

FARRAGUT BOARD OF MAYOR AND ALDERMEN MINUTES

August 27, 2015

**BEER BOARD MEETING
6:50 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. August 13, 2015
- VI. Business Items**
 - A. Approval of Dates for the November and December BMA meetings
 - B. Approval of Bids for a new 2016 Dump Truck
- VII. Ordinances**
 - A. Public Hearing and Second Reading
 - 1. Ordinance 15-09, 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., Town Center District (TCD), Subsection F. 1., Parking Space Requirements, Number of Parking Spaces Required, to change the parking space requirements for non-ground floors
 - 2. Ordinance 15-10, An Ordinance to amend the text of the Farragut Municipal Code, Title 14, Land Use Controls, Chapter 3, Town Center District Requirements, by amending Section 14-304. Signs. To provide for new requirements.
 - 3. Ordinance 15-11, an Ordinance amending the Mixed Use Town Center, as shown on the Future Land Use Map in the Comprehensive Land Use Plan of the Town of Farragut, Tennessee, Ordinance 14-22, as amended, pursuant to Section 13-4-202, Tennessee Code Annotated.
- VIII. Town Administrator's Report**
- IX. Town Attorney's Report**

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

The Farragut Board of Mayor and Aldermen met in a regular session on Thursday, August 27, 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 as presented. Moved by Alderman LaMarche, seconded by Alderman Markli; voting yes, Mayor McGill, Aldermen Honken, LaMarche, Markli and Pinchok; no nays; motion passed.

Citizens Forum

Martin Ritter, 142 Champions Point, addressed the Board about being involved in the Comprehensive Land Use plan review process.

Ray Wilson, 11731 Ridgeland, announced that the Knoxville Track Club will be hosting the Farragut 13.1 race again this fall, October 31, 2015.

Approval of Minutes

Motion was made to approve the minutes of August 13, 2015 as presented. Moved by Alderman Honken, seconded by Alderman Pinchok; voting yes, Mayor McGill, Aldermen Honken, LaMarche, Markli and Pinchok; no nays; motion passed.

Business Items

Approval of Dates for the November and December BMA meetings

Motion was made to cancel the meetings of November 26 and December 24 and to hold the meeting for November on Thursday, November 12, 2015 and the meeting for December on Thursday, December 10, 2015. Moved by Alderman Pinchok, seconded by Alderman LaMarche; voting yes, Mayor McGill, Aldermen Honken, LaMarche, Markli and Pinchok; no nays; motion passed.

Approval of Bids for a new 2016 Dump Truck

Motion was made to award the bid for the purchase of a 2016 Freightliner M2106 Dump Truck to Premier Truck Group in the amount of \$89,914. Moved by Alderman Honken, seconded by Alderman LaMarche; voting yes, Mayor McGill, Aldermen Honken, LaMarche, Markli and Pinchok; no nays; motion passed.

Ordinances

Public Hearing and Second Reading

Ordinance 15-09, 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., Town Center District (TCD), Subsection F. 1., Parking Space Requirements, Number of Parking Spaces Required, to change the parking space requirements for non-ground floors

Motion was made to approve Ordinance 15-09 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.

Ordinance 15-10, An Ordinance to amend the text of the Farragut Municipal Code, Title 14, Land Use Controls, Chapter 3, Town Center District Requirements, by amending Section 14-304. Signs. To provide for new requirements.

Motion was made to approve Ordinance 15-10 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.

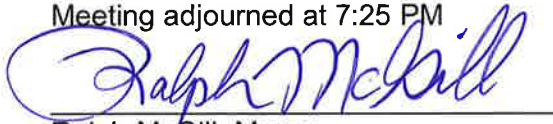
Ordinance 15-11, an Ordinance amending the Mixed Use Town Center, as shown on the Future Land Use Map in the Comprehensive Land Use Plan of the Town of Farragut, Tennessee, Ordinance 14-22, as amended, pursuant to Section 13-4-202, Tennessee Code Annotated.

Motion was made to approve Ordinance 15-11 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.

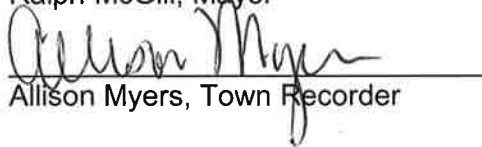
Town Administrator's Report

David Smoak, Town Administrator, reported that the new Intro to Farragut class had its first meeting Wednesday, August 26th.

Meeting adjourned at 7:25 PM



Ralph McGill, Mayor



Allison Myers, Town Recorder

FARRAGUT BOARD OF MAYOR AND ALDERMEN
AGENDA
August 27, 2015

BEER BOARD MEETING
6:50 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**
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- VIII. Town Administrator's Report**
- IX. Town Attorney's Report**

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FARRAGUT BEER BOARD

August 27, 2015

6:50 PM

I. Approval of Minutes

A. August 13, 2015

II. New Business

A. Appeal of Beer Permit Suspension, Mekisko, 120 West End Ave.

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

August 13, 2015

Ron Honken, Chairman, called the beer board meeting to order at 6:45 PM. Elected officials present were Mayor McGill, Aldermen Honken, LaMarche and Pinchok; Alderman Markli was absent.

Approval of Minutes

Motion was made to approve the minutes of July 23, 2015 as presented. Moved by Alderman LaMarche, seconded by Alderman Pinchok; voting yes, Mayor McGill, Aldermen Honken, LaMarche and Pinchok; Alderman Markli was absent, no nays, motion passed.

Beer Permit Approval of Class 1, On-Premise permit for the following:

Hana Sushi & Hibachi, 11145 Kingston Pike

Motion was made to approve the Class 1, On-Premise permit for Hana Sushi & Hibachi, 11145 Kingston Pike. Moved by Alderman LaMarche, seconded by Alderman Pinchok; voting yes, Mayor McGill, Aldermen Honken, LaMarche and Pinchok; Alderman Markli was absent, no nays, motion passed.

Special Event Permit

Oktoberfest, Restaurant Linderhof, 12700 Kingston

Motion was made to approve the special event permit for Oktoberfest, Restaurant Linderhof, 12700 Kingston, October 15-17. Moved by Alderman LaMarche, seconded by Alderman Pinchok; voting yes, Mayor McGill, Aldermen Honken, LaMarche and Pinchok; Alderman Markli was absent, no nays, motion passed.

Beer Board meeting adjourned at 6:50 PM.

Ron Honken, Chairman

Allison Myers, Town Recorder

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REPORT TO THE BEER BOARD

PREPARED BY: Allison Myers, Town Recorder

SUBJECT: Appeal of Beer Permit Suspension, Meksiko, 120 West End Avenue

INTRODUCTION:

At the August 13, 2015 Board of Mayor and Aldermen meeting Jorge Navarro, manager of Meksiko, requested to appeal the 60 day beer permit suspension. The BMA voted to place the request on the next Beer Board agenda.

DISCUSSION:

The following are events that have occurred concerning Meksiko's beer permit suspension.

- June 2, 2015-The Knox County Sheriff's Department performed a beer sting on various businesses within the Town of Farragut. During the operation, an employee of Meksiko sold alcohol to a minor. The restaurant received two citations.
- June 12, 2015-Meksiko received and signed for a packet from the Town Recorder. The packet included the citations from the Knox County Sherriff's office, a notice of their scheduled hearing signed by the Town attorney, a copy of the Beer Permit Ordinance and the hearing procedures.
- June 25, 2015-Mekisko failed to attend the Farragut Beer Board hearing where the violation was to be discussed. The Beer board postponed the hearing until the next Beer Board meeting.
- June 25, 2015-After the meeting Allison Myers, Town Recorder, talked with Mario Navarro, owner of Meksiko, at his restaurant about his absence and that the Beer Board had postponed his hearing until the following Beer Board meeting, July 23, 2015.
- July 9, 2015-Allison Myers spoke with Mr. Navarro for a second time reminding him of the meeting on July 23rd and that he would be receiving another copy of the information he had received on June 12, 2015.
- July 14, 2015-The second packet of information was delivered to Mr. Navarro.
- July 23, 2015-The Farragut Beer Board met for the hearing of the beer permit violations. A representative from Meksiko failed to attend the second meeting. The board voted to suspend Meksiko's beer permit for 60 days beginning July 25, 2015. The suspension will be completed on September 23, 2015.
- August 13, 2015-Jorge Navarro, manager at Meksiko, requested that the Board of Mayor and Aldermen place his request for appeal on the next beer board agenda.

MOTION:

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	_____	_____	_____	_____	_____

FARRAGUT BOARD OF MAYOR AND ALDERMEN
AGENDA
August 13, 2015

RIBBON CUTTING
MAYOR BOB LEONARD PARK PLAYGROUND
6:00 PM

BEER BOARD MEETING
6:55 PM

BMA MEETING
7:00 PM

- I. Silent Prayer, Pledge of Allegiance, Roll Call**
- II. Approval of Agenda**
- III. Mayor's Report**
 - A. Farragut High School 2014-2015 "Reward School" Proclamation
- IV. Citizens Forum**
- V. Approval of Minutes**
 - A. July 23, 2015
- VI. Business Items**
 - A. Approval of Request for Utility Easement at the Turkey Creek Greenway, Briarstone Subdivision
 - B. Approval of Proposal from Cannon & Cannon, Inc. for Engineering Services for Design of Traffic Signal – Kingston Pike at Virtue Road
 - C. Approval of Resolution R-2015-05, Declaring Certain Town Property to be Surplus Property
 - D. Approval of Bids for new 2016 Two-Wheel Drive Pick-up Truck
 - E. Approval of Bids for new 2015 Two-Wheel Drive Mower
- VII. Ordinances**
 - A. First Reading
 - 1. Ordinance 15-09, 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., Town Center District (TCD), Subsection F. 1., Parking Space Requirements, Number of Parking Spaces Required, to change the parking space requirements for non-ground floors

2. Ordinance 15-10, An Ordinance to amend the text of the Farragut Municipal Code, Title 14, Land Use Controls, Chapter 3, Town Center District Requirements, by amending Section 14-304. Signs. To provide for new requirements.
3. Ordinance 15-11, an Ordinance amending the Mixed Use Town Center, as shown on the Future Land Use Map in the Comprehensive Land Use Plan of the Town of Farragut, Tennessee, Ordinance 14-22, as amended, pursuant to Section 13-4-202, Tennessee Code Annotated.

VIII. Town Administrator's Report

IX. Town Attorney's Report

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

The Farragut Board of Mayor and Aldermen met in a regular session on Thursday, August 13, 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 as presented. 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

Mayor McGill presented the Farragut High School Principal, Stephanie Thompson, with the Farragut High School 2014-2015 "Reward School" Proclamation

Citizens Forum

Jorge Navarro with Meksiko Restaurant requested that the board add an appeal of Meksiko's beer permit suspension to the next beer board agenda. Moved by Alderman Markli to add the item to the next beer board agenda, seconded by Alderman LaMarche; voting yes, Mayor McGill, Aldermen LaMarche, Markli and Pinchok; Alderman Honken voted no; motion passed.

Approval of Minutes

Motion was made to approve the minutes of July 23, 2015 as presented. Moved by Alderman Honken, seconded by Alderman LaMarche; voting yes, Mayor McGill, Aldermen Honken, LaMarche and Pinchok; Alderman Markli abstained; no nays; motion passed.

Business Items

Approval of Request for Utility Easement at the Turkey Creek Greenway, Briarstone Subdivision

Motion was made to approve the Utility Easement at the Turkey Creek Greenway, Briarstone. Moved by Alderman Honken, seconded by Alderman Markli; voting yes, Mayor McGill, Aldermen Honken, LaMarche, Markli and Pinchok; no nays; motion passed.

Approval of Proposal from Cannon & Cannon, Inc. for Engineering Services for Design of Traffic Signal – Kingston Pike at Virtue Road

Motion was made to approve the proposal from Cannon & Cannon, Inc. for design of a traffic signal at the intersection of Kingston Pike at Virtue Road in the amount of \$13,500. Moved by Alderman Honken, seconded by Alderman LaMarche; voting yes, Mayor McGill, Aldermen Honken, LaMarche, Markli and Pinchok; no nays; motion passed.

Approval of Resolution R-2015-05, Declaring Certain Town Property to be Surplus Property

Motion was made to approve Resolution R-2015-05. Moved by Alderman Honken, seconded by Alderman LaMarche; voting yes, Mayor McGill, Aldermen Honken, LaMarche, Markli and Pinchok; no nays; motion passed.

Approval of Bids for new 2016 Two-Wheel Drive Pick-up Truck

Motion was made to approve bids for the purchase of a 2016 Ford F-150 2-wheel drive pick-up truck from Ted Russell Ford in the amount of \$19,720. Moved by Alderman Honken, seconded by Alderman LaMarche; voting yes, Mayor McGill, Aldermen Honken, LaMarche, Markli and Pinchok; no nays; motion passed.

Approval of Bids for new 2015 Two-Wheel Drive Mower

Motion was made to approve bids for the purchase of a 2015 John Deere 997, two-wheel drive mower from Farragut Lawn and Tractor in the amount of \$16,250. Moved by Alderman Honken, seconded by Alderman Pinchok; voting yes, Mayor McGill, Aldermen Honken, LaMarche, Markli and Pinchok; no nays; motion passed.

Ordinances

First Reading

Ordinance 15-09, 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., Town Center District (TCD), Subsection F. 1., Parking Space Requirements, Number of Parking Spaces Required, to change the parking space requirements for non-ground floors

Motion was made to approve Ordinance 15-09 on first reading. Moved by Alderman Honken, seconded by Alderman Markli; voting yes, Mayor McGill, Aldermen Honken, LaMarche, Markli and Pinchok; no nays; motion passed.

Ordinance 15-10, An Ordinance to amend the text of the Farragut Municipal Code, Title 14, Land Use Controls, Chapter 3, Town Center District Requirements, by amending Section 14-304. Signs. To provide for new requirements.

Motion was made to approve Ordinance 15-10 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 15-11, an Ordinance amending the Mixed Use Town Center, as shown on the Future Land Use Map in the Comprehensive Land Use Plan of the Town of Farragut, Tennessee, Ordinance 14-22, as amended, pursuant to Section 13-4-202, Tennessee Code Annotated.

Motion was made to approve Ordinance 15-11 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.

Town Administrator's Report

David Smoak, Town Administrator, announced that the Board held a ribbon cutting for the new playground at Mayor Bob Leonard Park, Saturday the Town would host the Fun with Farragut's Fleet, Tuesday morning Bob Corker will be the speaker at the Farragut/West Knox Chamber breakfast and that the News Sentinel Golf Tournament will begin the week of August 20.

AGENDA NUMBER VI.A.

MEETING DATE August 27, 2015

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Allison Myers, Town Recorder

SUBJECT: Approval of Dates for the November and December BMA meetings

BACKGROUND:

In the past the Board of Mayor and Aldermen have chosen to cancel the second meeting in November due to Thanksgiving and the second meeting in December due to Christmas.

DISCUSSION:

The dates for the meeting in November is Thursday, November 12, 2015 and the December meeting is Thursday, December 10, 2015.

PROPOSED MOTION:

To cancel the meetings of November 26 and December 24 and to hold the meeting for November on Thursday, November 12, 2015 and the meeting for December on Thursday, December 10, 2015.

BOARD ACTION:

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

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

AGENDA NUMBER: V1. B. MEETING DATE: August 27, 2015

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: William E. McKelvey, Public Works Director

SUBJECT: Approval of Bids for new 2016 Dump Truck

INTRODUCTION: The purpose of this agenda item is to approve the purchase of a new 2016 Dump Truck.

BACKGROUND: The truck will replace a 2006 Chevrolet C8500 Dump Truck that is due for replacement this year. More maintenance is being required on this vehicle, which is another decision to replace it.

DISCUSSION: Attached are eight bids which were received on August 18, 2015. The vehicle bid was presented in two parts. The first was a 2016 model truck, the alternate bid is for a new truck that met specs and that is on the dealer's lot. Out of the eight bids, only two trucks are in-stock and one was disqualified because it did not meet bid specs. Staff recommends award of the contract to the lowest bidder, Premier Truck Group, for a 2016 Freightliner M2106 Dump Truck in the amount of \$89,914.

FINANCIAL SECTION:

Account: 314-43949-949

<u>Total Budget</u>	<u>Expenditures to Date</u>	<u>Requested Amount</u>	<u>Remaining Amount</u>
\$140,500	\$41,527	\$89,914	\$9,059

Approved By: A. Myers

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

PROPOSED MOTION: Approval of bids for the purchase of a 2016 Freightliner M2106 Dump Truck to Premier Truck Group in the amount of \$89,914.00.

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	_____	_____	_____	_____	_____

BID TAB FOR 2016 DUMP TRUCK

Bidder	Bid Make and Year	Bid Dump Body	Bid Price
Premier Truck Group	2016 Freightliner M2106 <i>Alt. Bid (In-Stock) 2016 Freightliner M2106</i>	Godwin Galion	\$89,914 \$100,934
Worldwide Equipment	2016 Kenworth T370 2016 Kenworth T370 (Price differences are due to options on the trucks) <i>Alt. Bid (In-Stock) 2015 Kenworth T370</i> <i>Alt. Bid Is Disqualified Due To Not Meeting Bid Specs</i>	Rogers Rogers	\$99,429 \$101,073 \$83,879
MHC Kenworth of Knoxville	2016 Kenworth T370 2016 Kenworth T370 2016 Kenworth T370	Godwin Reynolds Rogers	\$96,650 \$100,150 \$104,150

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Ordinance 15-09, on second reading, to amend the text of the Farragut Zoning Ordinance, Chapter 3., Section XXVII., Town Center District (TCD), Subsection F. 1., Parking Space Requirements, Number of Parking Spaces Required, to provide for new requirements (Craig Allen, Applicant)

BACKGROUND: This amendment was discussed at three planning commission meetings. The applicant is planning to develop a mixed use town center but, prior to applying for the rezoning, asked that certain aspects of the Town Center Zoning District (TCD) be revisited. One of those provisions was parking space requirements for non-ground floors. The current TCD provisions are based on gross floor area and provide for one parking space per 500 square feet of gross floor area on the second floor and one parking space per 750 square feet of gross floor area on the third or fourth floors. Since a vast majority of the non-ground floor space would likely be residential, the applicant requested that a parking space ratio be provided for units designed, constructed, and used for residential occupancy. The basic thought was that the existing parking space allocations would require more parking than would be necessary for residential use. Thus, the applicant's request would result in a net reduction in parking.

DISCUSSION: In addressing the applicant's request, the staff proposed, as provided for in Ordinance 15-09, parking space allocations that would specifically address units that have been designed, constructed, and used for residential occupancy. To help guide the staff toward an appropriate parking space allocation, the staff reviewed the recently modified provisions for the Multi-Family Residential (R-6) Zoning District. This ratio is 1.75 parking spaces per unit. The staffs' proposed ratio for the TCD is 1.5 parking spaces per unit. The rationale behind this slight reduction is that in the Town Center, unlike a traditional multi-family project, parking spaces will also be provided for non-residential ground floor spaces and there will be more opportunity for sharing parking. It is also likely that, in the Town Center, there would be more one bedroom and studio units where the parking space ratios would need to be lower.

As part of Ordinance 15-09, the staff has also added some language related to shared parking. Though it may not apply in this case, having more options for shared parking in the Town Center District could be helpful in the future and in other locations. This language is also consistent with shared parking language that was adopted a few months ago as part of amendments to the C-1 Zoning District for properties within the Mixed Use Town Center.

RECOMMENDATION BY: Ordinance 15-09 is consistent with both the CLUP and the Strategic Plan. In terms of the CLUP, Ordinance 15-09 would directly promote Strategy 1 – Bringing About a Downtown, and Strategy 3 – Encouraging Greater Housing Choice. In terms of the Strategic Plan, Ordinance 15-09 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 July 16, 2015, the Farragut Municipal Planning Commission, through Resolution PC-15-07, unanimously recommended approval of the requested text amendment as reflected in Ordinance 15-09. Along with Ordinance 15-09, included in your packet is a copy of the existing provisions and the proposed provisions for comparison purposes. The staff recommends approval of Ordinance 15-09.

PROPOSED MOTION: To approve Ordinance 15-09, on second reading, to amend the text of the Farragut Zoning Ordinance, Chapter 3., Section XXVII., Town Center District (TCD), Subsection F. 1., Parking Space Requirements, Number of Parking Spaces Required, to provide for new requirements.

BOARD ACTION:

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

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

Existing language related to TCD parking requirements:

Farragut Zoning Ordinance, Chapter 3, Section XXVII., Town Center District (TCD), Subsection F:

F. Parking space requirements.

1. Number of parking spaces required.

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 and fourth floors.

Off-street and on-street parking shall count toward meeting minimum parking requirements within the TCD development. Basement parking and parking garages are encouraged and such spaces shall also count toward meeting minimum parking requirements.

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.

Proposed TCD parking amendment:

Chapter 3, Section XVII. Town Center District (TCD), Subsection F.1., as follows:

F. Parking space requirements.

1. Minimum number of parking spaces required

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

One (1) parking space per five hundred (500) square feet of gross floor area for the second floor **for space not designed, constructed, and used for residential occupancy;** and

One (1) parking space per seven hundred and fifty (750) square feet of gross floor area for the third and fourth floors **for space not designed, constructed, and used for residential occupancy;**

One and a half (1.5) parking spaces per unit designed, constructed, and used for residential occupancy;

Shared parking throughout the Town Center District shall be encouraged. Required parking spaces may be reduced when two or more establishments share the same parking area, whether on the same lot or on abutting lots, subject to the following conditions:

- a. That some portion of the shared off-street parking area lies within 500 feet of an entrance, regularly used by patrons, into the buildings served by the shared parking facilities.
- b. That access and parking 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.

Off-street and on-street parking shall count toward meeting minimum parking requirements within the TCD development. Basement parking and parking garages are encouraged and such spaces shall also count toward meeting minimum parking requirements.

RESOLUTION PC-15-07

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION 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., TOWN CENTER DISTRICT (TCD), SUBSECTION F. 1., PARKING SPACE REQUIREMENTS, NUMBER OF PARKING SPACES REQUIRED, TO CHANGE THE PARKING SPACE REQUIREMENTS FOR NON-GROUND FLOORS

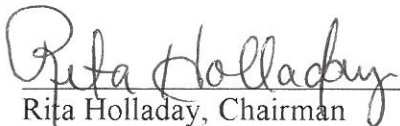
WHEREAS, the Tennessee Code Annotated, Section 13-4-201 et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

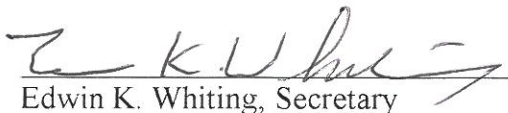
WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on July 16, 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, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 15-09.

ADOPTED this 16th day of July, 2015.


Rita Holladay, Chairman


Edwin K. Whiting, Secretary

ORDINANCE:	15-09
PREPARED BY:	Shipley
REQUESTED BY:	Staff
CERTIFIED BY FMPC:	July 16, 2015
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., TOWN CENTER DISTRICT (TCD), SUBSECTION F. 1., PARKING SPACE REQUIREMENTS, NUMBER OF PARKING SPACES REQUIRED, TO CHANGE THE PARKING SPACE REQUIREMENTS FOR NON-GROUND FLOORS

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 3, Section XXVII., Town Center District (TCD), Subsection F. 1., Parking Space Requirements, Number of Parking Spaces Required, 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., Town Center District (TCD), Subsection F. 1., Parking Space Requirements, Number of Parking Spaces Required, is amended by deleting it in its entirety and substituting in lieu thereof the following:

SECTION 2.

F. Parking space requirements.

1. Minimum number of parking spaces required

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

One (1) parking space per five hundred (500) square feet of gross floor area for the second floor for space not designed, constructed, and used for residential occupancy; and

One (1) parking space per seven hundred and fifty (750) square feet of gross floor area for the third and fourth floors for space not designed, constructed, and used for residential occupancy;

One and a half (1.5) parking spaces per unit designed, constructed, and used for residential occupancy;

Shared parking throughout the Town Center District shall be encouraged. Required parking spaces may be reduced when two or more establishments share the same parking area, whether on the same lot or on abutting lots, subject to the following conditions:

- a. That some portion of the shared off-street parking area lies within 500 feet of an entrance, regularly used by patrons, into the buildings served by the shared parking facilities.
- b. That access and parking 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.

Off-street and on-street parking shall count toward meeting minimum parking requirements within the TCD development. Basement parking and parking garages are encouraged and such spaces shall also count toward meeting minimum parking requirements.

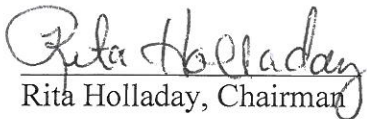
SECTION 3.

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 _____, 2015,
with approval recommended.


Rita Holladay, Chairman


Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Ordinance 15-10, on second reading, to amend the text of the Farragut Municipal Code, Title 14, Chapter 3., Town Center District Design Requirements, Section 14-304., 1., Signs, to provide for new requirements (Craig Allen, Applicant)

BACKGROUND: Similar to the previous request, this proposed amendment was discussed at three planning commission meetings. The applicant requested some modifications that would basically provide for more sign area for entities occupying ground floor space in the Town Center District (TCD). In addition to certain smaller signs, the requirements for the first story tenant spaces currently provide for either a twelve (12) square foot perpendicular wall sign or a twelve (12) square foot regular building mounted wall sign, but not both. The applicant has asked for the opportunity to have both and for the building mounted wall sign to be larger than the twelve (12) square feet currently permitted. The sign area that is generally applicable to most commercial buildings/spaces in Town is based on a 1:1 ratio of sign area to the width of the building or lease space on which the sign is to be mounted. A tenant space with 25 feet of width, for example, could have a wall sign of up to 25 square feet across their frontage.

DISCUSSION: The staff supports increasing the signage allocations in the TCD but would consider the 1:1 ratio as too high and inappropriate for a pedestrian oriented development like a town center. Moreover, with a greater building mounted wall sign allocation and the ability to have both a building mounted wall sign and a perpendicular wall sign, the staff also noted that, with regards to the perpendicular wall sign, the twelve (12) square feet currently permitted would be larger than necessary.

In Ordinance 15-10 the staff has made modifications to permit both the perpendicular and building mounted wall signs. The perpendicular wall sign area has been lowered from 12 to 9 square feet. The 12 square foot limitation on the building mounted wall sign has been removed and replaced with a sign area allocation based on a .75:1 ratio of sign area to lease space frontage on which the sign is to be mounted.

Also as part of Ordinance 15-10, the staff has added some language to require architectural design and illumination to be consistent with the Architectural Design Standards (ADS). Currently, the TCD does not permit signs to be illuminated. The ADS allow for illumination from an external light source only. As requested by the planning commission at their meeting on June 18, the staff discussed illumination in the TCD with the Visual Resources Review Board (VRRB) and they felt strongly that only traditional external illumination should be permitted in this district. They did not consider halo lit lighting to be external illumination.

RECOMMENDATION BY: Ordinance 15-10 is consistent with both the CLUP and the Strategic Plan. In terms of the CLUP, Ordinance 15-10 would directly promote Strategy 1 – Bringing About a Downtown. In terms of the Strategic Plan, Ordinance 15-10 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 July 16, 2015, the Farragut Municipal Planning Commission, through Resolution PC-15-08, unanimously recommended approval of the requested text amendment as reflected in Ordinance 15-10. Along with Ordinance 15-10, included in your packet is a copy of the existing provisions and the proposed provisions for comparison purposes. The staff recommends approval of Ordinance 15-10.

PROPOSED MOTION: To approve Ordinance 15-10, on second reading, to amend the text of the Farragut Municipal Code, Title 14, Chapter 3., Town Center District Design Requirements, Section 14-304., 1., Signs, to provide for new requirements.

BOARD ACTION:

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

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

Existing language related to TCD signage:

Sec. 14-304. - Signs.

Signs shall not be required to have a uniformity of appearance. The most important issue in sign design in the TCD district is how an individual sign relates to the building on which it is placed.

- (1) The following signs are permitted for each first (ground) story tenant space:
 - (a) General occupant sign. Any number of wall signs per entrance to the premises, not to exceed a cumulative total of six (6) square feet in size and eight (8) feet in height;
 - (b) One (1) address sign per building entrance, not to exceed two (2) square feet;
 - (c) Temporary window signs, not to exceed twenty-five (25) percent of total window area, or ten (10) square feet, whichever is less;
 - (d) Real estate sign. One (1) sign provided it is posted within the window and does not exceed six (6) square feet;
 - (e) Perpendicular wall sign. Allowed only if there is no wall sign or permanent window sign. One (1) sign which shall be hung perpendicular to the building, shall not exceed twelve (12) square feet, and shall have a minimum clearance of nine (9) feet to grade;
 - (f) Wall sign. Allowed only if no perpendicular wall sign or permanent window sign. One (1) sign not to exceed twelve (12) square feet, provided it is integrated with the building architecture; and
 - (g) Permanent window sign. Allowed only if no perpendicular wall sign or wall sign. One (1) sign which shall not to exceed twelve (12) square feet or twenty-five (25) percent of the total window area, whichever is less. Sign shall be permanently adhered to the window.

No sign shall be internally or externally illuminated.

Proposed TCD signage amendments:

Section 14-304. Signs., Subsection (1) as follows:

Signs shall not be required to have a uniformity of appearance. The most important issue in sign design in the TCD district is how an individual sign relates to the building on which it is placed.

- (1) The following signs are permitted for each first (ground) story tenant space:
 - (a) General occupant sign. Any number of wall signs per entrance to the premises, not to exceed a cumulative total of six (6) square feet in size and eight (8) feet in height;
 - (b) One (1) address sign per building entrance, not to exceed two (2) square feet;
 - (c) Temporary window signs, not to exceed twenty-five (25) percent of total window area, or ten (10) square feet, whichever is less;
 - (d) Real estate sign. One (1) sign provided it is posted within the window and does not exceed six (6) square feet;

- (e) Perpendicular wall sign. One (1) sign which shall be hung perpendicular to the building, shall not exceed **nine (9) square feet**, and shall maintain a clearance of nine (9) feet to grade;
- (f) Wall sign. **One (1) sign not to exceed a ratio of 0.75 square feet per linear feet of exterior tenant space on which the sign is to be mounted**, provided it is integrated with the building architecture;
- (g) Permanent window sign. Allowed only if no wall sign is used. One (1) sign which shall not to exceed twelve (12) square feet or twenty-five (25) percent of the total window area, whichever is less. Sign shall be permanently adhered to the window;
- (h) **Architectural design and illumination. Architectural design and illumination shall be in compliance with the Town's adopted Architectural Design Standards for Signs in the Town Center.**

RESOLUTION PC-15-08

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO AMEND THE TEXT OF THE FARRAGUT MUNICIPAL CODE, TITLE 14, LAND USE CONTROLS, CHAPTER 3, TOWN CENTER DISTRICT REQUIREMENTS, BY AMENDING SECTION 14-304. SIGNS. TO PROVIDE FOR NEW REQUIREMENTS

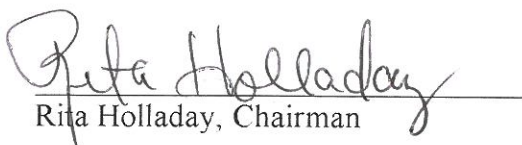
WHEREAS, the Tennessee Code Annotated, Section 13-4-201et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

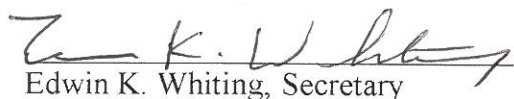
WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on July 16, 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, amending the text of the Farragut Municipal Code, Title 14, Land Use Controls, Chapter 3, Town Center District Requirements, Section 14-304., Signs., by adding Ordinance 15-10.

ADOPTED this 16th day of July, 2015.


Rifa Holladay, Chairman


Edwin K. Whiting, Secretary

- (d) Real estate sign. One (1) sign provided it is posted within the window and does not exceed six (6) square feet;
- (e) Perpendicular wall sign. One (1) sign which shall be hung perpendicular to the building, shall not exceed nine (9) square feet, and shall maintain a clearance of nine (9) feet to grade;
- (f) Wall sign. One (1) sign not to exceed a ratio of 0.75 square feet per linear feet of exterior tenant space on which the sign is to be mounted, provided it is integrated with the building architecture;
- (g) Permanent window sign. Allowed only if no wall sign is used. One (1) sign which shall not to exceed twelve (12) square feet or twenty-five (25) percent of the total window area, whichever is less. Sign shall be permanently adhered to the window;
- (h) Architectural design and illumination. Architectural design and illumination shall be in compliance with the Town's adopted Architectural Design Standards for Signs in the Town Center.

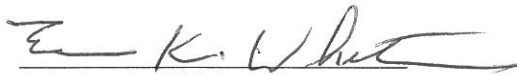
This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

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

AGENDA NUMBER VII. A.3.

MEETING DATE

August 27, 2015

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Ordinance 15-11, on second reading, to amend the 2012 Comprehensive Land Use Plan Update for the property located to the west of Village Veterinary and to the east of the former Phillips 66 on Kingston Pike, 16.23 Acres, from Office/Light Industrial to Mixed Use Town Center (Craig Allen, Applicant)

BACKGROUND AND DISCUSSION: This request involves an amendment to the Future Land Use Map in the Comprehensive Land Use Plan Update (CLUP) for the portion of the Craig Allen property currently designated as Office/Light Industrial to Mixed Use Town Center (MUTC). Normally amendments to the CLUP are handled solely by the planning commission since this document was only adopted by resolution. However, a few months ago in an effort to implement Strategy 1 of the CLUP – Bringing About a Downtown, the board of mayor and aldermen adopted by ordinance the area identified on the future land use map as a preferred location for a MUTC. Consequently, any modifications to the future land use map that affects the MUTC must be approved by ordinance through the board of mayor and aldermen.

The specific request before you would expand the MUTC and has been discussed by the planning commission for the past few months. At all of the meetings, commissioners seemed favorable in terms of amending the CLUP to show the Office/Light Industrial portion of the property in question as a preferred location for a MUTC. The floodplain portion of the property would remain as open space since it would not be developed with the MUTC.

RECOMMENDATION BY: Approval of Ordinance 15-11 would expand the MUTC and could be the first significant step toward implementing Strategy 1 in the CLUP - Bringing About a Downtown. In addition the request is consistent with the Strategic Plan in that it advances 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 July 16, 2015, the Farragut Municipal Planning Commission, through Resolution PC-15-09, unanimously recommended approval of the requested text amendment as reflected in Ordinance 15-11. The staff recommends approval of Ordinance 15-11.

PROPOSED MOTION: To approve Ordinance 15-11, on second reading, to amend the 2012 Comprehensive Land Use Plan Update by reclassifying the portion of Parcel 131, Tax Map 142 shown as Office/Light Industrial to Mixed Use Town Center.

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	_____	_____	_____	_____	_____

RESOLUTION PC-15-09

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE MIXED USE TOWN CENTER, AS SHOWN ON THE FUTURE LAND USE MAP IN THE COMPREHENSIVE LAND USE PLAN UPDATE OF THE TOWN OF FARRAGUT, TENNESSEE, ORDINANCE 14-22, TO RECOMMEND THE APPROVAL OF RECLASSIFYING THE PORTION OF PARCEL 131, TAX MAP 142 DESIGNATED AS OFFICE/LIGHT INDUSTRIAL, LOCATED TO THE WEST OF VILLAGE VETERINARY AND TO THE EAST OF THE FORMER PHILLIPS 66 ON KINGSTON PIKE, APPROXIMATELY 16.23 ACRES, FROM OFFICE/LIGHT INDUSTRIAL TO MIXED USE TOWN CENTER

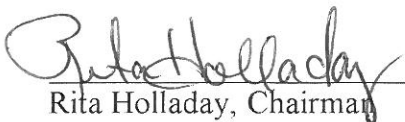
WHEREAS, the Tennessee Code Annotated, Section 13-4-201 et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

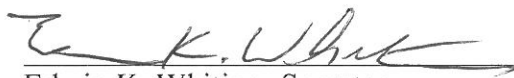
WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on July 16, 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, amending Ordinance 14-22, of the Farragut Comprehensive Land Use Plan Update, by adding Ordinance 15-11.

ADOPTED this 16th day of July, 2015.


Rita Holladay, Chairman


Edwin K. Whiting, Secretary

ORDINANCE:	15-11
PREPARED BY:	Shipley
REQUESTED BY:	Staff
CERTIFIED BY FMPC:	July 16, 2015
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE AMENDING THE MIXED USE TOWN CENTER, AS SHOWN ON THE FUTURE LAND USE MAP IN THE COMPREHENSIVE LAND USE PLAN UPDATE OF THE TOWN OF FARRAGUT, TENNESSEE, ORDINANCE 14-22, AS AMENDED, PURSUANT TO SECTION 13-4-202, TENNESSEE CODE ANNOTATED.

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 Update 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 Update 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 Update 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 adopted the area and text identified as Mixed Use Town Center in the Comprehensive Land Use Plan Update by Ordinance 14-22 on January 22, 2015;

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the area of the Mixed Use Town Center in the Comprehensive Land Use Plan Update, Ordinance 14-22, is hereby amended as follows:

SECTION 1.

The Farragut Comprehensive Land Use Plan Update, the area identified on the Farragut

Future Land Use Map as Mixed Use Town Center, is hereby amended by reclassifying the Office/Light Industrial land use portion of Parcel 131, Tax Map 142, located to the west of Village Veterinary and to the east of the former Phillips 66 on Kingston Pike, approximately 16.23 acres, from Office/Light Industrial to Mixed Use Town Center (Exhibit A)

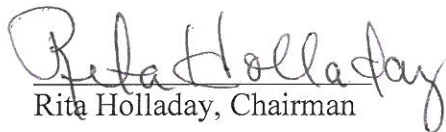
SECTION 2.

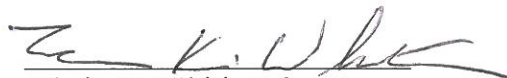
This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

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



Exhibit A

Future Land Use Map
Amendment
Parcel 131, Tax Map 142

From
Office/Light Industrial
to
Mixed Use Town Center

Legend

- Streets
- Parcels
- Civic/Institutional
- Office/Light industrial
- LU 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)



1 in = 200 ft

