

FARRAGUT BOARD OF MAYOR AND ALDERMEN
AGENDA
February 26, 2015

WORKSHOP
Farragut Financial Overview Workshop
6:15 PM

BMA MEETING
7:00 PM

- I. Silent Prayer, Pledge of Allegiance, Roll Call**
- II. Approval of Agenda**
- III. Mayor's Report**
- IV. Citizens Forum**
- V. Approval of Minutes**
 - A. February 12, 2015
- VI. Ordinances**
 - A. Public Hearing & Second Reading
 - 1. Ordinance 15-01, to rezone Parcel 191.17, Tax Map 130, located at 11454 Parkside Drive, from O-1-3 and B-1 to C-1 and B-1, 2.2 Acres (Farragut Lands Partners, LLC, Applicant)
 - B. First Reading
 - 1. Ordinance 15-03, to amend the Farragut Municipal Code by adding Title 14, Chapter 6., Farragut Architectural Design Standards, and authorizing the Farragut Municipal Planning Commission to be the Design Review Commission
- VII. Business Items**
 - A. Approval of Salt Purchases from Morton Salt
 - B. Approval of Replacement of the Existing Old Stage Hills Entrance Sign
 - C. Appeal of access determination for the Hodges property, Parcels 1.00, 1.01 and 1.02, Tax Map 152-C, located at the southeast corner of Kingston Pike and Chaho Road, 1.37 Acres
- VIII. Town Administrator's Report**
- IX. Town Attorney's Report**

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

FARRAGUT BOARD OF MAYOR AND ALDERMEN MINUTES

February 12, 2015

WORKSHOP

4:00 PM

Architectural Design Guideline Workshop

BEER BOARD MEETING

(See Beer Board agenda)

6:55 PM

BMA MEETING

7:00 PM

- I. Silent Prayer, Pledge of Allegiance, Roll Call**
- II. Approval of Agenda**
- III. Mayor's Report**
- IV. Citizens Forum**
- V. Approval of Minutes**
 - A. January 22, 2015
- VI. Ordinances**
 - A. First Reading**
 - 1. **Ordinance 15-01**, to rezone Parcel 191.17, Tax Map 130, located at 11454 Parkside Drive, from O-1-3 and B-1 to C-1 and B-1, 2.2 Acres (Farragut Lands Partners, LLC, Applicant)
- VII. Business Items**
 - A. Approval of Re-appointment to the Economic Development Committee
 - B. Appeal of access determination for the Hodges property, Parcels 1.00, 1.01 and 1.02, Tax Map 152-C, located at the southeast corner of Kingston Pike and Chaho Road, 1.37 Acres
- VIII. Town Administrator's Report**
- IX. Town Attorney's Report**

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The Farragut Board of Mayor and Aldermen met in a regular session on Thursday, February 12, 2015 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 VII, B. Moved by Alderman Honken, seconded by Alderman Pinchok; voting yes, Mayor McGill, Aldermen Honken, LaMarche, Markli and Pinchok; no nays; motion passed.

Mayor's Report

Mark Littleton, Education Relations Chair, presented the Board with a Youth Engagement Recommendation. After some discussion David Smoak, Town Administrator, suggested that the staff do research to see which committees would be best served by this initiative. The topic will come back to the Board when the Committee Charter amendments are ready.

Approval of Minutes

Motion was made to approve the minutes of January 22, 2015 as presented. Moved by Alderman Honken, seconded by Alderman Markli; voting yes, Mayor McGill, Aldermen Honken, LaMarche, Markli and Pinchok; no nays; motion passed.

Ordinances

First Reading

Ordinance 15-01, to rezone Parcel 191.17, Tax Map 130, located at 11454 Parkside Drive, from O-1-3 and B-1 to C-1 and B-1, 2.2 Acres (Farragut Lands Partners, LLC, Applicant)

After much discussion a motion was made to approve Ordinance 15-01 on first reading, with the addition of the property owner placing a fence along the back of the property and adding additional buffer under planting as approved by the Visual Resources Review Board (VRRB). Moved by Alderman LaMarche, seconded by Alderman Markli; roll call vote: Alderman Honken, no; Alderman LaMarche, yes; Alderman Markli, yes; Alderman Pinchok, yes; Mayor McGill, no; motion passes with a vote of 3-2.

Business Items

Approval of Re-appointment to the Economic Development Committee

Motion was made to re-appoint David Purvis to the Economic Development Committee. Moved by Alderman Honken, seconded by Alderman LaMarche; voting yes, Mayor McGill, Aldermen Honken, LaMarche, Markli and Pinchok; no nays; motion passed.

Town Administrator's Report

David Smoak, Town Administrator, announced that the Town would be hosting the "Love of Quilts" show February 13-15, 2015.

Meeting adjourned at 7:50 PM

Ralph McGill, Mayor

Allison Myers, Town Recorder

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Ordinance 15-01, on second reading, to rezone Parcel 191.17, Tax Map 130, located at 11454 Parkside Drive, from O-1-3 and B-1 to C-1 and B-1, 2.2 Acres (Farragut Land Partners, LLC, Applicant)

BACKGROUND AND DISCUSSION:

This request involves a zoning map amendment for the property that is currently vacant and located between the Tennessee State Bank and the 3-story office building (Parkside Medical Center) on Parkside Drive. The property is currently zoned O-1-3 (Office, Three Stories) and B-1 (Buffer) and the proposed map amendment is to rezone the property to C-1 (General Commercial) and B-1 (Buffer).

When Parkside Drive was initially constructed, the developer prepared a zoning plan for the entire area. As part of the developer's zoning plan, this property was specified as Office and included a 100 foot deep buffer area from the rear property line that, in this case, abuts the Sweet Briar Subdivision. The Town ultimately adopted the proposed zoning plan and the main portion of the property was zoned Office and the 100 foot buffer area was zoned Buffer (B-1).

DISCUSSION: Similar to the zoning map amendment that was approved for the tract (now the TVA Employee Credit Union and the Panda Express) to the west of the Tennessee State Bank in September of 2012, the requested rezoning to commercial is consistent with the predominant plan of development along Parkside Drive. The requested rezoning is also consistent with this parcel's designation on the future land use map in the Comprehensive Land Use Plan (CLUP) which calls for commercial along both sides of Parkside Drive.

In addition to compatibility with the general plan of development and the CLUP, the requested rezoning is consistent with the Strategic Plan in that it promotes Goal 2 – Strengthen the Local Economy - by providing for retail businesses that could increase the sales tax base and revenues for the Town. The rezoning would also advance Goal 4, Objectives 5 and 6, which encourage consistency with Town plans (e.g. the CLUP).

Attached please find a map of the parcel that is the subject of this rezoning. Also attached please find a copy of Ordinance 15-01.

RECOMMENDATION BY: Though the staff recommends approval of Ordinance 15-01 for the reasons noted above, at the Farragut Municipal Planning Commission meeting on January 15, 2015, the recommendation to approve Resolution PC-15-01, which recommended approval of Ordinance 15-01, failed 7-0. A number of residents from the Sweet Briar Subdivision spoke in opposition to the rezoning. They were concerned about the noise and smell associated with certain commercial uses, such as restaurants. After hearing these concerns, the commission felt that the existing office zoning designation should not be changed to commercial.

At the first reading of the Board of Mayor and Aldermen on February 12, 2015, the board recommended approval of Ordinance 15-01 by a vote of 3-2. The approval was subject to the developer, Turkey Creek Land Partners, working with the adjoining residents in the Sweet Briar Subdivision on a supplemental plant material plan that would be presented to and approved by the Town's Visual Resources Review Board and then installed per the approval. The board also stipulated that the approval of the rezoning would be subject to the installation

of a privacy fence along the rear property line similar to the fences that are on the adjacent properties that abut the Sweet Briar Subdivision.

PROPOSED MOTION: To approve Ordinance 15-01, on second reading, to rezone Parcel 191.17, Tax Map 130, located at 11454 Parkside Drive, from O-1-3 and B-1 to C-1 and B-1.

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: 15-01
PREPARED BY: Shipley
REQUESTED BY: Farragut Land Partners, LLC
CERTIFIED BY FMPC: January 15, 2015
PUBLIC HEARING: _____
PUBLISHED IN: _____
DATE: _____
1ST READING: _____
2ND READING: _____
PUBLISHED IN: _____
DATE: _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO SECTION 13-4-201, TENNESSEE CODE ANNOTATED.

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

SECTION 1.

The Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended by rezoning Parcel 191.17, Tax Map 130, located on the south side of Parkside Drive between Tennessee State Bank and the Three Story Office Building, approximately 2.22 acres, from O-1-3 Office, Three Stories District and B-1 Buffer District to C-1 General Commercial District and B-1 Buffer District (Exhibit A)

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 _____, 2015, with approval recommended.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

Town of

Fairbairn

Ordinance 15-01
Exhibit A

Rezoned
Parcel 191.17, Tax Map 130

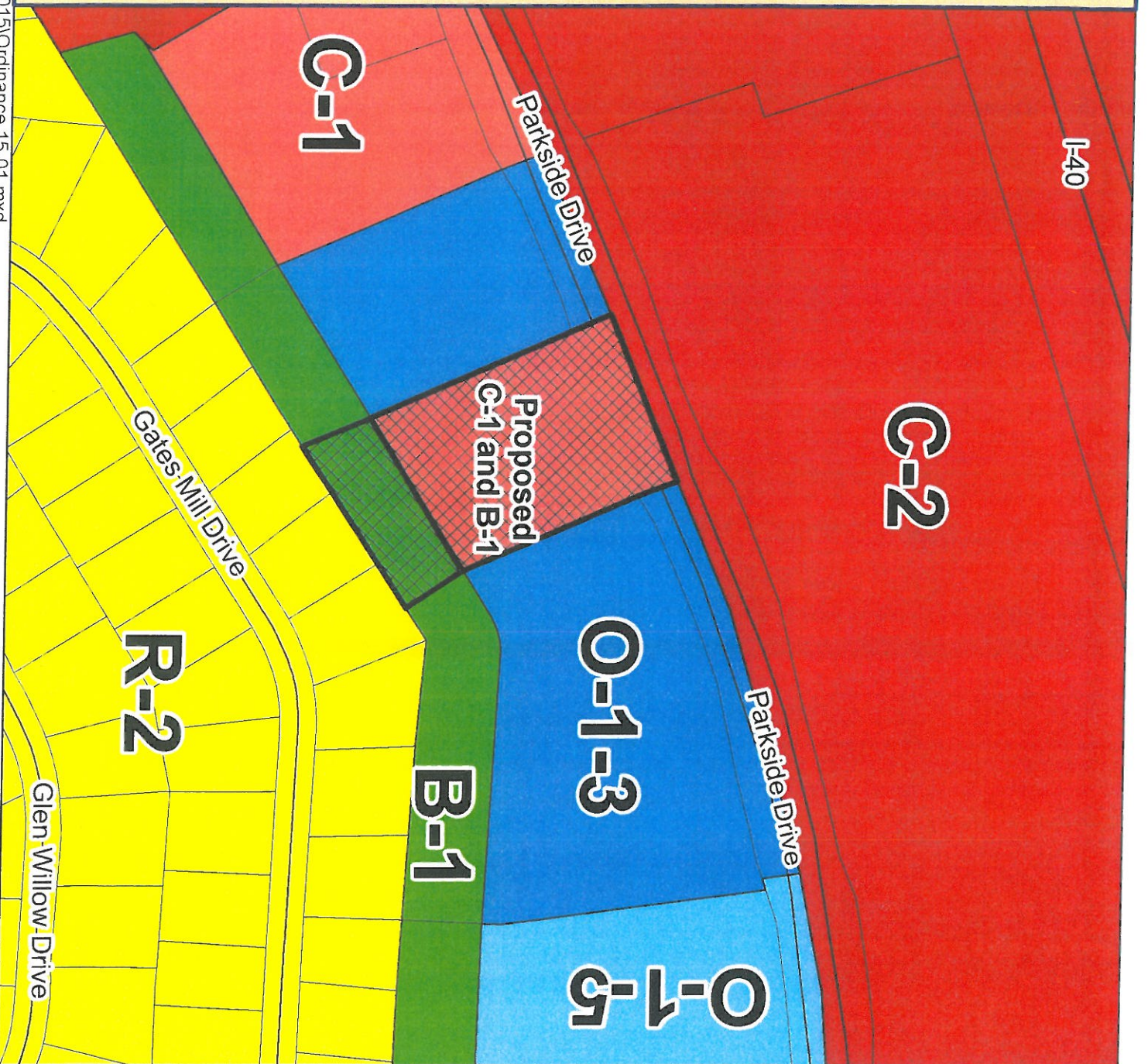
From O-1-3 Office, Three Stories District
and B-1 Buffer District
to
C-1 General Commercial District
and B-1 Buffer District

Legend

- Streets
- Parcels
- B-1, Buffer
- R-2, General Single-Family Residential
- O-1-3, Office, Three Stories
- O-1-5, Office, Five Stories
- C-1, General Commercial
- C-2, Regional Commercial



1 in = 200 ft



REPORT TO THE BOARD OF MAYOR AND ALDERMEN**PREPARED BY:** Mark Shipley, Community Development Director**SUBJECT:** Ordinance 15-03, on first reading, to amend the *Farragut Municipal Code* by adding Title 14, Chapter 6., Farragut Architectural Design Standards, and authorizing the Farragut Municipal Planning Commission to be the design review commission

BACKGROUND AND DISCUSSION: Several months ago, the Town of Farragut contracted with Winter and Company out of Boulder, Colorado, to develop town-wide architectural design standards. This project was undertaken to help implement the Town's Comprehensive Land Use Plan (CLUP) and the Town's Strategic Plan by enhancing the community's image and appearance, protecting the community's economic base, and promoting consistent, high quality design in Farragut's commercial, mixed-use and multi-family districts.

Over the past year, the consultants and staff have hosted focus groups and public workshop sessions related to the development of the town-wide architectural design standards, with the latest public workshop being on February 12, 2015. Throughout this public process, the design guidelines have been modified to capture public input and are now reflected in the design standards provided for in Ordinance 15-03. Please find below some key dates related to the consultant's visits and draft release dates:

June 5 & 6, 2014	Winter & Company - Trip 1
July 28, 2014	Design Guidelines Strategy Report
October 15, 2014	Draft 1
October 28 & 29, 2014	Winter & Company - Trip 2
December 3, 2014	Draft 2
February 4, 2015	Draft 3 – proposed final draft
February 12, 2015	Winter & Company - Trip 3

As discussed at previous meetings, the Planning Commission will have the primary review authority for compliance with the Architectural Design Standards. As part of Ordinance 15-03 and in accordance with the Tennessee Code Annotated (TCA), Section 6-54-133, a design review commission must be designated and, in the Town of Farragut this will be the Farragut Municipal Planning Commission. Also in accordance with the Tennessee Code Annotated (TCA), Section 6-54-133, should an appeal be made to a planning commission decision such appeal will come to the Farragut Board of Mayor and Alderman. The design review roles and design review process chart are specifically included in your packets.

Please note however that, due to the size of the entire document, the latest Architectural Design Standards are not included in the packet. Rather they are available at www.townoffarragut.org/design . Please advise staff if you need a hardcopy of the document for the review. Once approved, a hard copy will be provided to all commissioners and board members.

RECOMMENDATION BY: Ordinance 15-03 is consistent with both the CLUP and the Strategic Plan. Specifically, in terms of the CLUP, Ordinance 15-03 advances Strategy 7 – Enhance Our Identity (natural and built) and Strategy 8 – Plan for the Remaining Vacant Parcels. In terms of the Strategic Plan, Ordinance 15-03 advances Goal 3, Objective 5, which provides for the development of architectural standards and lighting throughout the Town with a theme and Goal 4, Objectives 5 and 6, which encourage consistency with Town plans and more beautiful corridors and development. The implementation of Architectural Design Guidelines was also listed as a Top Priority Policy Agenda Item in the 2014 Strategic Plan.

Ordinance 15-03 will be presented to the Farragut Municipal Planning Commission at their meeting on February 19, 2015 for their formal recommendation to the Board of Mayor and Aldermen. The staff will update the board on the action taken by the planning commission and include any applicable addendums per the planning commission's discussion. The staff recommends approval of Ordinance 15-03.

PROPOSED MOTION: To approve Ordinance 15-03, on first reading, to amend the *Farragut Municipal Code* by adding Title 14, Chapter 6., Farragut Architectural Design Standards, and authorizing the Farragut Municipal Planning Commission to be the design review commission

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	_____	_____	_____	_____	_____

Design Review Roles

Town staff, the Visual Resources Review Board (VRRB), and the Farragut Municipal Planning Commission (FMPC) each play a role in the design review process. Town staff review and approve minor projects¹ and the VRRB and FMPC review and approve all other projects as summarized in the chart below.

	Town Staff	VRRB	Planning Commission
Minor Projects	✓		
» Replacement of, or improvements to, existing landscaping » Modification of existing parking lots » Changes to utilities, mechanical equipment or service areas » Renovation or improvements to an existing façade (i.e., new awnings and canopies or changes to exterior building color) » New or modified accessory buildings	» Review & approve¹	» Review Landscape Plan component of projects forwarded by Town staff	» Review projects forwarded by Town staff¹ » <u>Review appeal of staff decisions</u>
All Other Projects		✓	✓
» A new building, or additional square footage added to an existing building » Projects including land disturbance or new landscaping » Projects to be completed in phases » Projects in the Mixed Use Town Center, McFee Park Roundabout, Lakefront/Concord Road, I-40 and Outlet Drive subareas as defined in Chapter 3 on page 53	» Provide recommendations to the VRRB and Planning Commission	» Review & approve the Landscape Plan	» Review & approve over-all project » Review appeal of VRRB decisions

¹Note that Town Staff may determine that a minor project that is eligible for staff approval should instead be subject to review by the Visual Resources Review Board or Farragut Municipal Planning Commission because the project involves unique circumstances.

*An applicant may appeal the Farragut Municipal Planning Commission's decision to the Board of Mayor and Alderman as provided for in state law (see TCA 6-54-133).

Figure 2: Design Review Roles

Design Review Process Chart

This chart illustrates the overall design review process from application to obtaining permit.

Step 1: Pre-Application Conference with Town Staff

This is an opportunity for the applicant and staff to discuss the proposal and provide guidance related to the guidelines.

Step 2: Application for Review - Submit Application

Type of application submitted will depend on type of project proposed. Town staff will provide guidance on application type to be submitted during the Pre-Application Conference.

Step 3: Review and Approval

Minor Projects

Reviewed by Town Staff

Staff reviews for completeness and conformity to the adopted guidelines. (Staff may forward a project with unique circumstances to the VRRB or FMPC for review.)

↓
Approved

↓
Not
Approved
Applicant may
appeal staff's
decision to the
FMPC

OR

All Other Projects

Reviewed by Town Staff

Staff reviews for completeness and conformity to the adopted guidelines. Staff provides a recommendation to FMPC and/or VRRB depending on review authority.

↓
FMPC (Public Hearing and
Meeting)
Reviews: All guidelines, except
landscaping and signage

↓
Approved

↓
Not
Approved
Applicant may ap-
peal the FMPC's
decision to the
Board of Mayor
and Aldermen,
as provided for
in state law (see
TCA 6-54-133).

↓
VRRB (Public Meeting)
Reviews: Landscaping and
signage

↓
Approved

↓
Not
Approved
Applicant may
appeal VRRB's
decision to
FMPC

Step 4: Process Completion

Complete any remaining items necessary to secure all applicable permits.

Figure 3: *Design Review Process Chart*

ORDINANCE: 15-03
PREPARED BY: Shipley
REQUESTED BY: Staff
CERTIFIED BY FMPC: February 19, 2015
PUBLIC HEARING: _____
PUBLISHED IN: _____
DATE: _____
1ST READING: _____
2ND READING: _____
PUBLISHED IN: _____
DATE: _____

AN ORDINANCE TO AMEND THE FARRAGUT MUNICIPAL CODE, PURSUANT TO AUTHORITY GRANTED BY SECTION 6-54-133, TENNESSEE CODE ANNOTATED, BY ADDING TITLE 14, CHAPTER 6., FARRAGUT ARCHITECTURAL DESIGN STANDARDS, AND AUTHORIZING THE FARRAGUT MUNICIPAL PLANNING COMMISSION TO BE THE DESIGN REVIEW COMMISSION

WHEREAS, the Tennessee Code Annotated, Section 6-54-133, provides that municipalities may create and adopt general guidelines for the exterior appearance of nonresidential property, multiple family residential property, and any entrance to a nonresidential development within the municipality; and

WHEREAS, pursuant to the authority in Tennessee Code Annotated, Section 6-54-133, the Town of Farragut, Tennessee, establishes a Design Review Commission charged with review authority of the Farragut Architectural Design Standards; and

WHEREAS, the Farragut Board of Mayor and Aldermen hereby designate the Farragut Municipal Planning Commission as the Design Review Commission;

WHEREAS, pursuant to the requirements of Tennessee Code Annotated, the Town of Farragut conducted a public hearing subject to at least fifteen (15) days notice prior to the final reading and adoption of the ordinance herein described;

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 14, Land Use Controls, is amended by adding Chapter 6., Farragut Architectural Design Standards, as reflected in the attached document referenced as Exhibit A.

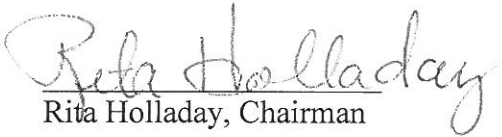
SECTION 2.

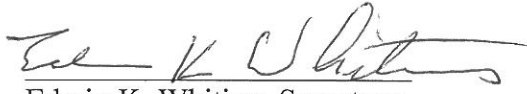
This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this _____ day of _____, 2015,
with approval recommended.


Rita Holladay, Chairman


Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

RESOLUTION PC-15-03

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO RECOMMEND ADOPTION OF THE NEW FARRAGUT ARCHITECTURAL DESIGN STANDARDS IN THE TOWN OF FARRAGUT TENNESSEE AND AUTHORIZE THE FARRAGUT MUNICIPAL PLANNING COMMISSION AS THE DESIGN REVIEW COMMISSION PURSUANT TO AUTHORITY GRANTED BY SECTION 6-54-133, TENNESSEE CODE ANNOTATED

WHEREAS, the Tennessee Code Annotated, Section 6-54-133, provides that municipalities may create and adopt general guidelines for the exterior appearance of nonresidential property, multiple family residential property, and any entrance to a nonresidential development within the municipality; and

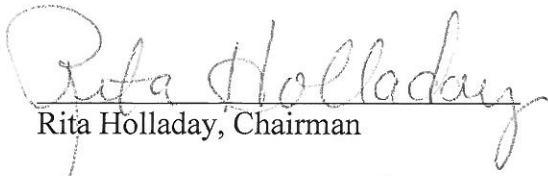
WHEREAS, the Farragut Municipal Planning Commission is designated as the design review commission; and

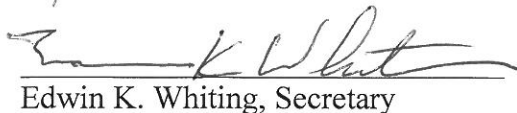
WHEREAS, the Town of Farragut has commissioned Winter and Company to develop an Architectural Design Standards document and has held several public forums over the course of the last year to collect information; and

WHEREAS, a public hearing was held on this request on February 19, 2015;

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, creating Title 14, Chapter 6., being the Farragut Architectural Design Standards, of the Farragut Municipal Code, by adding Ordinance 15-03.

ADOPTED this 19th day of February, 2015.


Rita Holladay, Chairman


Edwin K. Whiting, Secretary

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY:

SUBJECT: Approval of Salt Purchases from Morton Salt

DISCUSSION:

In the Fiscal Year 2014-2015 budget the Board approved an expenditure of \$12,000 for snow removal supplies. The Public Works department purchased salt for \$9,621 in November 2014 for the 2014/2015 winter season. A majority of the salt was used during the snow/icy conditions this past week. Currently, the Public Works department is in the process of acquiring additional salt for the remainder of the season. The estimated cost of the additional salt is \$10,500. With the additional costs, the total purchases from Morton Sale will exceed the \$10,000 threshold for board approval. The Town is purchasing the salt from the State of Tennessee contract with Morton Salt, so there is no requirement to solicit bids. Therefore, approval is needed for the salt purchase, as it will be over \$10,000. Additional funds will be funded through the General Fund available balance.

FINANCIAL SECTION:

Account Number: 110-43000-452

<u>Total Budget</u>	<u>Expenditures to Date</u>	<u>Estimated Additional Costs</u>	<u>Remaining Amount</u>
\$20,121	\$9,621	\$10,500	\$0

Approved By: A. Myers

RECOMMENDATION BY: Bud McKelvey, Public Works Director

PROPOSED MOTION: To approve the purchase of salt, from the State of Tennessee contract, in the amount of 20,121 from Morton Salt.

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	_____	_____	_____	_____	_____

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Request for approval to replace the existing subdivision entrance sign that is situated within the public right of way of Way Station Trail for the Old Stage Hills Subdivision

BACKGROUND: As noted in the Executive Summary included in your packets, the Old Stage Hills Subdivision is requesting to replace their subdivision entrance sign that has been situated within the public right of way of Way Station Trail prior to the Town's incorporation. The existing sign is in the middle of a raised median that is near the intersection of Way Station Trail and Kingston Pike. Given its age, the existing sign is in condition of disrepair that will necessitate replacement rather than normal maintenance.

The request before you, and which is outlined under the "Solution" heading in the Executive Summary, is to replace the stone veneer on the columns with a modular size red brick (the existing foundation will not be altered) and replace the existing wood sign panel with a black granite panel that includes the same copy (Old Stage Hills). Upgrades to lighting and landscaping are also requested to visually enhance this entrance area.

DISCUSSION: Since the existing Old Stage Hills Subdivision entrance sign is in the middle of the public right of way of Way Station Trail, the replacement of this sign must be authorized by the Board of Mayor and Alderman as specified in Section 9-405(2)(b) of the Farragut Sign Ordinance. Specifically, this section notes that 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 (or replaced) within its right of way.

This request is similar to the Farragut High School entrance sign that was approved in December to be situated within right of way extending from N. Campbell Station Road to the high school property. This request is also similar to a number of older subdivision entrance signs (e.g. Linda Heights, Concord Hills, and Kingsgate) that were originally placed within the public rights of way prior to the Town's current setback requirements and that were either allowed to be upgraded and/or replaced.

As with any structures within the public right of way, the staff has consulted with the Town's insurance provider for any liability concerns related to this specific request. Since this sign will not extend any closer to the roadway and will maintain the existing sign's greater than five (5) foot setback from the curb of the median there were deemed to be no concerns with the sign's replacement. The staff has also made it clear to the applicant that if the sign is permitted to be replaced and remain within the public right of way the Town will incur no maintenance related obligations. Maintenance will be entirely dependent on the Old Stage Hills Homeowners Association. This is acknowledged by the applicant as item #5 under the Solution heading in the Executive Summary.

RECOMMENDATION BY: Staff recommends approval of the replacement of the subdivision entrance sign for the Old Stage Hills Subdivision as outlined by the applicant in the Executive Summary. The appearance of the sign, including lighting and landscaping, must however be presented to and approved by the Visual Resources Review Board.

PROPOSED MOTION:

To approve the replacement of the subdivision entrance sign for the Old Stage Hills Subdivision subject to the staff's recommendations noted above.

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	_____	_____	_____	_____	_____

OLD STAGE HILLS SUBDIVISION “ENTRANCE SIGN” REPAIR & REFURBISHMENT

EXECUTIVE SUMMARY

Objective

The Old Stage Hills subdivision is seeking Town of Farragut approval to repair and refurbish the subdivision's entrance sign located at the Way Station Trail & Kingston Pike entrance.

Problem

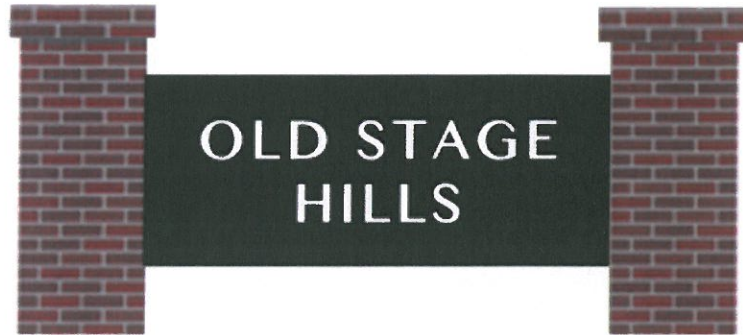
The current entrance sign is believed to be approximately 50 years old. Investing dollars to extend the function life of the current sign via a 'band-aid' approach is no longer a viable option.



Solution

- 1) Replace the existing cracked and dilapidated stone veneer on the columns with a modular size red brick. The existing foundation and block substrate will not be altered as to not change the current size and dimensions of the overall sign structure.
- 2) Replace the existing wood sign panel(s) located between the columns with black granite that host the embossed copy “Old Stage Hills”
- 3) Make necessary repairs to the lighting and irrigation located within the sign island. (All lighting shall meet TOF requirements)
- 4) Clean up, re-plant as necessary, and mulch the island.
- 5) Indemnify the Town of Farragut, as necessary, from any work or maintenance needed to the sign (including replacement if it is damaged to such extent). Said responsibility would be solely burdened by the Old Stages Hills Homeowner's Association and not the Town of Farragut.

OLD STAGE HILLS SUBDIVISION “ENTRANCE SIGN” REPAIR & REFURBISHMENT



Project:

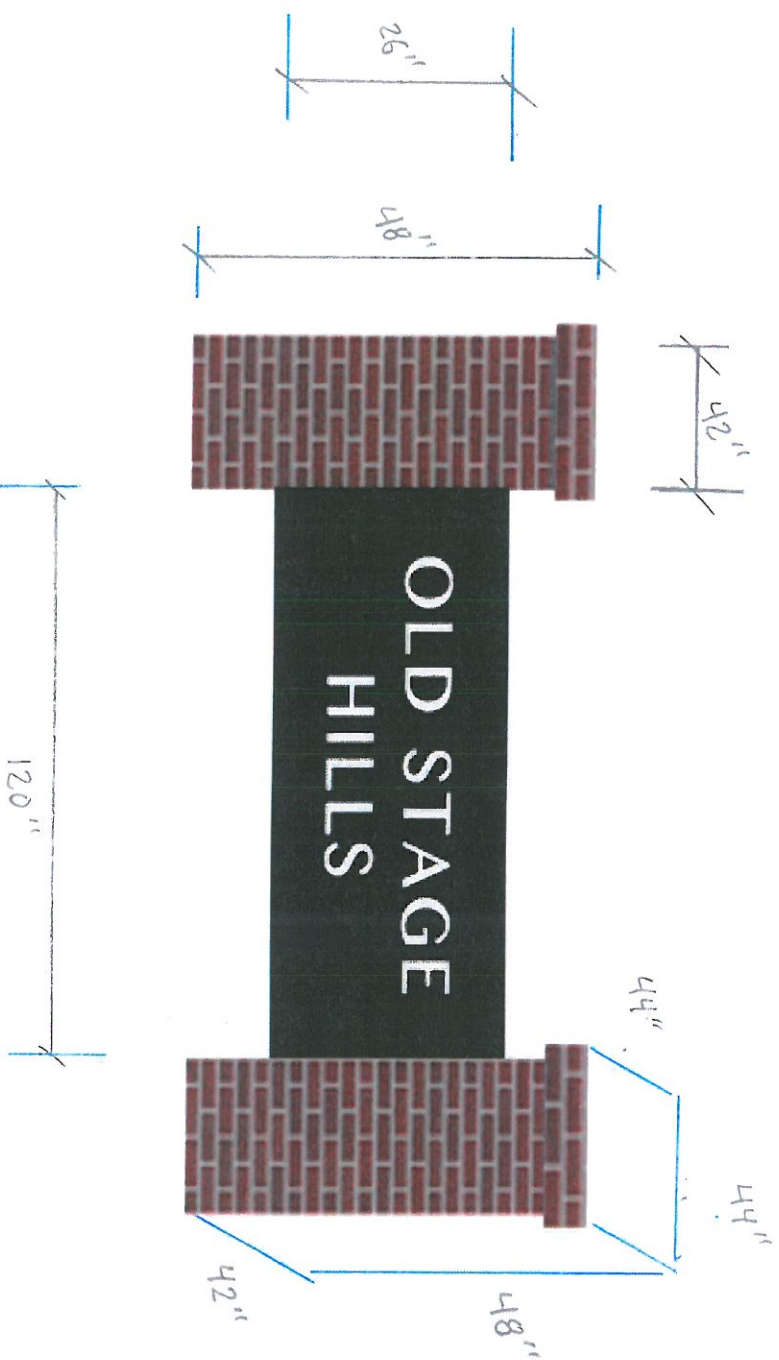
Repair & Refurbishment
Old Stage Hills subdivision
“Entrance Sign”

Location: Way Station Trail & Kingston Pike

Prepared for: Old Stage Hills s/d HOA

Prepared by: R. Knick Myers

- Proposed dimensions are unchanged
- from current dimensions



* Renderings Not to scale

Agenda Item VII.C.
February 26, 2015

MEMORANDUM

TO: Farragut Board of Mayor and Aldermen

FROM: Thomas M. Hale, Town Attorney

DATE: February 5, 2015

RE: Appeal of Access Determination by Hodges

This appeal submitted by Bill Hodges results from the submission of a site plan (see Exhibit A). The site plan relates to three adjacent parcels of land, each of which is approximately 100 feet by 200 feet. These three parcels of property were the subject of an agreement between the owners and the Town that was executed in 1983 (the "Agreement"). The agreement provided for the creation of a 20 foot drainage easement which traverses the three parcels of land as shown on the attached drawing which is an attachment to the Agreement (Exhibit B).

The proposed site plan contemplates the relocation and reestablishment of the drainage easement and provides for the construction of a drainage way paralleling the rear property lines of the parcels with the flow from the drainage easement being piped in a south to north direction from the rear of the westernmost parcel along the west property line to an existing manhole. The relocation of the drainage easement is the only construction provided for in connection with this site plan.

The site plan submitted by the applicant proposes a construction access to the property from Chaho Drive in relation to completing the drainage improvement. It also shows an access to the property from Kingston Pike immediately adjacent to the existing access way that is shared by the building that houses Urban Engineering and First Tennessee Bank.

The action of the Planning Commission was approval of the site plan with the conditions set out on the attached excerpt from the minutes of the November 18, 2014 meeting of the Farragut Municipal Planning Commission (Exhibit C). At issue is condition #3 which notes that consideration of and access to Kingston Pike is premature in that the details of any development planned for the property are unspecified and unknown as evidenced by the site plan itself. Otherwise, the access from Chaho Drive to complete the proposed work is adequate for the purposes that the site plan was filed to accomplish (i.e. relocation of the drainage easement).

The applicant has appealed by submission of the letter of Attorney Edward Pratt, dated December 29, 2014 and attached as Exhibit D. The appeal states it is based upon § 16-411 of the Farragut Municipal Code ("FMC") which provides "An appeal from adverse determinations on an application for an access permit shall be to the Board of Mayor and Aldermen." The "adverse determination" referenced by the appeal is that the Planning Commission did not approve the requested access directly to Kingston Pike.

The attached letter also requests that the Board approve variances of the permanent access distance requirements set forth in FMC § 16-406 as related to the Kingston Pike access. The authority for this request is set forth in FMC § 16-408 which provides “Notwithstanding anything contained herein to the contrary, the Board of Mayor and Aldermen may grant approval for access and/or frontage roads other than as specifically herein permitted, provided such an access is reviewed with a recommendation by the Town Engineer or his/her designee and the Planning Commission.”

The Farragut Municipal Code § 16-405(1). Permit Approval, provides “The Planning Commission and the Board of Mayor and Aldermen shall review applications for access for all developments requiring the submittal of a site plan and residential drives onto non-local streets.” Subsection (2) of 16-405 provides that “The Planning Commission, the Board of Mayor and Aldermen, and the Town staff shall review applications for access *for compliance with the requirements of this chapter*. The Planning Commission, the Board of Mayor and Aldermen or the Town staff *may require such revisions, corrections and additions to the plans of access and such additional supporting documentation of the plan of access as may be reasonable considering the locations of proposed and existing access, the traffic impact study if required, and considerations of public safety and welfare*. All revisions, corrections, and additions required shall be recorded on a final copy of a subdivision plat, site plan, or “drawing or sketch” of the access requested for approval before issuance of a permit.” (emphasis added).

Other than containing the drainage way pursuant to the agreement with the Town of Farragut, the three parcels in question have not been used for any purpose since the formation of the Town. The three parcels were originally part of a larger tract owned by Bill Hodges and wife, Elsie Hodges. By a series of three quitclaim deeds dated in early 1980 by and among Bill A. Hodges, David A. Dill and wife, Gail Hodges Dill, and Elsie Hodges, title to 100 foot by 200 foot tracts were vested respectively in each of Elsie Hodges, Gail Hodges Dill and Bill A. Hodges, such that each of them own a single tract. No recorded subdivision plat approving establishment of the three tracts has been found.

Staff’s position on these issues is as follows:

1. The Chaho Road access shown on the site plan is adequate for the work to be performed in relocating the drainage facilities. The Kingston Pike access shown on the proposed site plan is unnecessary to the accomplishment of the work proposed by the site plan.
2. The proposed Kingston Pike access does not comply with the distance requirements of FMC 16-406. Of particular concern is the fact that the west edge of the proposed access would be only a few feet from the east edge of the existing access serving First Tennessee Bank.
3. As has been the case for at least the past 35 years, there are no buildings on or ongoing use of the property requiring access from Kingston Pike.
4. Without having an understanding of the nature and details of the development that will go on the property, if any, it is premature and unwise to make judgments about the most

appropriate access from Kingston Pike to the property considering the health, safety and welfare of the citizens and the other requirements of the Town's regulations.

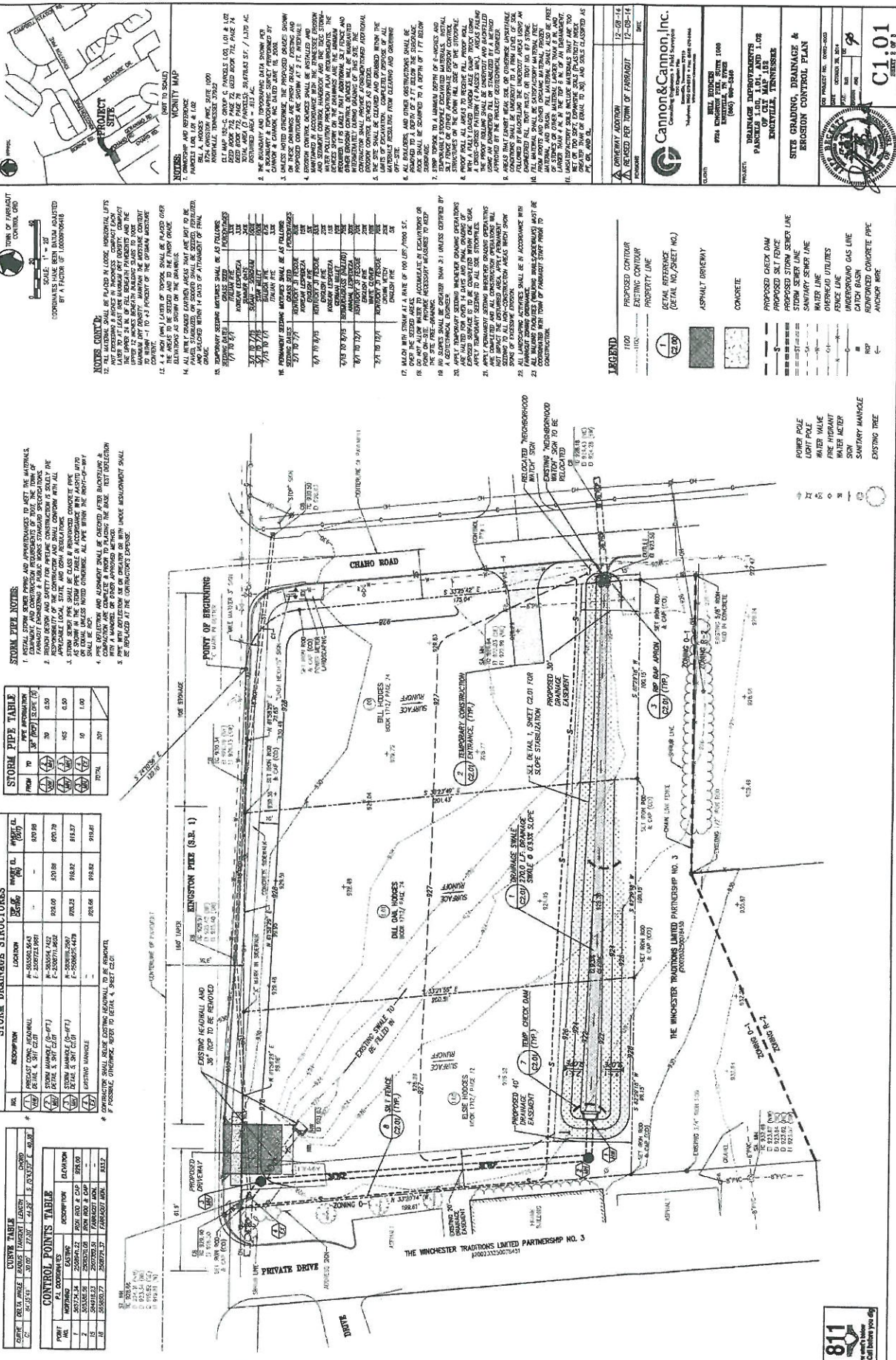
TMH

TMH/pcm

Enclosures

cc: David Smoak
Mark Shipley
Ashley Miller
Gary Palmer

811



DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR DRAINAGE MODIFICATIONS ASSOCIATED WITH PARCELS 1.00, 1.01 AND 1.02, TAX MAP 152-C, SOUTHWEST CORNER OF KINGSTON PIKE AND CHAHO ROAD, 1.37 ACRES (Bill Hodges, Applicant)

The staff recommended approval of the drainage modifications proposed on this site plan subject to the following comments being addressed:

1. Please coordinate the landscaping with the planning division. The modified drainageway will be required to be landscaped;
2. A plat will be needed once drainage and grading work approved by the Town is complete. This plat will provide for any modified easements and required right of way per the subdivision regulations;
3. As noted on the plan sheets, this is a site plan associated with drainage improvements. Consequently, please remove reference to a proposed driveway. Since the only known improvements proposed at this time relate to the relocated drainage, consideration of an access is premature. If the access, as proposed, is considered by the commission as part of this site plan, the staff recommends denial because it does not comply with the Town's Driveways and Other Accessways Ordinance. Again, consideration of such a site element is premature since improvements associated with a driveway, such as the building and parking lot placement, are not known at this time. Only the construction entrance access should be shown on these plans since it is required in association with the drainage improvements. The construction entrance access is correct in the location proposed;
4. Please coordinate with the Town Attorney on how this proposal should be addressed as it relates to the stipulations provided for in the existing drainage easement as recorded in Deed Book 1771/Page 994;
5. Additional silt fence will likely be required on south side of new drainage way until site is stabilized;
6. Please submit an irrevocable letter of credit for erosion control in the amount of \$9400;
7. Please submit copy of NOC, as well as SWPPP. This comment was not generated from prior submittal, as staff misread that the intent is to regrade the entire properties, comprising more than one acre of disturbance; and
8. If grading work is to encroach onto TDOT ROW a permit from TDOT will be required.

Commissioner Honken moved to approve the site plan for drainage modifications subject to staff's recommendation as listed. Commissioner St. Clair seconded the motion and the motion passed 8-0.

BAKER DONELSON
BEARMAN, CALDWELL & BERKOWITZ, PC

RECEIVED

DEC 29 2014

TOWN OF FARRAGUT

265 BROOKVIEW CENTRE WAY
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KNOXVILLE, TENNESSEE 37919

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www.bakerdonelson.com

P. EDWARD PRATT
Direct Fax: (865) 633-7208
E-Mail Address: epratt@bakerdonelson.com

December 29, 2014

Ms. Alison Myers
Town Recorder/ Treasurer
Town of Farragut
11408 Municipal Center Drive
Farragut, Tennessee 37934

Via Hand Delivery

Re: Appeal from December 18, 2014 Farragut Municipal Planning Commission: Discussion and public hearing on a site plan for drainage modifications associated with Parcels 1.00, 1.01 and 1.02, Tax Map 152-C, located at the southwest corner of Kingston Pike and Chaho Road, 1.37 Acres (Bill Hodges, Applicant)

Dear Ms. Myers:

Pursuant to **Section 16-411. - Appeals**, of the Farragut, Tennessee Code of Ordinances, please accept this Notice of Appeal of Applicant Bill Hodges from the actions taken by the Farragut Municipal Planning Commission in denying the application for access permits on Kingston Pike and Chaho Road per the site plan review conducted by the Farragut Municipal Planning Commission on December 18, 2014. Per **Section 16-411**, this appeal of the adverse determinations on the application for access permits is to the Board of Mayor and Alderman. Please place this on the appropriate agenda before the Board of Mayor and Alderman and provide us with notice of any scheduled meeting.

Pursuant to **Section 16-408. - Variance**, of the Farragut, Tennessee Code of Ordinances, please take notice that the Applicant will be seeking variances of the permanent access distant requirements set forth in **Section 16-406** of the Farragut, Tennessee Code of Ordinances and all other applicable distance requirements. Please note that Parcels 1.00, 1.01 and 1.02, Tax Map 152-C, are each owned by different property owners with different access issues. A pending condemnation by the Town of Farragut has removed all access to the three separately owned parcels on Kingston Pike. But for the Town's grant of variances from **Section 16-406**, pursuant to the above-referenced authority, a hardship exists for Parcel 1.01 and 1.02 in that the distance restrictions under **Section 16-406** result in both separately owned parcels being completely landlocked; the only adjoining access is to Kingston Pike.

Parcel 1.00 contains frontage both on Kingston Pike and Chaho Road. **Section 16-407. - Access to two (2) or more roads, streets or highways**, expressly provides that where a parcel fronts on two streets, access may not be allowed to both streets but provides "that access to at least one (1) such road

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2815593-000004 12/29/2014

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EXHIBIT D

Ms. Alison Myers
December 29, 2014
Page 2

shall always be permitted" As a result, for Parcel 1.00, the access off of Chaho Road is not within the driveway distance requirements of **Section 16-406**. Thus, a variance for access off of Chaho Road requires a variance from **Section 16-406** to effectuate the guaranteed one access for Parcel 1.00 per **Section 16-407**.

Please accept this Notice of Appeal and Application for Variances for purposes of the Board of Mayor and Alderman's determination of the Applicant's application for access permits to Kingston Pike and Chaho Road.

Should I be of further assistance, please contact me.

In the meantime, I am

Sincerely yours,



P. Edward Pratt

PEP:alh

cc: Thomas M. Hale, Esq.
David E. Fielder, Esq.
Mr. Bill Hodges
Mr. Jeff Beckett