assessing and collecting fees from developments which contribute vehicular traffic to Everett Road within the Town of Farragut. Fees collected will be used for future improvements to Everett Road and/or to recoup Everett Road improvement costs incurred after the date of the adoption of this ordinance.

16-602 Authority. This chapter is adopted pursuant to the powers conferred to the Town of Farragut by the State of Tennessee; Tennessee Code Annotated §§ 6-2-201 et seq.

16-603 Applicability. This ordinance shall only apply to all new subdivisions recorded after the date of adoption of this ordinance in which the resulting lots contribute traffic directly onto Everett Road by way of a driveway or subdivision street (SEE Subdivision Definition Below).

16-604 Definitions. The following definitions shall apply only to this chapter:

Developer: Is a person, firm, partnership, corporation or other legal entity, commencing a land development activity or redevelopment activity, which when completed with dwelling units or contemplated construction will generate or attract traffic to Improved Everett Road, and which requires subdivision or site plan approval, or a building permit from the Town of Farragut.

Development: Any change in land use, any construction of structures, or any change in the use of any existing structure, which when completed with dwelling units or contemplated construction will generate or attract traffic to Improved Everett Road and which requires subdivision or site plan approval, or a building permit from the Town of Farragut.

Road Improvement Area: The land area shown on Exhibit A, the development of which will result in Development accessing the improved Everett Road and which will be subject to payment of the Road Improvement Fee (SEE Road Improvement Area Map Exhibit A)

Road Improvement Fee: Required Everett Road Corridor fee calculated based on the total cost of the improvement within the Road Improvement Area (SEE Exhibit B Formula).

Subdivision: The division of a tract or parcel of land into two (2) or more lots, sites, or divisions for the purpose, whether immediate or future, of sale or building development, and include re-subdivision of the land or area subdivided

16-605 Road Improvement Fee as Condition of Development Approval. Any required approval related to a Development (i.e. rezoning, subdivision, site plan approval, building permit, etc.) shall be conditioned by the Farragut Municipal Planning Commission, or other approving authority of the staff of the Town, upon the payment of the Road Improvement Fee at the time when the final approval is granted, which approval would authorize the Developer to commence construction on the land area governed by the approval granted. If not previously paid, no building permit for land located within the Road Improvement Area in the Town of Farragut shall be issued until the Road Improvement Fee herein established has been paid in

full by the Developer for the entire Development or for the individual lot being petitioned for permitting.

16-606 Road Improvement Fee and Payment. (a) The developer or lot owner shall pay the Road Improvement Fee per dwelling unit, which has been calculated based on the factors set forth in Exhibit A. Said fee shall be paid in either of the following ways and will be determined by the Farragut Municipal Planning Commission during the final subdivision platting process:

1. Upon application for a building permit for construction of any individual dwelling unit within the development, or
2. The entire calculated fee amount for all proposed dwelling units planned for the Development upon final subdivision plat or site plan approval and prior to any permitted construction.

(b) In the case of a Development which contemplates more than 20 dwelling units or multi-family residences, in lieu of payment of the Road Improvement Fee at the time of final subdivision plat approval, the Farragut Municipal Planning Commission may authorize the Town Administrator to accept an appropriate irrevocable letter of credit from a federally insured lending institution acceptable to the Town of Farragut in the full amount of the Road Improvement Fee for each of the dwelling units planned for inclusion in the Development. Said letter of credit shall provide authorization to the Town of Farragut to draw the Road Improvement Fee for each dwelling unit (i) as a condition of the issuance of a building permit authorizing the construction of the related dwelling unit or units in the case of multi-family structures, or (ii) upon the closing of the sale by the Developer of unimproved lot(s) or parcel(s) of land. The irrevocable letter of credit is intended to ensure that the Road Improvement Fee for each dwelling unit in a Development will be paid prior to the commencement of construction of the dwelling unit. Authorization of this method of securing the Road Improvement Fees is within the absolute discretion of the Farragut Municipal Planning Commission to grant, which may take into account not only the circumstances and Town history with the Developer, but also the needs and resources of the Town with respect to the road improvements to be made.

16-607 Collection of Road Improvement Fees. Payment of all fees due shall be by cash, check, money order or other method acceptable to the Town Administrator or his/her designee. Fees may be submitted through the Building Division upon individual permit application with the Building Division transmitting to the Recorder's Office all fees collected in this manner and a copy of all related fee transaction documents for recordation. If the developer elects to make a

lump sum payment for the entire development fee, this shall be done directly through the Town Recorder's Office.

16-608 Establishment of Account. The Town shall establish a separate interest-bearing account into which all Road Improvement Fees shall be deposited. Interest earned on the account into which the fees are deposited shall be considered funds of the Town and shall be used solely for the purposes specified for the funds of such account. The Town Recorder's Office shall maintain and keep financial records for each account.

16-609 Use of Proceeds. The Road Improvement Fees collected pursuant this chapter shall be used to subsidize the cost to the Town of improving Everett Road. Fees may be used for future Everett Road improvements or to recoup funds expended on Everett Road improvements made after the adoption of this Ordinance. Improvements may include right of way acquisition, design and engineering, construction and re construction.

16-610 Refunds. Any Road Improvement Fee, or portion thereof collected pursuant this chapter which has not be expended within twelve (12) years from the date of the individual lot payment payment shall, upon application by the payor, be refunded to the payor. All funds collected shall be deemed to be expended in the same order in which they were collected; that is, the funds collected first shall be expended first. Refunds shall be made only upon written application to the Town Recorder's Office. Refunds shall be made to the record owner of the property for which the Road Improvement Fee was paid.

SECTION 2.

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

Ralph McGill, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this ____ day of _____, 2014.

Legend

 Road Improvement Area

 Town Limit

 Parcels



Not to Scale

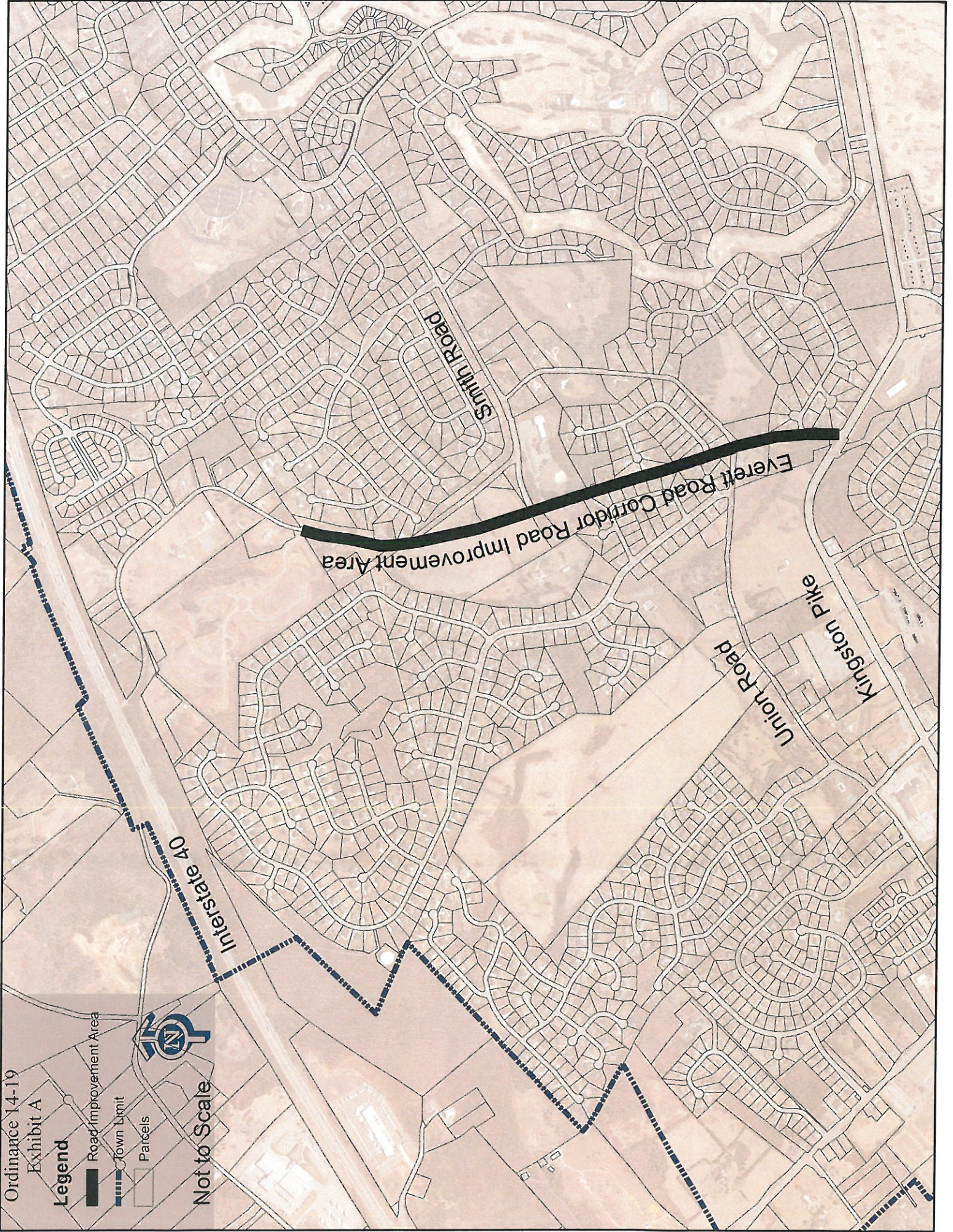


EXHIBIT B Formula

Everett Road Corridor Ordinance 14-19

Land Use Plan: As adopted, calls for Very Low Density Residential (2-4 DU/Acre)

Assumptions:

1. All property that may need an access point to Everett Road north of the intersection with Kingston Pike to the entrance of the Split Rail Farm (SRF) development (does not include common open space of Andover HOA-undevelopable)
2. Area will develop at an average of 3 Dwelling Units(DU)/per acre as called for on land use plan
3. Assume 70% developable total acreage (other 30% includes-open space, road & utility network, detention, etc.)
4. Based on February 2013 Traffic Impact Study by CDM Smith, avg. daily trip volume per DU=11.02
5. Current trips/day along Everett Road near SRF entrance = 825 (per CDM Smith TIS)

Total Acreage – from Smith Road to the SRF Entrance

Property Owner	Acreage
Longworth	20.9
Montgomery	12.7
Quinn	6.43
Split Rail Farm	52.13
Community Baptist Church	1.076
Bartlett	6.06
Nelson	3.7
Total Acreage	103.0

Projected Build Out of Area:

1. **103.0 Acres x 70% (developable acreage) = 72.1 Acres developable**
2. **72.1 Acres x 3 DU/AC = 216 Dwelling Units** developable in total corridor

Trip Generation:

1. Everett Road current trips/day = **825**
2. Projected trip generation of future development: **216 DU x 11.02 trips/day = 2,380 trips**
3. **825 Current trips + 2,380 projected trips = 3,205 total trips**
4. Development trip generation = **Total Dwelling Units x 11.02/trips day**
5. **Development trip generation/3,205 total trips = Percentage (%) of total trips attributable to new development**

Cost Analysis:

1. **\$1,815,000** (projected road cost with sidewalks) x **XXX%** = **\$XX,XXX or \$X,XXX/DU**

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Allison Myers, Town Recorder & Jeff Giles, IT/GIS

SUBJECT: Approval of Contract 2015-09, Board Room Audio Visual System

INTRODUCTION: This project will upgrade the equipment in the board room from the current system to a high definition system. The following are highlights for the A/V upgrade:

- Replacement of all cables and wiring
- Upgrade to a high definition system
- Improve sound quality in the board room and also the sound being broadcast on the government cable channel
- Improve video quality
- Capability to rebroadcast meetings on a regular schedule
- Capture and store video recordings on a server rather than recording on DVDs

A majority of the current system was installed approximately ten years ago. Since that time a few pieces have been upgraded including the Crestron controlling system.

DISCUSSION: A pre-bid meeting was held November 6 and bids were opened November 24. The Town received three qualified bids. The specifications asked for a base system upgrade and an alternate option for high definition cameras. The evaluation is based on the following: Price 35%, Related Experience 30%, Overall effectiveness of solution 25% and Completion timeline 10%. The top two companies were interviewed to review the bid documents and design plans. Below are the tabulations and evaluation percentages based on the interviews and bids.

	Base System	Camera Option	Total with Cameras	Evaluation %
M3 Technology Group	34,287.24	21,581.60	55,868.84	100%
Blue Water Technologies	18,158.88	22,345.07	40,503.95	95%
Multi-media Solutions	50,664.28	23,193.33	73,857.61	85%

After meeting with each company and reviewing the bids, the recommendation is to approve the bid from M3 Technology Group in the amount of \$55,868.84, which includes the camera option. M3 was chosen due to the compatibility of the proposed equipment with the current system, approach to the board room design, as well as the service after the sale that will be provided. Although Blue Water Technologies was the lowest bid and the technician is very knowledgeable, verification of the company and references has been challenging. When researching the vendor, no information could be found on the internet nor did Blue Water have a website, making it difficult to verify the company's credentials.

In the past, when there has been an issue with the system our previous contractor was on site within a couple of hours. Blue Water currently has an office in Nashville with three employees and an office in Knoxville consisting of a single employee although the bid stated there are 50 employees. With only one Blue Water employee in Knoxville, the response time may be much greater due to other jobs requirements/projects. M3 is a very well established company having offices in Knoxville, Nashville, Memphis and Huntsville.

In the approved FY2015 budget the board has allocated \$50,000 for this project. The M3 Technologies bid of \$34,287.24 is well under that amount. The staff requests that the board allocate an additional \$5,868.84 to include the installation of the digital cameras. Also included in the FY2015 budget is a line item for Audio/Visual Maintenance in the amount of \$8,000. A majority of these funds will be available due to not having any maintenance since it's included in the bid document.

Excerpts from the top two bids are included in your packet. The complete bids will be emailed to the board.

FINANCIAL SECTION:

Account Number:			
<u>Total Budget</u>	<u>Requested Amount</u>	<u>Expenditures to Date</u>	<u>Remaining Amount</u>
\$55,868.84	\$55,868.84	\$0	\$0
Approved By: 			

RECOMMENDATION BY: Allison Myers & Jeff Giles

PROPOSED MOTION: Motion to award Contract 2015-09, Audio/Visual System Upgrade, to M3 Technology Group for a base system upgrade, \$34,287.24, including the high definition cameras, \$21,581.60, for a total cost of \$55,868.84.

BOARD ACTION:

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

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



Proposal



For

**AV System
November 21, 2014**

TN Contractor's License #53084
Miles Enterprises, LLC
S-Audio Visual
CE-D
Expires 7/31/2015
\$650,000

This document contains pricing, products and designs proprietary to Miles Enterprises and is to be kept confidential.
It may not be distributed outside your organization, in part or in whole.

Friday, November 21, 2014

Jeff Giles
GIS/IT Analyst AV Proposal
11408 Municipal Center Drive
Farragut, TN 37934

Mr. Giles,

I am pleased to provide you with this proposal for the Town of Farragut's A/V Upgrade.

Our team has been providing Professional A/V and Video systems in East Tennessee for over 20 years. We provide the highest level of technical expertise in the State and combine that with the best customer support.

We are committed to providing the Town of Farragut with an experience that will exceed your expectations and manage it's delivery in every detail. Please call or email me if you have any questions or comments. We look forward to working with you on!

Sincerely,

David Hirsch
Vice President
Miles Enterprises LLC / Blue Water Technologies
Phone 865-310-0523
dhirsch@hdpeople.com

Price Proposal

SCOPE OF WORK

Products and Services as detailed in the RFP document.

System includes providing and installing one HD projector DSP audio system with provisions for wireless microphones. Distributed and managed HDMI A/V signal to LED displays. A/V signal to be from owner furnished sources. All product commercial grade.

System includes abatement of old cabling and reprogramming of Crestron control system.

Includes all provisions for wall plates, connector plates/boxes and cable labeling.

This proposal does not include:

- Any lift or scaffolding rentals
- Any modifications to Owner Furnishings or Assets

MAIN SYSTEM PRICING SUMMARY

Main System

Hardware	\$12,702.94
Technical Services	\$4,500.00
CC&H	\$675.00
Shipping	\$280.94
Tax	\$0.00
	\$18,158.88

MAIN SYSTEM PRODUCT PRICING

*Please note that we can deduct \$1000 with the replacement of the Biamp Tesira System with a Biamp Audia System, however we feel it is in the best interest of the client to utilize the Biamp Tesira System. For details, contact David Hirsch.

Equipment List

QTY	MANUF	MODEL	DESCRIPTION	SALE EACH	SALE EXT
1	Panasnonic	PT-VW340ZU	3,700 Lumen, WXGA , lens shift , 6,000hr lamp / filter, 7.3lbs, 29db	\$ 1,232.53	\$ 1,232.53
1	Premier Mounts	MAG-PRO	Universal Projector Mount	\$ 81.79	\$ 81.79
1	Atlona	AT-HD-LINEPRO4-GEN2	10 Input Scaler and Switcher	\$ 1,032.69	\$ 1,032.69
5	Atlona	AT-HDRX	HD Base T Receiver	\$ 185.87	\$ 929.35
2	Atlona	AT-HDVS-TX	HDMI/VGA HD Base T Transmitter	\$ 413.06	\$ 826.13
1	Atlona	AT-HDDA4	HDMI DA	\$ 309.64	\$ 309.64
7	BWT	BWT6IC	Ceiling Speakers 6"	\$ 102.41	\$ 716.87
1	Galaxy Audio	WMS	Combo Wireless Microphone System	\$ 301.20	\$ 301.20
1	Sony	BDPS3200	Blu-Ray Player	\$ 74.94	\$ 74.94
2	Biamp	AVB A1	Tesira 12x8 AVB DSP	\$ 1,806.02	\$ 3,612.05
1	Atlona	ATHDCAT4	HD 4 output DA	\$ 867.46	\$ 867.46
3	BWT	LED19	19" LED minitor	\$ 123.75	\$ 371.25
1	WS	WIRSYS	Williams Sound Assistive Listening System	\$ 2,347.06	\$ 2,347.06
					\$12,702.94

OPTIONS

Options include the addition of a three camera HD robotic camera system with a video capture and streaming playback system.

Hardware	\$19,828.66
Technical Services	\$2,100.00
CC&H	\$0.00
Shipping	\$416.40
Tax	\$0.00
	\$22,345.07

QTY	MANUF	MODEL	DESCRIPTION	SALE EACH	SALE EXT
3	Vaddio	WVHD19S R	HD Camera PTZ	\$ 3,608.43	\$ 10,825.30
1	Vaddio	PVHD	Camera Controller	\$ 3,608.43	\$ 3,608.43
2	Display	19"	19" display	\$ 119.28	\$ 238.55
1	Wowza	SE	Video capture and streaming engine with 1 channel transcoding, includes time shift option.	\$ 5,156.38	\$ 5,156.38
					\$19,828.66

COMBINED TOTAL

Mains System and Options Combined

PROJECT TOTALS	SALE
Equipment	\$32,531.61
CC&H	\$675.00
Technical Services & Outside Costs	\$6,600.00
Shipping	\$697.34
Taxes	\$0.00
Grand Totals	\$40,503.95

PROJECT TIMELINE

As detailed in RFP.



Response to: **RFP Audio-/Visual System Upgrade** **Contract 2015-09**

Prepared by:

Bob Goodson, Account Executive
8705 Unicorn Drive # 114 Knoxville, TN 37923
bobgoodson@m3techgroup.com
865-691-1124
Rebecca Betts, Director of Business Development
M3 Technology Group, Inc.

Date:

November 21, 2014

Submitted to:

Town of Farragut
11408 Municipal Center Drive
Farragut, TN 37934



Nashville | Knoxville | Memphis | Huntsville

877-227-0171 | M3TechGroup.com

Nashville

925 Airpark Center Drive
Nashville, TN 37217
615-227-0717

Knoxville

8705 Unicorn Drive, #114
Knoxville, TN 37923
865-691-1124

Statement of Understanding

M3 Technology Group Inc. offers the enclosed response to Request for Proposals Audio-Visual Systems Contract 2015-09 in accordance with the project specifications issued October 2014

This document offers an overview of M3 Technology Group's qualifications and experience, and project pricing and fulfillment details. Supplemental information may be appended to this proposal in accordance with the specifications.

M3 acknowledges that the objective of this RFQ is to provide design, detail, pricing and installation of an upgraded AV System to include training as well as provide ongoing support and maintenance on equipment. The system proposed is of the latest digital technology, easy to operate and will provide all needed functions per the manufacturers specifications. Also, this system will be simple to operate for multiple users and will be both multi-functional and flexible. M3 acknowledges the anticipated installation start date of December 12, 2014 with completion date of January 19, 2015.

Since 2002, M3 has designed and installed hundreds of AV, audio and video systems of varying complexity, with project values ranging from \$10,000 to \$3M. M3 serves clients in education, corporate, house of worship, entertainment, military, government, healthcare, and hospitality markets throughout the Southeast and Continental US. M3 is committed to providing the best beginning to end solutions and user experience on an individual basis, and takes pride in a strong reputation for integrity, and for regularly exceeding client expectations. M3 maintains close collaboration between its sales, engineering and integration teams to ensure synergy throughout every project, and to maintain superior attention to detail

In addition to pricing, this document offers an overview of M3 Technology Group's qualifications and experience as required in the RFP.

Scope of Work:

Required Services

M3 Technology Group has included in this proposal response the design/engineering of the system including the control programming, dedicated project management, mock-up, installation, testing, commissioning and training. Included also are miscellaneous items such as cable, connectors, equipment rack hardware, freight, documentation as well as required pricing for one and two year preventative maintenance plans.

See detailed scope of work as outlined on each proposal



M3 Technology Group, Inc. (Knoxville)
8705 Unicorn Drive, Suite 114
Knoxville, TN, 37923
Phone: (865) 691-1124

Quote

Order No.:	QT-140243
Quoted Date:	Nov-19-2014
Delivery Date:	
Quote Expires:	Dec-19-2014
Your Customer #:	CUST101363

BILL TO:

Town of Farragut
Attn: Allison Myers
11408 Municipal Center Drive
Farragut TN 37934

SHIP TO:

Town of Farragut
Attn: Allison Myers
11408 Municipal Center Drive
Farragut TN 37934

CUSTOMER P.O. NO

TERMS

CONTACT

Job/Room Reference

To Be Determined

Goodson, Bob

Audio Video Systems

SHIPPING TERMS

SHIP VIA

Prepay & Add

UPS Ground

NO. ITEM

QTY

PRICE

EXTENDED PRICE

Plan of Action:

- Upon receipt of contract M3 will order equipment
- Once all equipment arrives M3 will schedule the installation
- Installation will take 5 days (See Gantt chart and scope of work)
- Upon project completion M3 will train Town of Farragut employees on system

Scope of Work:

- Remove old analog equipment from rack to prepare to rewire and clean up rack
- Install new 8x8 Digital Switching System
- Install new Transmitters in Podium and at Recorder Positions
- Install new Receiver under Board table to feed 3 Monitors
- Add new Monitors on Board table for HD feed. (Note - It is cheaper to install new HD monitors than buy converters that convert down from a High Def feed to Standard Def monitors.
- Install new audio processor for microphones and any audio from computers/DVD
- Install 18 new Tannoy speakers in ceiling for main auditorium, overflow and control booth
- Install new projector in auditorium and move existing projector to overflow room.
- Install a new capture device that records the meetings, stores them locally temporarily and uploads to a server after recording is finished.
- Install control panel software on a PC within the building to remotely control systems
- Reprogram control panel to control new switching system, but not redesigning the layout so that it stays familiar with current users.
- Program can include a "basic setting" button that will set the system on "autopilot". Specific needs for that setting to be discussed if M3 is awarded the contract.
- Train staff on changes made to touch panel.
- 5 year warranty on all Crestron equipment installed.
- 1 year service contract is included in this quote.

****This quote reuses existing, microphones, camera system and camera system switching. It also reuses existing Crestron touch panels and Control System****

****This quote also reuses existing screen. We will adjust the stops of the screen to create the proper ratio for the new projector. This saves money and will raise the bottom of the screen ~12-14" from its current length. The screen is large enough for the room and will be much brighter with the new projector.****

Switching System

Continued...



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Knoxville, TN, 37923
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Attn: Allison Myers
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Farragut TN 37934

SHIP TO:

Town of Farragut
Attn: Allison Myers
11408 Municipal Center Drive
Farragut TN 37934

CUSTOMER P.O. NO.		TERMS		CONTACT	
Job/Room Reference		To Be Determined		Goodson, Bob	
Audio Video Systems		SHIPPING TERMS		SHIP VIA	
		Prepay & Add		UPS Ground	
NO.	ITEM	QTY	PRICE	EXTENDED PRICE	
1	CREDMMD8X8: 8x8 DigitalMedia™ Switcher; requires DMC series input cards & DMCO series output cards	1.00	2,529.50	2,529.50	
2	CREDMCC: DigitalMedia 8G+™ Input Card for DM® Switchers	4.00	647.10	2,588.40	
3	CREDMCHDDSP: HDMI® Input Card w/Downmixing for DM® Switchers	1.00	588.25	588.25	
4	CREDMCVGA: VGA/Video Input Card for DM® Switchers	1.00	588.25	588.25	
5	CREDMCCOHD: 2 Channel DM Output Card for DM Switchers	1.00	764.75	764.75	
6	CREDMCHDO: 2-Channel HDMI Output Card for DM Switchers	1.00	411.80	411.80	
7	CREDMCHD: HDMI® Input Card for DM® Switchers	1.00	470.60	470.60	
8	CREDMTX201C: DigitalMedia 8G+™ Transmitter 201	4.00	792.75	3,171.00	
9	CREDMRMCSCALERC: DigitalMedia 8G+™ Receiver & Room Controller w/Scaler	2.00	853.70	1,707.40	
10	CREHDDA44KE: 1-to-4 4K HDMI® Distribution Amplifier [Available November 1, 2014]	1.00	294.25	294.25	
11	CREHDDA2: 1-to-2 HDMI® Distribution Amplifier & Audio Converter	1.00	294.25	294.25	
12	CRECAPTUREHDP: Capture HD® High-Definition Capture Recorder w/3G-SDI	1.00	3,412.00	3,412.00	
13	ACERH236HLBID: 23" LED Monitor	3.00	169.30	507.90	
Audio System					
14	BIATESIRAEXIN: Tesira 4 channel mic/line input expander PoE+	1.00	907.80	907.80	
15	QSCCX204V: 4 Channel 200W 70V Power Amp	1.00	1,247.75	1,247.75	
16	TAN80014240: CVS 6 Coaxial Ceiling Speaker	18.00	122.25	2,200.50	
17	BMDCONVMBHS2: Mini Converter - HDMI to SDI 2	1.00	315.70	315.70	
18	BIATESFORTAI: DSP fixed I/O server with 12 analog inputs, 8 analog outputs, and 8 channels configurable USB audio	1.00	1,687.05	1,687.05	
19	MOTUAVBSWITCH: Five Port AVB Ethernet Switch	1.00	368.75	368.75	
Projector					
20	NECNPP451W: WXGA, LCD, 4500 Lumen Entry Lev/Install	1.00	1,402.60	1,402.60	
DVD/Blue Ray Player					
21	SAMBDF5100: Blu-Ray Player	1.00	91.50	91.50	
Cables					
22	C2G40304: 6.6' High Speed HDMI w/Ethernet	6.00	18.00	108.00	

Continued...



M3 Technology Group, Inc. (Knoxville)
8705 Unicom Drive, Suite 114
Knoxville, TN, 37923
Phone: (865) 691-1124

Quote

Order No.: QT-140243
Quoted Date: Nov-19-2014
Delivery Date:
Quote Expires: Dec-19-2014
Your Customer #: CUST101363

BILL TO:

Town of Farragut
Attn: Allison Myers
11408 Municipal Center Drive
Farragut TN 37934

SHIP TO:

Town of Farragut
Attn: Allison Myers
11408 Municipal Center Drive
Farragut TN 37934

CUSTOMER P.O. NO.

TERMS

CONTACT

Job/Room Reference

To Be Determined

Goodson, Bob

Audio Video Systems

SHIPPING TERMS

SHIP VIA

Prepay & Add

UPS Ground

NO.	ITEM	QTY.	PRICE	EXTENDED PRICE
23	C2G40305: 10' High Speed HDMI w/ Ethernet	7.00	22.00	154.00
24	C2G50225: 6' VGA +3.5MM Stereo Audio M/M Cable	1.00	17.00	17.00
25	C2G50226: 10' VGA +3.5MM Stereo Audio Cable M/M	2.00	26.00	52.00
26	C2G13280: 6' VGA M to M Cable	1.00	21.50	21.50
Installation				
27	MISCELLANEOUS: Cabling, Connectors, Hardware, Etc.	1.00	1,265.00	1,265.00
28	LABOR: M3 Installation Labor	1.00	3,495.00	3,495.00
29	PROGRAMMINGTN: System Programming	1.00	1,500.00	1,500.00
30	MISCELLANEOUS: M3 1 Year Preventative Maintenance Plan	1.00	2,124.74	2,124.74

Should purchaser fail to pay the full amount of the charges herein by the due date shown above, the unpaid amounts of such invoice shall accrue interest at a rate of 1.5% per month. Additionally, purchaser agrees to pay all of seller's cost of collection, including attorneys' fees. RETURNED GOODS may be subject to a restocking fee. All shipments F.O.B. manufacturer.

Accepted by: _____ Date: _____

Equipment Total: 29,397.50
Labor & Misc: 4,889.74
Less Discount: 0.00
Tax Total: 0.00
Total (USD): 34,287.24



M3 Technology Group, Inc. (Knoxville)
8705 Unicom Drive, Suite 114
Knoxville, TN, 37923
Phone: (865) 691-1124

Quote

Order No.:	QT-140251
Quoted Date:	Nov-19-2014
Delivery Date:	
Quote Expires:	Dec-19-2014
Your Customer #:	CUST101363

BILL TO:

Town of Farragut
Attn: Allison Myers
11408 Municipal Center Drive
Farragut TN 37934

SHIP TO:

Town of Farragut
Attn: Allison Myers
11408 Municipal Center Drive
Farragut TN 37934

CUSTOMER P.O. NO.

TERMS

CONTACT

Job/Room Reference

To Be Determined

Goodson, Bob

SHIPPING TERMS

SHIP VIA

Alternate III A HD Cameras & AV

Prepay & Add

UPS Ground

NO. ITEM

QTY.

PRICE

EXTENDED PRICE

*** This quote is the same as 140243 but with HD Camera System added so \$\$\$ total reflects base bid plus
Alternate III A***

Plan of Action:

- Upon receipt of contract M3 will order equipment
- Once all equipment arrives M3 will schedule the installation
- Installation will take 5 days (See gantt chart and scope of work)
- Upon project completion M3 will train Town of Farragut employees on system

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- Add new Monitors on Board table for HD feed. (Note - It is cheaper to install new HD monitors than buy converters that convert down from a High Def feed to Standard Def monitors.
- Install new audio processor for microphones and any audio from computers/DVD
- Install 18 new Tannoy speakers in ceiling for main auditorium, overflow and control booth
- Install new projector in auditorium and move existing projector to overflow room.
- Install a new capture device that records the meetings, stores them locally temporarily and uploads to a server after recording is finished.
- Install three new HD Cameras with control systems integrated into existing Crestron control
- Install HD Camera preview monitor in control booth.
- Install control panel software on a PC within the building to remotely control systems
- Reprogram control panel to control new switching system, but not redesigning the layout so that it stays familiar with current users.
- Program can include a "basic setting" button that will set the system on "autopilot". Specific needs for that setting to be discussed if M3 is awarded the contract.
- Train staff on changes made to touch panel.
- 5 year warranty on all Crestron equipment installed.
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****This quote reuses existing microphones, Crestron touch panels and Control System****

****This quote also reuses existing screen. We will adjust the stops of the screen to create the proper ratio for the new projector. This saves money and will raise the bottom of the screen ~12-14" from its current length. The screen is large enough for the room and will be much brighter with the new projector.****

Switching System



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TERMS

CONTACT

To Be Determined

Goodson, Bob

Job/Room Reference

SHIPPING TERMS

SHIP VIA

Alternate III A HD Cameras & AV

Prepay & Add

UPS Ground

NO.	ITEM	QTY.	PRICE	EXTENDED PRICE
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2	CREDMCC: DigitalMedia 8G+™ Input Card for DM® Switchers	4.00	647.10	2,588.40
3	CREDMCHDDSP: HDMI® Input Card w/Downmixing for DM® Switchers	1.00	588.25	588.25
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11	CRECAPTUREHDP: Capture HD® High-Definition Capture Recorder w/3G-SDI	1.00	3,412.00	3,412.00
12	ACERH236HLBID: 23" LED Monitor	4.00	169.30	677.20
Audio System				
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14	QSCCX204V: 4 Channel 200W 70V Power Amp	1.00	1,247.75	1,247.75
15	TAN80014240: CVS 6 Coaxial Ceiling Speaker	18.00	122.25	2,200.50
16	BMDCONVMBHS2: Mini Converter - HDMI to SDI 2	1.00	315.70	315.70
17	BIATESFORTAI: DSP fixed I/O server with 12 analog inputs, 8 analog outputs, and 8 channels configurable USB audio	1.00	1,687.05	1,687.05
18	MOTUAVBSWITCH: Five Port AVB Ethernet Switch	1.00	368.75	368.75
Projector				
19	NECNPP451W: WXGA, LCD, 4500 Lumen Entry Lev/Install	1.00	1,402.60	1,402.60
DVD/Blu Ray Player				
20	SAMBDF5100: Blu-Ray Player	1.00	91.50	91.50
Camera System				
21	VAD9999907000: Roboshot 12 Camera System with CCU and Bracket	2.00	4,798.75	9,597.50
22	VAD9999917000: Roboshot 30 Camera System w/ CCU and Bracket	1.00	5,814.00	5,814.00

Continued...



M3 Technology Group, Inc. (Knoxville)
8705 Unicom Drive, Suite 114
Knoxville, TN, 37923
Phone: (865) 691-1124

Quote

Order No.: QT-140251
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CUSTOMER P.O. NO

TERMS

CONTACT

Job/Room Reference

To Be Determined

Goodson, Bob

SHIPPING TERMS

SHIP VIA

Alternate III A HD Cameras & A/V

Prepay & Add

UPS Ground

NO.	ITEM	QTY.	PRICE	EXTENDED PRICE
23	RGBQVHDX40: 4 Window video precessor	1.00	4,542.90	4,542.90
24	EXT6095601: SW4 3G HD-SDI : Four Input 3G-SDI Switcher	1.00	1,162.35	1,162.35
	Cables			
25	C2G40304: 6.6' High Speed HDMI w/Ethernet	10.00	18.00	180.00
26	C2G40305: 10' High Speed HDMI w/ Ethernet	7.00	22.00	154.00
27	C2G50225: 6' VGA +3.5MM Stereo Audio M/M Cable	1.00	17.00	17.00
28	C2G50226: 10' VGA +3.5MM Stereo Audio Cable M/M	2.00	26.00	52.00
29	C2G13280: 6' VGA M to M Cable	1.00	21.50	21.50
	Installation			
30	MISCELLANEOUS: Cabling, Connectors, Hardware, Etc.	1.00	1,265.00	1,265.00
31	LABOR: M3 Installation Labor	1.00	3,895.00	3,895.00
32	PROGRAMMINGTN: System Programming	1.00	1,500.00	1,500.00
	Maintenance Plan			
33	MISCELLANEOUS: M3 1 Year Preventative Maintenance	1.00	2,124.74	2,124.74

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Accepted by: _____ Date: _____

Equipment Total: 50,979.10
Labor & Misc: 4,889.74
Less Discount: 0.00
Tax Total: 0.00
Total (USD): 55,868.84

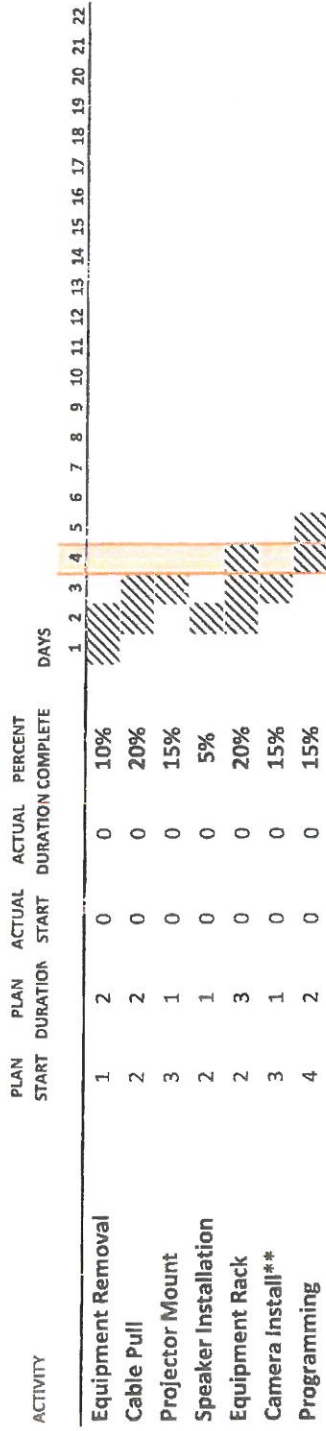
Alternate b.

Included in both system quotes: A simple “autopilot” setting can be custom programmed. Details TBD with discussion of Town of Farragut staff to determine basic needs.

Town of Farragut A/V Upgrade

Period Highlight 4

 Plan
  Actual
  % Complete
  Actual (beyond plan)
  % Complete (beyond plan)



AGENDA NUMBER VIII.B.

MEETING DATE

December 11, 2014

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director



SUBJECT: Request for approval of an entrance sign for the Farragut High School to be placed within the public right of way associated with the access drive off N. Campbell Station Road

BACKGROUND:

Farragut High School is requesting approval of a 30 square foot non-illuminated sign to be placed within the public right of way associated with their access drive off N. Campbell Station Road. The sign they are requesting will be identical to the entrance sign that has been erected at the high school entrance access off West End Avenue.

As you may recall, an entrance sign for Farragut High School was in place along N. Campbell Station Road prior to the N. Campbell Station Road improvement project. At that time, the high school's property extended to N. Campbell Station Road. The high school's access was part of the school's property.

When the road improvement project occurred, additional right of way was obtained by the state and the right of way was extended approximately 320 feet along the high school's access drive to N. Campbell Station Road. Due to construction in the area the old high school entrance sign had to be removed.

DISCUSSION:

Farragut High School is now requesting to place a new entrance sign within the platted public right of way just to the east of the Outdoor Classroom property. The right of way in the area where the school has requested to place its sign is 30 feet from the center of the access road. As provided for in Section 9-405(2)(b) of the Farragut Sign Ordinance, any sign placed on public property without the consent of the public authority having jurisdiction over the property is not permitted. The Town of Farragut has jurisdiction over the right of way in this area and the legislative body of the Town must authorize a sign to be placed within its right of way.

The location that has been selected by the school is to the east of the parking lot for the Outdoor Classroom and should not interfere or be confused with the Outdoor Classroom. Nor should the sign placement affect any access that may later be provided for the Craig Allen property that is located to the immediate northeast of the Outdoor Classroom property. It should also be noted that the Outdoor Classroom will have its own signage at some point in the near future and that signage will likely be situated closer to N. Campbell Station Road.

In the past, the board of mayor and aldermen has approved some signage in the public rights of ways. Examples include the subdivision entrance signs for Linda Heights, Kingsgate, and Concord Hills. Included in your packets is a letter from the Assistant Principal formally requesting approval for the entrance sign placement. Also included is a site plan for where the sign is proposed and a rendering of what the sign will look like and how it will appear once installed.

RECOMMENDATION BY:

The staff recommends approval of the requested placement though it would seem to be more visible and effective if it were placed closer to N. Campbell Station Road on the north side of the high school access drive. This has been suggested to the applicant but their preferred location is the request that is before you. The staff must also note that the sign’s appearance (including the landscaping around the sign) must be approved by the Visual Resources Review Board. This could occur at their next meeting on December 16.

PROPOSED MOTION:

To approve the requested placement of an entrance sign for Farragut High School with the public right of way along its N. Campbell Station Road access drive.

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	_____	_____	_____	_____	_____

*Principal
Stephanie Thompson*

*Curriculum Principal
Debbie Sayers*

Farragut High School

*Established 1904
11237 Kingston Pike, Knoxville, TN 37934
Phone 865.966.9775
Fax 865.671.7120*

Grade Level Principals

*Kim Gray
Kellie Ivens
Anthony Norris
Dwayne Simmons*

November 14, 2014

Town of Farragut
Municipal Planning Commission
11408 Municipal Center Drive
Farragut, TN 37934

Subject: Request to install a sign at the Campbell Station entrance to Farragut high School

Dear Commissioners,

Every year, Farragut High School is the site of many activities that are attended by visitors who are not familiar with Farragut and the location of the high school. These activities include sporting events, standardized tests, performances at the auditorium, and a variety of meetings. Unfortunately, we regularly get feedback from people saying they had a hard time finding the school. We believe that most of the visitors who are not familiar with the area approach the school from Campbell Station Road, where there is no sign and the school is barely visible from the road. Therefore, we would like to propose installing a sign near the intersection of Campbell Station Road that would mark the entrance road to the school. The proposed sign is an exact duplicate of the sign located at the entrance to the school from West End Avenue. That sign is 4 feet high by 7 ½ feet wide and mounted on 4" x 4" posts. After mounting, the top of the sign will be 6 feet above the ground.

After studying KGIS Maps of the surrounding properties and meeting with Town of Farragut officials, it was concluded that the best location for the sign would be along the entrance road to the school. Unfortunately, the High School property does not start until the gate that is at the top of the entrance road and barely visible from Campbell Station Road. Therefore, the proposed site for the sign would be within a 10 ft right-of-way that is owned by the Town of Farragut and along the right side of the entrance road when heading toward the school. In order to avoid confusion with the Outdoor Classroom, the proposed location for the sign would be just past the driveway to the small parking lot for the Classroom.

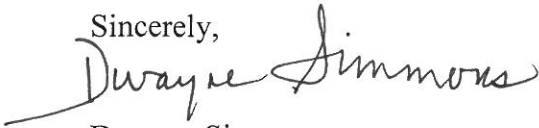
Thank you very much for your consideration of our request. We have attached the following photos to this request: 1) photo of the existing sign located at the West End Avenue entrance to the school, 2) A KGIS map showing the relevant property line for the plot of land on the south



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side of the entrance road, 3) low mag photo showing the proposed location for the sign that is marked with PVC posts, and 4) a close- up of the site for the sign. If you have any questions or concerns, please feel free to contact me.

Sincerely,



Dwayne Simmons
Assistant Principal
Farragut High School
(865) 966-9775

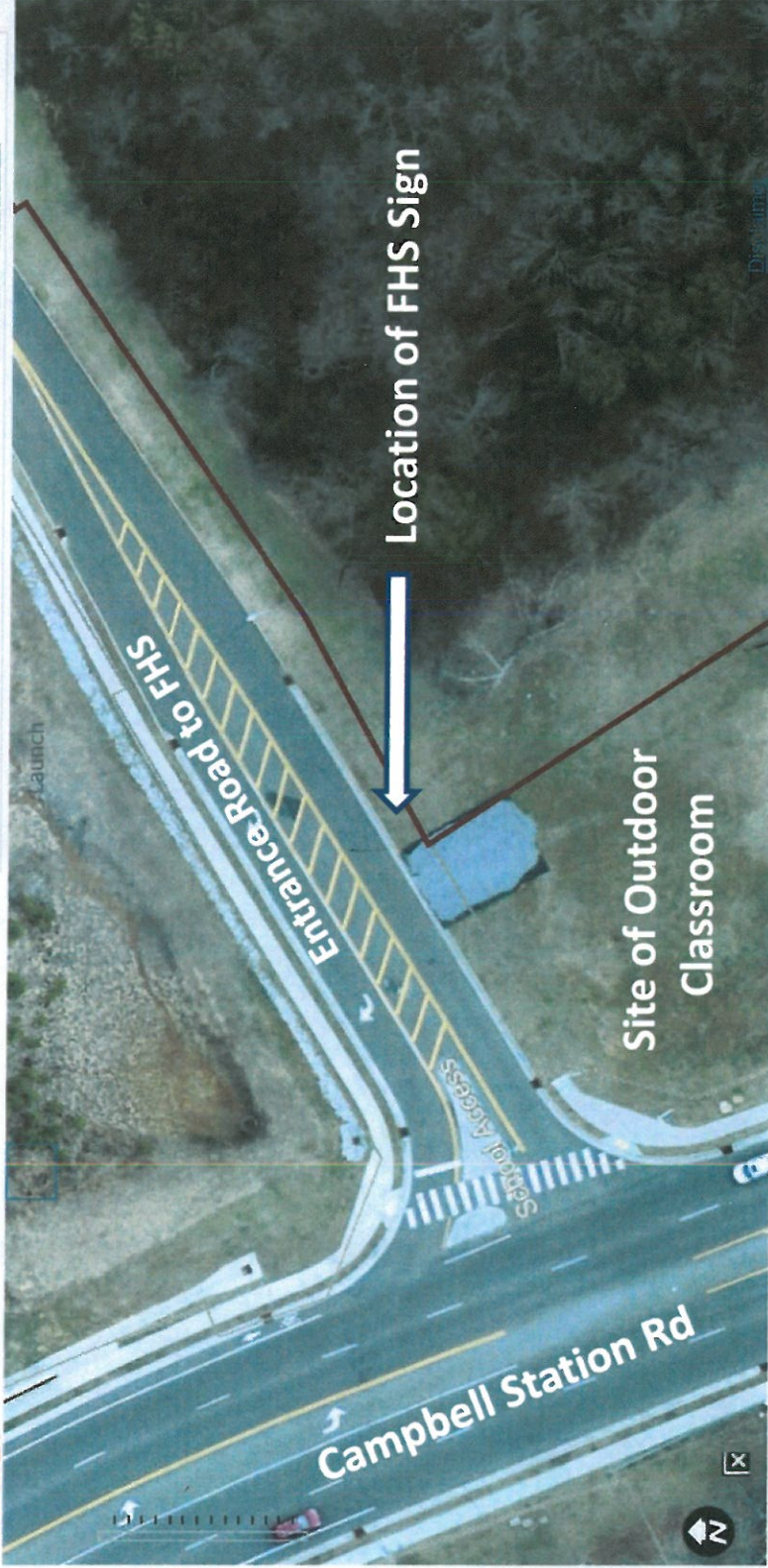


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Search By:	Address	Parcel	Owner	Place	Other
Enter Address:	PARCEL 142 131, ALLEN, H. CRAIG			Advanced	
				Search	



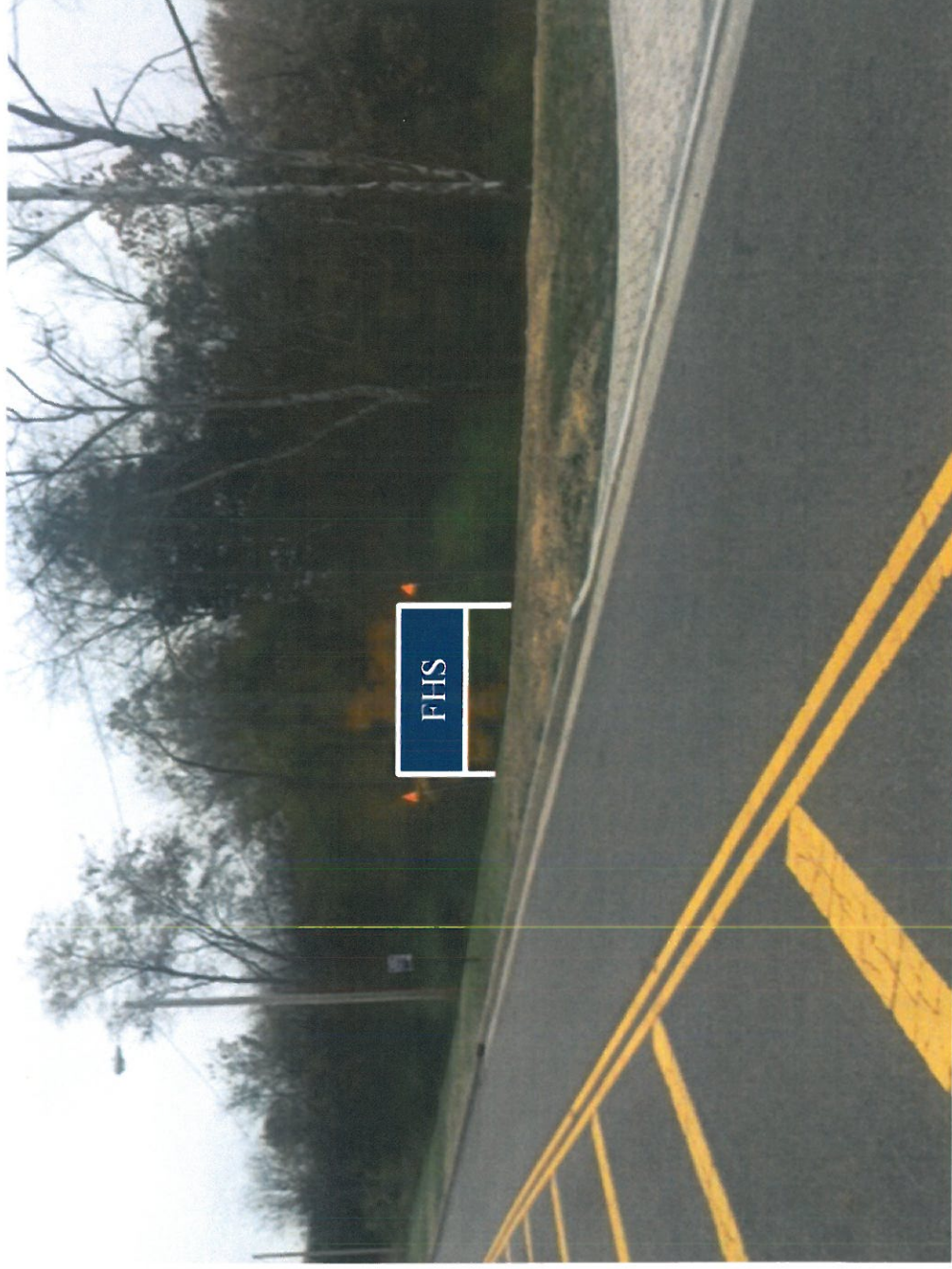
Attachment 2. KGIS Map showing the intersection of Campbell Station Road and the entrance road to FHS. The property lines for the parcel of land 142_131 that lies south of the entrance road are shown in red. The photo was taken before the Outdoor Classroom was constructed – but the driveway to the parking lot is visible.



Attachment 1. Existing FHS sign located at the West End Avenue entrance to the school . An identical sign that is 7 ½ ft wide be 4 ft tall has been constructed for the Campbell Station Road entrance to the school. The top of the sign is 6 ft above the ground.



Attachment 3. Photo showing the location of the proposed sign (marked by orange flags) taken from Campbell St. Rd. The driveway to the Outdoor Classroom is visible at right.



Attachment 4. Photo showing the exact location of the proposed FHS sign (marked by orange flags and image of sign). The location is south of the entrance road to the school and east of the driveway to the Outdoor Classroom.

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Bud McKelvey, Public Works Director

SUBJECT: 2014-2015 Snow Removal Schedule and Road Additions

INTRODUCTION: We evaluate the Snow Removal Schedule and Map every year as new neighborhoods are developed and roads are added. Many factors are taken into consideration during Road evaluations; for example, elevation, number of houses, north facing slopes, amount of shade and trouble areas reported by our citizens. Due to this, we have updated our Snow Removal Schedule and Snow Removal Map to reflect the roads that have been added.

BACKGROUND: The updated Snow Removal Map and Snow Removal Schedule are attached for your review. You will notice on the attached Snow Removal Schedule, the newly added roads have been highlighted in yellow for easier detection. On the Snow Removal Map, first priority roads are marked red and the secondary roads are in blue.

The following roads have been added:

Secondary Level Priority Roads

- ❖ Shirecliffe Lane (newly built road extension)
- ❖ Witherspoon Lane
- ❖ Inglecrest Lane

DISCUSSION: To continue maintaining the roads at a highly effective level during winter storms or icy conditions, it would be necessary to add the streets listed above.

RECOMMENDATION BY: Bud McKelvey, Public Works Director

PROPOSED MOTION: Approval of the Public Works Department to add the new roads to the Snow Removal Schedule and Map.

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	_____	_____	_____	_____	_____

FIRST PRIORITY SCHEDULE

TRUCKS #7 and #13

1. Intersection of Campbell Station Road & Grigsby Chapel Road
2. Intersection of Campbell Station Road & K.P.
3. N Campbell Station Rd & S Campbell Station Rd
4. Brooklawn Street
5. West End Avenue and School Entrances
6. Municipal Center Drive
7. Parkside Drive
8. Turkey Cove Lane
9. Campbell Lakes Drive
10. Lakesedge Drive

TRUCK #7

1. Ridgeland Drive & Forest Ridge Circle
2. Snyder Road
3. Outlets Drive
4. Grigsby Chapel Road
5. Smith Road
6. Smith Road & Boring Road Intersection
7. Intersection of Smith Road & Kingston Pike
8. Intersection of Peterson Road & Kingston Pike
9. Intersection of Chaho Road & Kingston Pike
10. Federal Boulevard
11. Intersection of Old Stage

Road & K.P.

12. Old Stage Road
13. Dixon Road
14. Intersection of Watt Road & Kingston Pike
15. Watt Road
16. Intersection of Everett Road & K.P.
17. Everett Road
18. St. Andrews Drive

TRUCK #13

1. Intersection of Campbell Station Road & Sonja Drive
2. Intersection of Campbell Station Road & Herron Road & curve on Herron Road
3. Intersection of Campbell Station Road & Old Colony Parkway
4. Old Colony Parkway
5. Russfield Drive
6. Jamestown Boulevard
7. Peterson Road
8. East Kingsgate Road
9. Midhurst Drive to Red Mill Lane
10. Red Mill Lane
11. Intersection of Turkey Creek Road & Red Mill Lane
12. Intersection of Turkey Creek Road & Concord Road
13. Turkey Creek Road
14. Virtue Road

15. Boyd Station Road & keep railroad clear for Rural Metro

16. McFee Road
17. Way Station Trail
18. Spur Road
19. Wells Fargo from Spur to Way Station Trail

TRUCK #8

1. Intersection of Russgate Blvd & Kingston Pike
2. Belleaire Drive
3. Intersection of Boring Road & Kingston Pike
4. Sugarwood Drive
5. Butternut Circle & Butternut Circle to Virtue Road
6. Intersection of Virtue Road and Kingston Pike
7. East Fox Den Drive
8. Axton Drive
9. Clover Fork Drive
10. South Monticello Drive
11. North Monticello Drive
12. Smith Road (Grigsby Chapel Road to Everett Rd)
13. Andover Boulevard
14. Hickory Woods Road
15. North Fox Den Drive
16. Singing Hills Point
17. South Fox Den Drive
18. Union Road
19. North Hobbs Road
20. Fleenor Road

TRUCK #19

1. Farragut Hills Boulevard
2. Crown Point Drive
3. Thornton Drive
4. Hughlan Drive
5. Towne Road
6. Roane Drive
7. Loudoun Drive
8. Admiral Drive
9. Sonja Drive
10. Intersection of Sonja Drive & Woodland Trace Dr.
11. Oran Road
12. Wardley Road
13. Dundee Road
14. Newport Road
15. Ida Hertzler Lane
16. Herron Road
17. Gates Mill Drive

SECONDARY PRIORITY
SCHEDULE (as available)

A.

1. Lady Slipper Lane
2. Sedgfield Road
3. Sweetgum Drive
4. Mapletree Drive
5. Cool Springs Blvd.
6. Spring Water Lane
7. Saddle Ridge Drive
8. Treyburn Drive
9. Brochart Boulevard
10. Whispering Hills Lane
11. Comblain Road
12. Camdenbridge Drive
13. Oakley Downs Road
14. St. John Court
15. Prince George Parrish Rd
16. Belle Grove Road
17. O'Connell Drive
18. Weatherly Hills Blvd
19. Deanwood Lane
20. Applegate Lane
21. Altimira Drive Entrance
22. Wyndham Hall Lane
23. West Fox Chase Circle
24. West Woodchase Road
25. Chapel Glen Lane

B.

1. Shirecliffe Lane
2. Witherspoon Lane
3. Ingletrest Lane
4. Brixworth Boulevard
5. Bayshore Road
6. Sailview Road

7. Spinnaker Road
8. Lake Heather Road
9. Woodcliff Drive
10. Harbor Way to condo's entrance
11. Blue Herron Road
12. Anchorage Circle
13. Harrow Road
14. Golden Harvest Road
15. Banbury Road
16. West Kingsgate Road
17. Battle Front Trail
18. Chaho Drive

C.

1. South Hobbs Road
2. Triple Crown Boulevard
3. Cashmere Lane
4. Johnsons Corner Road
5. Rockwell Farm Lane
6. Lawton Boulevard
7. Fort West Drive
8. Long Bow Road
9. Somersworth Drive
10. Windham Hill Road
11. Gwinhurst Road
12. Bridgemore Boulevard
13. Highwick Circle
14. Allen Kirby Road
15. Providence Glen Lane
16. Evans Road
17. Cottage Stone Boulevard
18. Stone Villa Lane
19. Lone Willow Drive
20. Stone Vista Lane
21. Vista Brook Lane

D.

1. Woodland Trace Drive
2. Crosswind Drive
3. Windward Drive
4. Flotilla Drive
5. Crestview Road
6. Mountain View Road
7. Vista Trail
8. Glen Abbey Boulevard
9. Boring Road

****The highlighted roads are the newly added roads for the 2014-2015 snow schedules.

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Janet Curry, Human Resources Manager

SUBJECT: Approval of Town Holiday on Friday, December 26, 2014

INTRODUCTION: The purpose of this agenda item is to consider approval of a Town holiday on the Friday after Christmas.

BACKGROUND: Every six years Christmas falls on a Thursday, unless there is a leap year. When this occurred in 2008, the Board approved the Friday following Christmas as an employee holiday. This year, Knox County offices will be closed that day.

DISCUSSION: Anecdotally, during the month of December, citizen traffic in Town hall and citizen requests decrease. This is especially true during the time between Christmas and New Year's. Allowing employees more time with their families during this special holiday time will be appreciated and may increase morale. In the case of an emergency, employees can be called-in just as they are when an emergency occurs on a weekend.

PROPOSED MOTION: Approval of Friday, December 26, 2014 as a Town holiday.

BOARD ACTION:

MOTION BY: _____ SECONDED BY: _____

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