

FARRAGUT BOARD OF MAYOR AND ALDERMEN AGENDA

September 10, 2015

**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**
- IV. Citizens Forum**
- V. Approval of Minutes**
 - A. August 27, 2015
- VI. Business Items**
 - A. Approval of Special Event Application for the Farragut 13.1 Half Marathon/5K Kids Run
 - B. Approval of Directional Sign Placement for the 2015 Parade of Homes
- VII. Ordinances**
 - A. First Reading
 - 1. Ordinance 15-14, ordinance to rezone a portion of Parcel 59.04, Tax Map 152, located at 11737 Turkey Creek Road, 7.22 Acres, from R-2 to R-1/OSMR (KnoxFi Two, LLC, Applicant)
 - 2. Ordinance 15-13, ordinance to rezone a portion of Parcels 69 and 69.01, Tax Map 142, north of the Farragut Church of Christ, 22 Acres, from R-2, B-1, C-1 and O-1 to R-6 (Continental 333 Fund, LLC, Applicant)
- VIII. Town Administrator's Report**
- IX. Town Attorney's Report**

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

FARRAGUT BEER BOARD

September 10, 2015

6:55 PM

I. Approval of Minutes

A. August 27, 2015

II. Business Items

A. Approval of a Special Occasion Beer Permit for the Farragut Food Festival, Friday, September 25

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 27, 2015

Ron Honken, Chairman, called the beer board meeting to order at 6:50 PM. Elected officials present were Mayor McGill, Aldermen Honken, LaMarche, Markli and Pinchok.

Approval of Minutes

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

New Business

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

After some discussion, a motion was made to reinstate Meksiko's beer permit beginning September 1, 2015. Moved by Alderman Markli, seconded by Mayor McGill; voting yes, Mayor McGill, Aldermen LaMarche, Markli and Pinchok; voting no, Alderman Honken; motion passed.

Beer Board meeting adjourned at 7:00 PM.

Ron Honken, Chairman

Allison Myers, Town Recorder

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REPORT TO THE BEER BOARD

PREPARED BY: Allison Myers, Town Recorder

SUBJECT: Consider Approval of a special occasion beer permit for the Farragut Business Alliance 7th Annual Farragut Food Festival

DISCUSSION:

The Farragut Business Alliance is planning its 7th Annual Farragut Food Festival event and is requesting a special event beer permit. The Town's Municipal Code governing special occasion beer permits is below.

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

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

- (1) The beer board is authorized to issue a special occasion beer permit to bona fide charitable or nonprofit organizations for special events.
- (2) The special occasion beer permit shall not be issued for longer than one (1) forty-eight-hour period, unless otherwise specified by the beer board, subject to the limitations on the hours, imposed by law.
- (3) The application for the special occasion beer permit shall state whether the applicant is a charitable or nonprofit organization, include documents showing evidence of the type of organization, and state the location of the premise upon which alcoholic beverages shall be served and the purpose for the request of the license.
- (4) For purposes of this section:
Bona fide charitable or nonprofit organization means any corporation or other legal entity which has been recognized as exempt from federal taxes under section 501(c) of the Internal Revenue Code.
- (5) No charitable or nonprofit organization possessing a special occasion beer permit shall purchase, for sale or distribution, beer from any source other than a licensee as provided pursuant to state law.
- (6) Failure of the special occasion permittee to abide by the conditions of the permit and all laws of the State of Tennessee and the Town of Farragut will result in a denial of a special occasion beer permit for the sale of beer for a period of two (2) years.

The Farragut Business Alliance is a nonprofit organization and is requesting the permit for September 25, 2015. They are also requesting the \$100 application fee be waived as the Town is an event sponsor of the event.

RECOMMENDATION BY:

Allison Myers, Town Recorder, for approval.

PROPOSED MOTION:

Motion to waive the \$100 application fee and approve the special occasion beer permit for the 7th Annual Farragut Food Festival event.

BOARD ACTION:

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

Farragut
Fossil
2014

APPLICATION FOR BEER PERMIT

STATE OF TENNESSEE

TOWN OF FARRAGUT

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

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

Phone Number: _____

13. Has any person having at least a 5% ownership interest, any of the managers, or any other employee of the business, been convicted of any violation of the beer or alcoholic beverage laws or any crime within the last ten (10) years: ____ Yes ____ No. If yes, give particulars of each charge, court, and date convicted.

N/A

14. Have you or your organization ever had a Beer Permit revoked, suspended, or denied in the State of Tennessee? No If so, specify, where, when, and why:

15. Name and address of property owner, if other than the business owner: Renaissance I Farragut
(event venue)

Myers Bros. Holdings, 12740 Kingston Pike, Farragut, TN 37934

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

First Farragut United Methodist Church

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

N/A

18. Special Occasion Event Name: Farragut Food Festival

Location of the special occasion event: Renaissance I Farragut

Event Date & Times: Fri, Sept. 25; 6:30-9:30pm

Representative name & phone number: Allison Sousa; 307-2486; 816-2015

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

19. Tennessee Sales Tax Number: N/A

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

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

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

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

M. Michael Soren
Signature of Applicant/Owner (or authorized Corporate Official)

8/25/14

Sworn to and subscribed before me this _____ day of _____, 20__.

Notary Public

My Commission Expires: _____

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



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

FOR OFFICE USE ONLY

Application is hereby: Approved _____ Denied _____

On this date: _____, 20__

Beer Board Chairman

Town Recorder

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

**Town of Farragut
Fire Prevention Office**



Permit #: _____
Permit Fee: **\$50.00**

Tent and Air Supported Structures Permit

Name of Applicant: Allison Sousa
Business Name: Farragut Business Alliance
Address: P.O. Box 23583, Farragut, TN 37933
Phone Number: 865-307-2486
Name of Company Supplying Structure: Event Rentals by Rothchild
Phone Number: 865-531-0269
Dates of Event: Start 9/25 to _____ Project Cost: Approx. \$7-8K
Description of Location on Site/ Scope of Project: Lawn at Renaissance I
Farragut (12700-12800 Kingston Pike) for the Farragut
Food Festival. (Same set up as last year.)

This permit applies to all tents and air supported structures over 200 square feet in size or canopies in excess of 400 square feet erected within the Town of Farragut, TN. The applicant of this permit certifies that all provisions of Chapter 24 of the 2006 edition of the *International Fire Code* are adhered to. The applicant also certifies that all manufacturers' specifications regarding installation and use of the structure are adhered to. The Town of Farragut, TN Fire Prevention Office official may revoke this permit if evidence of violations is found. The permit will only be valid for dates indicated and a new permit must be obtained for additional times/dates. A special events permit must also be obtained. A drawing/site plan may be required.

Applicant's Signature: m. Allison Sousa

Date: 8/25/15

Approved by: _____ Position: _____

Date: _____ Paid: _____

**THIS PERMIT MUST BE POSTED IN A
CONSPICUOUS LOCATION**



Special Event Application

Organization Information

Event Name and Type: 7th Annual Farragut Food Festival

Event Date(s): Friday, September 25, 2015

Sponsoring Organization: Farragut Business Alliance

Tax ID 01-0963106 (on file)

(Attach Secretary of State Corporate Info)

Address: P.O. Box 23583, Farragut, TN 37933

Organization Type: Neighborhood ☐

Non-profit ☒

Govt. ☐

Corporation ☐

Other ☐ Explain Other:

Primary Contact: Allison Sousa

Address: Same

Work Phone: 865-307-2486

Cell Phone Number: 865-816-2015

E-mail: allison@farragutbusiness.com

Event Information

1. Purpose of event: Community event to showcase the food & beverage experience in Farragut.

2. Give a brief description of the event:

30-40 of Farragut's eateries, their suppliers and regional beverage distributors provide their "best bite" and other samples to ticket holders.

3. Is this a first time event? No

If no, prior dates

Held each of the previous 6 years in September.

4. Hours of Operation:

Date: 9/25/15

Set Up Time: 8am

Close: 9:30pm

Date:

Set Up Time:

Close:

Date:

Set Up Time:

Close:

Date:

Set Up Time:

Close:

Date:

Set Up Time:

Close:

Tear Down Date and Time: 9/25 until midnight

Completion Time:

9/28 (all rentals picked up by end of business)

5. Is this event open to the public? Yes ☒ No ☐

6. Outline your marketing/publishing plan for the event to include advertising and promotion schedule:

Television, radio and newspaper sponsorships, flyers, posters, heavy social media (FBA and Town), regional online event calendars, online ticketing, website, e-blasts, Farragut hotels.

7. Will admission be charged? Yes ☒ No ☐
8. Will you be accepting donations? Yes ☒ No ☐
9. Estimated attendance each day: 1000-1500
10. Will food be served? Yes ☒ No ☐
11. Will food be prepared on site at your event? Yes ☒ No ☐
12. How many food vendors do you anticipate having? 25-30
13. How will food be prepared?
Gas ☐ Grill ☒ Propane ☒ Butane ☐
14. Will alcoholic beverages be available? Yes ☒ No ☐
- Have you received approval from the Beer Board (required)? (in process)
- If yes, will beverages be sold or served? Served
- What type of alcoholic beverages will be available? Wine, beer and low-alcohol pre-mixed drinks
- What are the days/hours that alcohol will be consumed at this event? 9/25, 6:30-9:30pm

In what areas of your event will alcohol be consumed?

Within confines of fenced-in venue.

15. Will you have merchandise vendors booths at your event?
Yes ☐ No ☒ If yes, how many?

Event Logistics

16. Requested event location:
Lawn in front of Renaissance | Farragut (12700-12800 Kingston Pike)
17. List all streets you are proposing to close with the time periods that they will be closed:
n/a
18. Outline your plan for notifying the public of street closures and traffic control:
n/a
19. Will there be live entertainment or music at your event? Yes ☒ No ☐
If yes, please answer the following:
Will stages be built? Yes ☒ No ☐ If yes, how many? 1
Will you be using generators? Yes (light towers)
20. Will tents be erected for your event? Yes ☒ No ☐ If so, how many? 10-12
21. Will any existing restrooms be provided for public use? If yes, how many and where will they be located?
No

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

If yes, please complete the following:

Number of portable restrooms: 4-6 (based on ticket sales)

Location (be specific):

Within fenced venue on grass lot (map in process).

When will they be placed and removed? 9/25 & 9/28

When will they be serviced? No

How many ADA accessible units will be included? 1-2

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

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

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

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

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

Trash cans will be located throughout venue and dumpsters will be brought in. Dumpsters will be removed by end of business 9/28.

Hold Harmless

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

Signature

M. Y. Sosa

Date

8/25/15

Return this application along with all required documentation to:

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

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

OFFICE USE ONLY

FIRE MARSHAL REVIEW:

Approved: _____ (INITIALS)

- Conditions of Approval: _____

Denied: _____

- Reasons for Denial: _____

KCSO REVIEW:

Approved: _____ (INITIALS)

- Conditions of Approval: _____

Denied: _____

- Reasons for Denial: _____

TMLRMP REVIEW:

Approved: _____ (INITIALS)

- Conditions of Approval: _____

Denied: _____

- Reasons for Denial: _____

ADMINISTRATION OFFICE REVIEW:

Approved: _____ (INITIALS)

- Conditions of Approval: _____

Denied: _____

- Reasons for Denial: _____

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**

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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

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Special Event Application for the Farragut 13.1 Half Marathon/5K Kids Run

BACKGROUND:

The Knoxville Track Club (KTC) is requesting approval for a special event application for the second annual Farragut Half Marathon/5K Kids Run on Saturday, October 31, 2015.

DISCUSSION:

Last year, the KTC sponsored the inaugural Farragut Half Marathon and 5K Kids Run. Despite less than ideal weather the turnout was very good. The KTC received favorable reviews of the race course and were excited to showcase this portion of the Town of Farragut. Now the KTC is requesting approval for this year's half marathon and 5k that is scheduled for October 31, 2015.

Similar to last year, both the half marathon and the 5K will start and finish at Farragut High School and most of the course will be the same as last year. However, based on some comments from last year's half marathon route, the KTC has made some slight adjustments to the starting and cutoff times and the very end of the race course.

This year the half marathon will start 30 minutes earlier (8:30 vs. 9:00). The course will close 30 minutes earlier (3 hours and 30 minutes vs. 4 hours). At the end of the course instead of bringing the runners to the Town Hall building and crossing S. Campbell Station Road, the runners will remain on Concord Road where it intersects with S. Campbell Station Road and cross Kingston Pike onto West End Avenue. From there the runners will take West End Avenue up to the high school. All of these modifications should address the most notable critiques of last year's race.

Cue sheets for the half marathon and the 5K are included in your packet along with the special event application. A map of the half marathon route is also included. The half marathon will have 3 aid stations that will also include portable toilets. KTC will be providing all materials needed for both the half marathon and the 5K and will be responsible for all clean up. Given its length, the half marathon will impact traffic flow on a number of roads. Same as last year, Dixon Road, Virtue Road, and Allen Kirby Road will be completely closed during the half marathon. Other roads will have partial closures. The KTC will be using a number of police officers, cones, signage, and volunteers to address any potential vehicular/pedestrian conflicts. KTC is also proposing an extensive public outreach program to notify affected residents and advertise the event ahead of time. Those efforts include:

- 1) Notices in the Farragut Press in early-October explaining the upcoming half marathon and that certain roads will be affected. The notices will include a course map and specifically outline the affected subdivisions;
- 2) Small portable signs placed (as permitted) at the entrances to affected subdivisions notifying the residents of the upcoming half marathon and road impacts;
- 3) Flyers distributed to affected subdivisions;

- 4) Signage (approved by the Town) placed a few days before the event near the Kingston Pike/N. Campbell Station Road and Kingston Pike/Old Stage Road intersections advertising the half marathon and to expect delays from 8 a.m. to 1:00 p.m.;
- 5) Detour signage, as appropriate, to provide motorists with options around the half marathon route; and
- 6) In addition to the above outreach efforts, the Town will advertise the event through its different media outlets.

RECOMMENDATION BY:

The staff recommends as part of any approval for this special event that KTC work closely with those individual property owners (particularly those along roads that are proposed to be closed) as well as affected subdivisions (including the Village Green Subdivision that will be affected by the 5K) to ensure that all efforts are made to notify them of this event and the potential impact it could have. The staff would also recommend that all possible measures are taken to minimize traffic flow disruption when the half marathon runners cross Kingston Pike near the end of the run. The course adjustments in this year's race should help with this crossing. The staff would commend the KTC for advertising this as the "Farragut" half marathon. This event is second only to the Knoxville Marathon in terms of participation and is great publicity for the Town of Farragut.

Having an event such as this in the Town is consistent with the Pedestrian and Bicycle Plan that was adopted in 2010. This plan encourages events that promote the Town's significant emphasis on an active community that is reflected in its built environment. The staff recommends approval of this special event application with the recommendations noted above.

PROPOSED MOTION:

To approve the requested special event subject to staff's recommendations.

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	_____	_____	_____	_____	_____

RECEIVED

JUL 20 2015

July 13 2:20 PM

TOWN OF FARRAGUT



Special Event Application

Organization Information

Ray Wilson

Event Name and Type: Farragut 13.1 Half Marathon, 5k/Kids Run
Event Date(s): 10-31-15

Sponsoring Organization: Knoxville Track Club

Tax ID 62-0731345

(Attach Secretary of State Corporate Info)

Address: po box 52266 Knoxville, TN 37950

Organization Type: Neighborhood ☐ Non-profit ☒ Govt. ☐ Corporation ☐
Other ☐ Explain Other:

Primary Contact: Ray Wilson Jr

Address: 11731 Ridgeland Dr Knoxville Tn 37932

Work Phone:

Cell Phone Number: 865-789-1594

E-mail: Farragut13.1@gmail.com

Event Information

1. Purpose of event: Half Marathon, 5k, kidsrun to promote good health and exercise.
2. Give a brief description of the event: Half marathon, 5k, kids run starting and finishing at Farragut High School.

3. Is this a first time event? No, 2nd year
If no, prior dates 11-1-2014

3-5

4. Hours of Operation:

Date: 10-31-2015	Set Up Time: 5:00am	Close: 2:00pm *
Date:	Set Up Time:	Close:
Date:	Set Up Time:	Close:
Date:	Set Up Time:	Close:
Date:	Set Up Time:	Close:

Tear Down Date and Time: 10-31-15, 2:00pm

Completion Time: 3:00 pm

5. Is this event open to the public? Yes ☒ No ☐

6. Outline your marketing/publishing plan for the event to include advertising and promotion schedule: Market & promote through the KTC website, message board and facebook sites.

Local TV, Farragut Press, Knoxville News Sentinel, Billboards, other area Trackclubs (Chattanooga, Tri-Cities, Atlanta, Nashville), Regional print media and word of mouth.

7. Will admission be charged? Yes ☒ No ☐
8. Will you be accepting donations? Yes ☒ No ☐
9. Estimated attendance each day: 2500
10. Will food be served? Yes ☒ No ☐
11. Will food be prepared on site at your event? Yes ☒ No ☐
12. How many food vendors do you anticipate having? 5-8
13. How will food be prepared?
 Gas ☒ Grill ☒ Propane ☒ Butane ☐
14. Will alcoholic beverages be available? Yes ☐ No ☒
- Have you received approval from the Beer Board (required)?
- If yes, will beverages be sold or served?
- What type of alcoholic beverages will be available?
- What are the days/hours that alcohol will be consumed at this event?

In what areas of your event will alcohol be consumed?

15. Will you have merchandise vendors booths at your event?
 Yes ☒ No ☐ If yes, how many?

Event Logistics

16. Requested event location: Farragut High School. course map attached.
17. List all streets you are proposing to close with the time periods that they will be closed: Course details attached.
18. Outline your plan for notifying the public of street closures and traffic control:
 Local print Media, Billboards, Facebook, Twitter, Local broadcast media
19. Will there be live entertainment or music at your event? Yes ☒ No ☐
 If yes, please answer the following:
 Will stages be built? Yes ☐ No ☒ If yes, how many? 2
 Will you be using generators?
20. Will tents be erected for your event? Yes ☒ No ☐ If so, how many? 2-3
21. Will any existing restrooms be provided for public use? If yes, how many and where will they be located? yes, Farragut High School area

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

If yes, please complete the following:

Number of portable restrooms: 25

Location (be specific):

Farragut High School and water stop area, TBD.

When will they be placed and removed? 10-30-15, 10-31-15

When will they be serviced? n/a

How many ADA accessible units will be included? 2

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

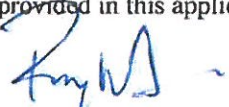
24. Outline your plan for Emergency Medical Service for this event including their location: EMS on location

25. Outline your plans for trash removal including the date and hour that all trash will be removed from the event site: Will provide cleanup with Farragut High School and Knox Co.

Hold Harmless

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

Signature



Date

7-20-15

Return this application along with all required documentation to:

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

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

OFFICE USE ONLY

FIRE MARSHAL REVIEW:

Approved: _____ (INITIALS)

- Conditions of Approval: _____

Denied: _____

- Reasons for Denial: _____

KCSO REVIEW:

Approved: _____ (INITIALS)

- Conditions of Approval: _____

Denied: _____

- Reasons for Denial: _____

TMLRMP REVIEW:

Approved: _____ (INITIALS)

- Conditions of Approval: _____

Denied: _____

- Reasons for Denial: _____

ADMINISTRATION OFFICE REVIEW:

Approved: _____ (INITIALS)

- Conditions of Approval: _____

Denied: _____

- Reasons for Denial: _____

Supplemental Information:

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

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

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

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

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

Application Checklist

- _____ Completed Application
- _____ Complete Event Sketch Plan
- _____ Insurance Certificate
- _____ Clean Up Deposit
- _____ Copy of Beer Board permit (if applicable)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
6/22/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER STAR Insurance - Fort Wayne Office 2130 East Dupont Road Fort Wayne IN 46825		CONTACT NAME: Margaret M. Mayers PHONE (A/C, No. Ext): (260) 467-5689 FAX (A/C, No): (260) 467-5691 E-MAIL ADDRESS: margaret.mayers@starfinancial.com	
INSURED Road Runners Club of America/2015 and Its Member Clubs 1501 Lee Highway, Suite 140 Arlington VA 22209		INSURER(S) AFFORDING COVERAGE INSURER A: National Casualty Company NAIC # 11991 INSURER B: Nationwide Life Insurance Co. 66869 INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 2015 \$2M A.I.

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY			KRO0000004913300	12/31/2014 12:01 AM	12/31/2015 12:01 AM	EACH OCCURRENCE \$ 2,000,000
	☐ CLAIMS-MADE ☒ OCCUR		DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000				
	☒ Legal Liability to Participant \$2,000,000		MED EXP (Any one person) \$ 5,000				
	GEN'L AGGREGATE LIMIT APPLIES PER:		PERSONAL & ADV INJURY \$ 2,000,000				
	☒ POLICY ☐ PRO-JECT ☐ LOC			Abuse & Molestation			GENERAL AGGREGATE \$ Unlimited
	OTHER:			Aggregate \$5,000,000			PRODUCTS - COM/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY			KRO0000004913300	12/31/2014 12:01 AM	12/31/2015 12:01 AM	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000
	☐ ANY AUTO ALL OWNED AUTOS	☐ SCHEDULED AUTOS					BODILY INJURY (Per person) \$
	☒ HIRED AUTOS	☒ NON-OWNED AUTOS					BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	DED. RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$
B	Excess Medical & Accident (\$250 Deductible/Claim)			SPX0000026656100	12/31/2014 12:01 AM	12/31/2015 12:01 AM	Excess Medical \$10,000 AD & Specific Loss \$2,500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Town of Farragut, its employees and agents are NAMED AS AN ADDITIONAL INSURED AS RESPECTS THEIR INTEREST IN THE OPERATIONS OF THE NAMED INSURED. DATE OF EVENT(S): 10/31/15 Farragut 13.1, 5k and Kids Mile

INSURED RRCA CLUB/EVENT MEMBER: Knoxville Track Club, PO Box 52266, Knoxville, TN 37950

CERTIFICATE HOLDER

10/31/15 Town of Farragut
11408 Municipal Center Drive
Farragut, TN 37934

CANCELLATION

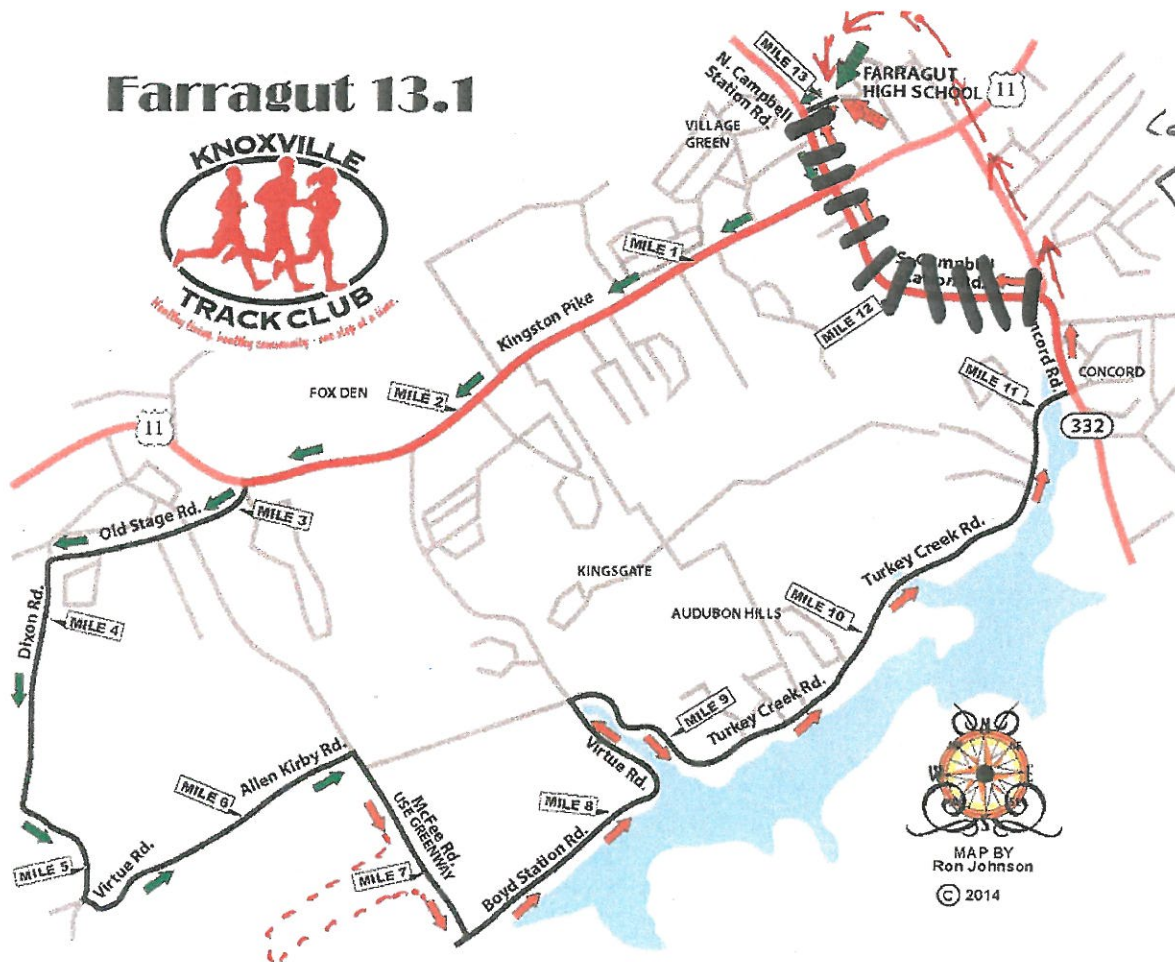
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

John Lefever/LIO

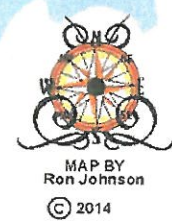
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Farragut 13.1



Concord
<change>

- McFee
Park
<change>



R u n D i r e c t i o n	C u m M i l e a g e	T r a f f i c	R o a d	C o m m u n i t e s	V o l u n t e e r s	S i g n / C o o r d i n a t i o n	Detours
Straight	1.43	Federal Blvd - Ingles	Y	Stop traffic until all runners are through - (Right turn ok) & then #6 move to Brixworth & #7 to Bayshore	X	No left turns west bound	
Straight		Chaho Rd - Ingles			X	No left turns west bound	
Straight	1.68	Peterson Rd	Y	Stop traffic until all runners are through - (Right turn ok) & then #8 move to Lake Haven & #9 to Lake Heather	X	No left turns west bound	
Straight		Derby Run Rd			X	No left turns west bound	
Straight	1.87	SMITH Road	Y	1 Stop traffic until all runners are through - (Right turn ok) & then move #10 to Harbor Way & #11 to Turkey Creek and Concord Rd	X	Half Marathon 11/1 - 9:00 til 10:00 Expect Delays	
Straight		Sugarwood Drive			X	Right turn only	
Straight		Virtue Road			X	Right turn only	
Straight		Fox Den			X	Right turn only	
LEFT	2.88	Old Stage Road to Right lane	Y	Right lane		East Bound Kingston Pike: NO LEFT TURNS next 2 miles	Vehicles wishing to turn left on Old Stage detour via Kingston Pike

R u n D i r e c t i o n	C u m M i l e a g e	T r a f f i c L i g h t	R o a d C l o s u r e	P o l i c e s	C o m m u n i t e s	V o l u n t e e r s	S i g n s / C o n t e n e r s	Detours
WATER	2.93	Coach Road				X	WATER STOP #1 & Porta Potty along sidewalk	
Straight	3.21	MCREE RD			Right turn only - Helps with Kingston Pike Crossing at N. Campbell Station	X	CAUTION: RUNNERS ON ROAD	Vehicles wishing to turn left on Old Stage detour via Kingston Pike
Straight		Long Bow Road				X	Right turn only	Vehicles wishing to turn left on Old Stage detour via Kingston Pike
Straight		Lawton Blvd				X	Right turn only	Vehicles wishing to turn left on Old Stage detour via Kingston Pike
Straight		Spur Road	closed to Old Stage Rd			X	Closed barrier at Spur Rd and Fargo Dr	Vehicles wishing to turn left on Old Stage detour via Kingston Pike
Straight		Rockwell Farm Lane				X	Right turn only	Vehicles wishing to turn left on Old Stage detour via Kingston Pike
LEFT	3.74	Dixon Road	CLOSED	1 5	Direct traffic - then moves to Farragut HS entrance from N. Campbell Station	X	CAUTION: RUNNERS ON ROAD	Vehicles wishing to turn left on Old Stage detour via Kingston Pike
Straight		Rodeo Dr				X	CAUTION: RUNNERS ON ROAD	
LEFT	5.20	Virtue Road	CLOSED			X	CAUTION: RUNNERS ON ROAD	

R u n D i r e c t i o n	C u m M i l e a g e	T r a f f i c L i b h t	R o a d C l o s u r e	C o m m u n i t e s	V o l u n t e e r s	S i g n s / C o n t r e s	Detours
Straight	5.44		Allen Kirby Road	CLOSED		CAUTION: RUNNERS ON ROAD	
WATER	6.40		Allen Kirby Road		Just before McFee where road widens	WATER STOP #2 & Porta Potty RH side just before McFee	
RIGHT	6.42		McFEE Greenway		1 Stop traffic to allow runners to cross McFee to Greenway		
LEFT	7.24		Boyd Station Road	Right lane	1 Stop Traffic to allow runners to cross road. Right turn only off of McFee	NB traffic on Boyd Station directed to McFee Rd	NB traffic detour via McFee and Evans/Virtue or S Northshore
LEFT/CO NTINUE	8.11		Boyd Station becomes Virtue Rd	Right lane		CAUTION: RUNNERS ON ROAD	Detour via Virtue Rd
RIGHT	8.53		Turkey Creek Rd	Right lane	2 No turn onto Turkey Creek Rd - & Police from N Campbell Station Rd (HS)	CAUTION: RUNNERS ON ROAD	Detour via Virtue Rd/Kingston Pike/Concord/Turkey Creek
Straight			Shirecliffe Lane			Right turn only	Detour via Virtue Rd/Kingston Pike/Concord/Turkey Creek
Straight	9.25		Brixworth Blvd		6 Police from Kingston Pike - Federal Blvd	Right turn only	Detour via Virtue Rd/Kingston Pike/Concord/Turkey Creek
Straight			Taylor's Landing Drive		Left turn only with gap in runners	CAUTION: RUNNERS ON ROAD	Detour via Virtue Rd/Kingston Pike/Concord/Turkey Creek

R	C	T	R	C	S	V	S	D
Run	Cur	trafic	oad	P	om	ont	ene	Detours
Dir	M	ic	C	o	om	ene	ene	Detour via Virtue Rd/Kingston
ect	il	L	ios	P	o	ene	ene	Pike/Concord/Turkey Creek
io	ea	igh	ur	ic	ic	ene	ene	Detour via Virtue Rd/Kingston
on	gg	t	e	e	s	s	s	Pike/Concord/Turkey Creek
								Detour via Virtue Rd/Kingston
Straight		Bayshore Drive		7	Police from Kingston Pike - Federal Blvd	x	x	Right turn only
								Detour via Virtue Rd/Kingston
WATER	9.95	Farragut Anchor Park				x	x	WATER STOP #3 & Porta Potty
								Detour via Virtue Rd/Kingston
Straight		Lake Haven Rd		8	Left turn only with gap in runners - Police from Peterson Rd	x	x	CAUTION: RUNNERS ON ROAD
								Detour via Virtue Rd/Kingston
Straight		Lake Heather Rd		9	Police from Peterson Rd	x	x	Right turn only
								Detour via Virtue Rd/Kingston
Straight		Lindsey Lane				x	x	Right turn only
								Detour via Virtue Rd/Kingston
Straight		Red Mill Lane		10	Police from Kingston Pike - Smith Rd	x	x	Right turn only
								Detour via Virtue Rd/Kingston
Straight		Harbor Way		11	Police from Kingston Pike - Smith Rd	x	x	Right turn only
		Cross over to sidewalk prior to Concord Road - at Harbor Way						Detour via Virtue Rd/Kingston
cross				12	Police from Old Stage Rd - stops traffic to allow runners to cross to sidewalk	x	x	Run on Sidewalk

[illegible]

Run Direction	Cumulative Miles	Traffic Light	Road Closure	Pole Location	Comments	Volunteers	Signs / Cones	Detours
LEFT	3.00	Farragut HS NCSR entrance		16	Police escort pulls into median and stops traffic when necessary to allow runners to cross	x	x STOP FOR RUNNERS	
Straight	3.12	Farragut HS Finish				x	x FINISH	

AGENDA NUMBER V1. B. MEETING DATE September 10, 2015

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Allison Myers, Town Recorder

SUBJECT: Approval of the special event directional signage for 2015 Parade of Homes

INTRODUCTION:

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

DISCUSSION:

The requested placement of the directional signs is illustrated in the following attachment. This year there are five homes that are within the Town. The homes are located in the neighborhoods of Bridgemore, Cool Springs, Park Place at Farragut, Split Rail Farm, Farm at Willow Creek, the Battery at Berkeley Park, Sheffield and Briarstone. The signs will be erected Thursday afternoons, Fridays, Saturdays & Sundays beginning October 9 through October 25, 2015.

PROPOSED MOTION:

Staff recommends approval of proposed placement of special event direction signage within the Town of Farragut's right-of-way for the 2015 Parade of Homes.

BOARD ACTION:

MOTION BY: _____ SECONDED BY: _____

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



\$25.00 fee paid _____ (Initials and date)

Approved by _____ (Initials and date)

SPECIAL EVENTS PERMIT TOWN OF FARRAGUT, TENNESSEE

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

APPLICANT NAME: HBAGK (A. Burnette) Farragut Bus. License # N/A
APPLICANT FULL ADDRESS: 221 Clark St NW Knoxville, TN 37921
PHONE #: 546-4665 FAX #: 546-0031 E-MAIL aburnette@hba.knoxville.com
LOCATION OF EVENT: multi residential homes NATURE OF EVENT: New home sales
DATE RANGE OF EVENT (10 calendar days maximum): Oct. 9-11, 16-18, 23-25
IS APPLICANT: Commercial _____ Office _____ Not-for-Profit _____ Non-Profit ☒
PREVIOUS SPECIAL EVENTS DURING CALENDAR YEAR? N/A

SPECIFIC PARAMETERS RELATED TO SPECIAL EVENT

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

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

SIGNATURE OF APPLICANT: _____

PRINTED NAME OF APPLICANT: _____

A. Burnette

A. Burnette

Building Company Name :	Name of House	Street Address:	City/Town:	Zip:	Subdivision Name
BrookWood Construction & Engineers LLC	Annandale	12523 Bridgemore Blvd	Knoxville	37934	Bridgemore
CornerStone Realty Myers Bros Holdings	Kate's Manor	203 Cool Springs Blvd	Farragut	37934	Cool Springs
Cress Company Inc.	The Arlington	547 Colonial Ridge Lane	Farragut	37934	Park Palce at Farragut
Development & Designs Concepts, LLC	Verona	771 Split Rail Lane	Knoxville	37934	Split Rail Farm
Maplewood Development, LLC	Gray Hawk	520 Stone Villa Lane	Knoxville	37934	The Farm at Willow Creek
Saddlebrook Properties, LLC	Carthle E	12459 Cotton Blossom Lane	Knoxville	37934	The Battery at Berkeley Park
Saddlebrook Properties, LLC	Admiral OW	12186 Inglecrest Lane	Knoxville	37934	Sheffield
Saddlebrook Properties, LLC	Bristol T	730 Briarstone Lane	Knoxville	37934	Briarstone

Building Company: BrookWood Construction & Engineers LLC**House Name (model): Annandale****Subdivision: Bridgemore****House Address: 12523 Bridgemore Blvd****City/Town: Knoxville Zip Code: 37934**

Directions: Kingston Pike to Old Stage. Left on McFee Rd. Right into Bridgemore. Left on Barnsley Rd. Left on Bridgemore Rd. House on Right corner.

Building Company: CornerStone Realty | Myers Bros Holdings**House Name (model): Kate's Manor****Subdivision: Cool Springs****House Address: 203 Cool Springs Blvd****City/Town: Farragut Zip Code: 37934**

Directions: West on Kingston Pike in the Town of Farragut past Renaissance | Farragut to Right on North Hobbs Road (Big Kahuna Wings) to Right on Fleenor Road to 2nd Right into Cool Springs subdivision. Home on left.

Building Company: Cress Company Inc.**House Name (model): The Arlington****Subdivision: Park Palce at Farragut****House Address: 547 Colonial Ridge Lane****City/Town: Farragut Zip Code: 37934**

Directions: Kingston Pike West to Campbell Station Road South. South on Campbell Station Road to light at Muninciple Center Drive. Right on Muninciple Center Dr. past post office and Farragut Town Hall. Follow Park Place Boulevard into Park Place.

Building Company: Development & Designs Concepts, LLC**House Name (model): Oxford****Subdivision: Split Rail Farm****House Address: 771 Split Rail Lane****City/Town: Knoxville Zip Code: 37934**

Directions: I-40 West to Watt Rd. Take a right. Take the next immediate right onto Everett Road before the Flying J. Follow Everett Road about 2.4 miles. Split Rail entrance is on your right. (Right in front of road block).

Building Company: Maplewood Development, LLC**House Name (model): Gray Hawk****Subdivision: The Farm at Willow Creek****House Address: 520 Stone Villa Lane****City/Town: Knoxville Zip Code: 37934**

Directions: From intersection of Pellissippi Parkway and Kingston Pike: Head west on Kingston Pike 4.8 miles to left onto Virtue Road. Continue on Virtue Road 1.2 miles. Take the second right onto Evans Road. Go 0.3 miles and take a right into The Farm at Willow Creek. (Cottage Stone Boulevard)

Building Company: Saddlebrook Properties, LLC**House Name (model): Bristol T****Subdivision: Briarstone****House Address: 730 Briarstone Lane****City/Town: Knoxville Zip Code: 37934**

Directions: Concord Rd, turn L on Turkey Creek. Briarstone on R. Across from Anchor Park.

Building Company: Saddlebrook Properties, LLC**House Name (model): Admiral OW****Subdivision: Sheffield****House Address: 12186 Inglecrest Lane****City/Town: Knoxville Zip Code: 37934**

Directions: Kingston Pike to Virtue Rd, Left on Turkey Creek Rd, Left Into Sheffield, Left on Inglecrest. Continue on to Phase II. House is on the left.

Building Company: Saddlebrook Properties, LLC**House Name (model): Carlyle E****Subdivision: The Battery at Berkeley Park****House Address: 12459 Cotton Blossom Lane****City/Town: Knoxville Zip Code: 37934**

Directions: Campbell Station to Grigsby Chapel, turn R on St. John, travel to Berkeley Park fountain and turn R. Continue into the Battery.

Allison Myers

From: Ashley Burnette <aburnette@hbaknoxville.com>
Sent: Tuesday, September 01, 2015 11:40 AM
To: Allison Myers
Subject: Please add one more home to Parade permit for HBAGK

Hi Allison,

We had a change yesterday and will now have one more home by Zarb Homes in the Farm at Willow Creek. Please see information below and let me know if you can add this to our permit application. Thanks,

Building Company: Zarb Homes
House Name (model): Bessette III
Subdivision: The Farm at Willow Creek
House Address: 612 Stone Villa Lane
City/Town: Knoxville Zip Code: 37934

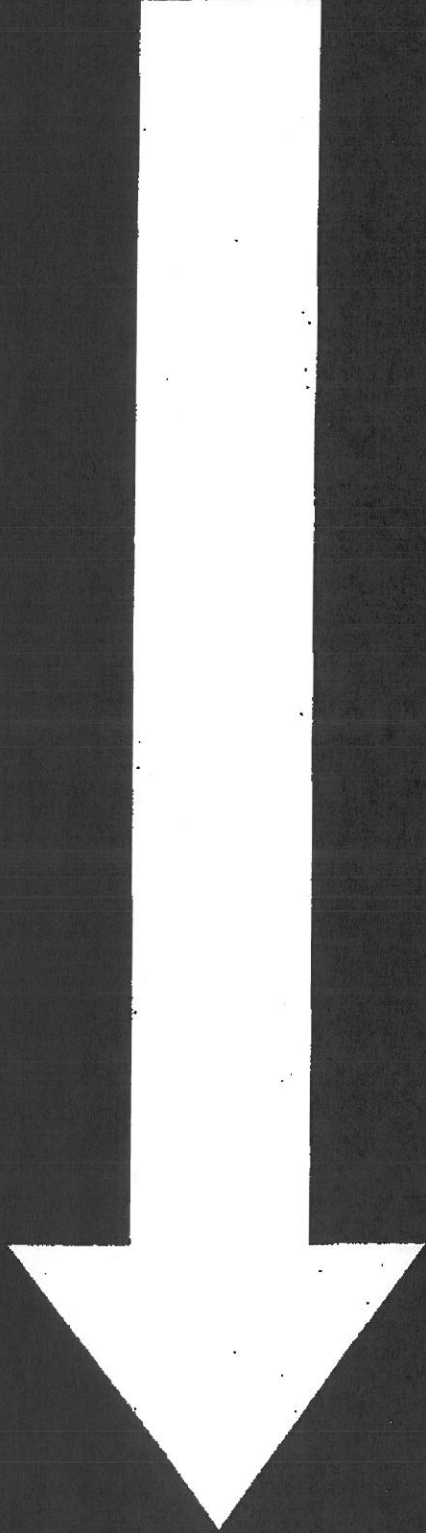
Directions: West on Kingston Pike. **Left** onto Virtue Road. **Right** onto Evans Road. **Right** onto Cottage Stone Blvd. (entrance to the Farm at Willow Creek). Turn **left** onto Ivy Lake Drive. Turn **right** onto Stone Villa Lane. Home is on the right.

Ashley Burnette, Executive V.P.
HBA of Greater Knoxville
221 Clark St. NW Knoxville, TN 37921
865-546-4665 phone
865-546-0031 fax

www.hbaknoxville.com
www.theparadeofhomesknoxville.com
www.therealhomeshow.com
www.nahb.org/ma

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PARADE HOUSE



AGENDA NUMBER VII.A.1

MEETING DATE

September 10, 2015

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Ordinance 15-14, on first reading, to rezone a portion of Parcel 59.04, Tax Map 152, located at 11737 Turkey Creek Road, 7.22 Acres, from R-2 to R-1/OSMR (KnoxFi Two, LLC, Applicant)

BACKGROUND: This zoning map amendment is being requested in order to permit the development of Phase III of the Briarstone Subdivision.

DISCUSSION: The area identified for the zoning map amendment is shown as medium density residential on the future land use map in the Comprehensive Land Use Plan (CLUP). This was also the designation for the property that is now the remainder of the Briarstone Subdivision. Based on the zoning district requested, a more compatible designation on the future land use map would be Open Space Cluster Residential. This was discussed with the planning commission with the original rezoning for the Briarstone Subdivision in July of 2014 and it was agreed that the type of development permitted in an R1/OSMR would be compatible with the character description for medium density residential and thus consistent with the CLUP.

RECOMMENDATION: At their meeting on August 20, 2015, the Farragut Municipal Planning Commission, through Resolution PC-15-11, unanimously recommended approval of Ordinance 15-14 which would rezone a portion of Parcel 59.04, Tax Map 152, located at 11737 Turkey Creek Road, 7.22 Acres, from R-2 to R-1/OSMR. The staff recommends approval of Ordinance 15-14 on first reading.

PROPOSED MOTION: To approve Ordinance 15-14, on first reading, to rezone a portion of Parcel 59.04, Tax Map 152, located at 11737 Turkey Creek Road, 7.22 Acres, from R-2 to R-1/OSMR.

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-15-11

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF A PORTION OF PARCEL 59.04, TAX MAP 152, LOCATED AT 11737 TURKEY CREEK ROAD, APPROXIMATELY 7.22 ACRES, FROM R-2 (GENERAL SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-1 (RURAL SINGLE-FAMILY RESIDENTIAL) AND OSMR (OPEN SPACE MIXED RESIDENTIAL OVERLAY) DISTRICTS

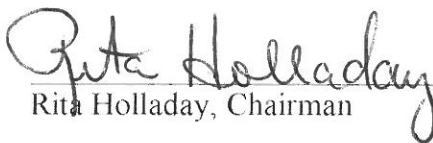
WHEREAS, the Tennessee Code Annotated, Section 13-4-201 et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

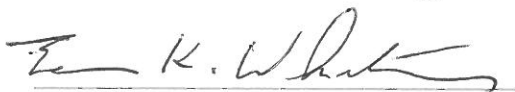
WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on August 20, 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 15-14.

ADOPTED this 20th day of August, 2015.


Rita Holladay, Chairman


Edwin K. Whiting, Secretary

ORDINANCE:	15-14
PREPARED BY:	Shipley
REQUESTED BY:	KnoxFi Two, LLC
CERTIFIED BY FMPC:	August 20, 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 by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended as follows:

SECTION 1.

The Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended by rezoning a portion of parcel 59.04, Tax Map 152, located at 11737 Turkey Creek Road, approximately 7.22 acres, from R-2 (General Single-Family Residential) District to R-1 (Rural Single-Family Residential) and OSMR (Open Space Mixed Residential Overlay) Districts (Exhibits A and B)

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



Ordinance 15-14 Exhibit A

Rezone
a portion of Parcel 59.04, Tax Map 152

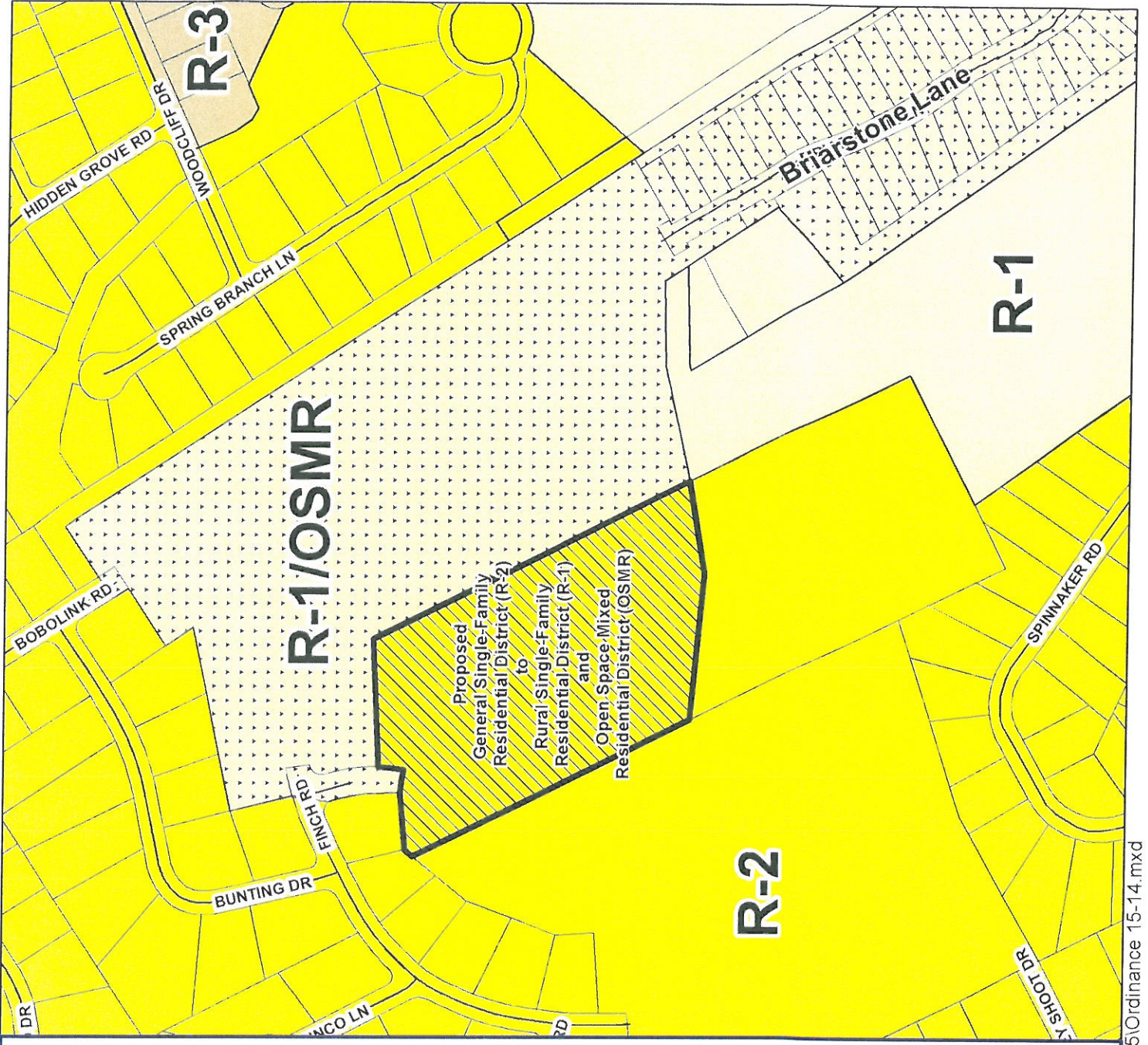
From
General Single-Family Residential District (R-2)
to
Rural Single-Family Residential District (R-1)
and
Open Space Mixed Residential District (OSMR)

Legend

- Streets
- Subject Property
- Parcels
- R-1, Rural Single-Family Residential
- R-2, General Single-Family Residential
- R-3, Small Lot Single-Family Residential
- OSMR, Open Space Mixed Residential Overlay



1 in = 300 ft



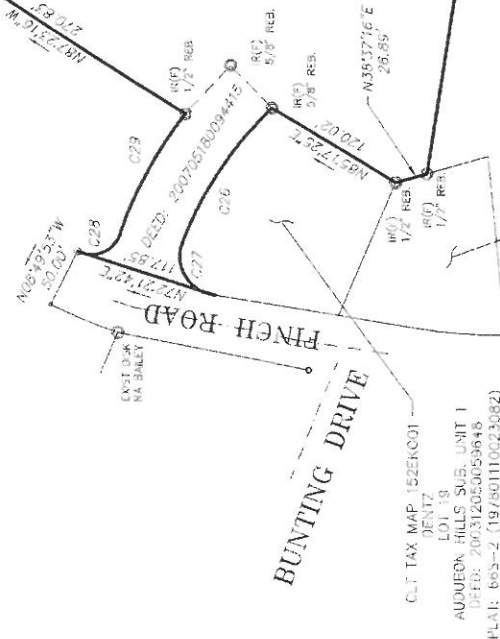
CURVE	BEARING	DISTANCE	RADIUS	TANGENT	ARC LENGTH
C26	N27°19'35"W	134.73	296.66	69.17	135.52
C27	N66°15'01"W	51.07	32.70	40.89	59.61
C28	S31°57'40"W	37.85	25.00	24.97	42.94
C29	S07°47'30"E	113.89	346.66	57.73	114.41

TAX ID: 152 059
BRIARSTONE SUBDIVISION
FUTURE DEVELOPMENT
GREATER THAN 5 ACRES

TAX ID: 152 058
BRIARSTONE SUBDIVISION
FUTURE DEVELOPMENT
GREATER THAN 5 ACRES

LOT 3R
RESUBDIVISION OF GEORGE W AND
PATRICIA SMITH PROPERTY
PLAT: 2015022740048111
D.B. 203609/20022997

LEGALLY, CERTAIN PLATS HAVE BEEN MADE
AND THE SAME HAVE BEEN RECORDED IN THE
RECORDS OF THE CLERK OF THE DISTRICT
CLERK OF THE DISTRICT OF KNOX COUNTY,
TENNESSEE, AND THE SAME ARE NOW
A PART OF THE PUBLIC RECORDS OF THE
CLERK OF THE DISTRICT OF KNOX COUNTY,
TENNESSEE.



AREA OF REZONING
7.404 ACRES
R-2 to R-1/OSNR

6.741 ACRES
SCARBROUGH TRUSTEES
R-2 Zone

REZONING EXHIBIT OF:
Scarborough Property
11737 Turkey Creek Road
Town of Farragut, Tennessee
District 6, Knox County, Tennessee

CLT TAX MAP 15205903
CONVEY
DEED: 2203/253

CLT TAX MAP 152EK001
LOANS
LOAN
AUDUBON HILLS SUB. UNIT 1
DEED: 1930/272
PLAT: 665-2 (197801110023082)

CLT TAX MAP 152EK001
DEED: 1930/272
PLAT: 665-2 (197801110023082)

Deed: 200705180034415
District: 6
County: KNOX
Page: 152
CLT #: 152
Scale: 1"=20'
Drawn By: R. L. YNCH
Project No.: 3718
Town: FARRAGUT
County: KNOX
Page: 152
Parcel: 59.04
Date: 03/31/2015
City Block: 1
Revision: 1

LYNCH SURVEYS LLC
SUBDIVISIONS AS-BUILT SITE DESIGN
4405 COSTER RD., KNOXVILLE, TENN. 37912
865-584-2630 FAX 865-584-2801 WWW.LYNCHSURVEY.COM



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Ordinance 15-13, on first reading, to rezone a portion of Parcels 69 and 69.01, Tax Map 142, north of the Farragut Church of Christ, 22 Acres, from R-2, B-1, C-1, and O-1 to R-6 (Continental 333 Fund, LLC, Applicant)

BACKGROUND: The original request from Continental Properties to rezone a portion of Parcel 69, Tax Map 142, from R-2 to R-6 was withdrawn at the first reading of the Board of Mayor and Aldermen meeting on June 25. They have now resubmitted an application requesting the same zoning designation as before but with slightly more acreage (22 vs. 19.6) that provides for a revised concept that would increase the buffer from existing residential developments and lower the density from 12 to 10 units per acre. The additional acreage is to the south of the original acreage and encompasses property that is currently zoned B-1 (Buffer), C-1 (General Commercial), and O-1 (Office).

DISCUSSION: Though having a concept plan may be helpful for an applicant, the key point with most any rezoning request is that the property itself would need to be deemed as appropriate for the requested zoning designation. In most cases, a rezoning would not be based on a plan. Plans and applicants can change and once a property is rezoned it can be used in any manner permitted in that zoning district.

As conveyed to the staff, the applicant is trying to address some of the concerns, such as buffering and density, expressed with the original rezoning request and provide for an opportunity for a better transition between abutting residential uses. This is something that is encouraged in the Comprehensive Land Use Plan (CLUP). The question of whether R-6 is appropriate for this property and in this context would, from the staffs' perspective, involve the same considerations that were associated with the original request. This request is fundamentally the same in terms of the zoning designation.

In many areas, multi-family is often used as a transitional land use between commercial and lower density residential and could help to implement Strategy 3 of the CLUP – Encourage Greater Housing Choice. The subject property is shown as medium density residential on the future land use map in the Town's CLUP. The character description for medium density residential is a mixture of housing types, attached and detached, which may include single-family houses as well as small multi-family dwellings such as duplex, triplex, townhomes, and small condo/apartment buildings. The Town does not currently have a zoning designation that would provide for such a housing mixture as part of the same development, though this may be something that should be considered. Such a mixture could aid in the development of a project that would be integrated with rather than isolated from abutting properties. This is described in some depth in the CLUP where it discusses transitions and flexible density.

Included in your packets is a copy of the latest concept plan from the applicant. Also included is Ordinance 15-13 to rezone a portion of Parcels 69 and 69.01, Tax Map 142, north of the Farragut Church of Christ, 22 Acres, from R-2, B-1, C-1, and O-1 to R-6. At the August 20, 2015 of the Farragut Municipal Planning Commission, a motion to approve Resolution PC-15-10 which recommended approval of Ordinance 15-13 failed by a vote of 2 in favor and 6 in opposition.

PROPOSED MOTION: To take action on Ordinance 15-13, on first reading, to rezone a portion of Parcels 69 and 69.01, Tax Map 142, north of the Farragut Church of Christ, 22 Acres, from R-2, B-1, C-1, and O-1 to R-6.

BOARD ACTION:

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

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

EXECUTIVE SUMMARY

This is a summary of a traffic impact evaluation that was performed to compare the proposed Springs apartment development to a hypothetical condominium / townhouse development that would be located off Smith Road in the Town of Farragut. The summary reflects the differences in traffic estimates between Continental's Springs project (proposed R-6 zoning) and a less dense, R-4 zoned project. The project site lies on the east side of Smith Road and north of Kingston Pike.

The R-4 zoned conceptual project has been estimated to involve a 19.66 acre tract of land that would be developed into a condominium / townhouse development containing approximately 115 units. This is based on R-4 zoning that would allow up to 6 units per acre. Access to the development would consist of a single driveway from Smith Road, approximately 1500 feet north of Kingston Pike.

The purpose of this study was the evaluation of the traffic volume impacts of the potential R-4 zoned project upon roadways in the vicinity of the project site. Of particular interest were the proposed intersection of the project site with Smith Road and the sections of Smith Road and Grigsby Chapel Road which lie to the north and east. The anticipated increase in traffic volumes on these facilities resulting from this potential development was estimated, and other appropriate evaluations conducted. In addition to determining these impacts, this effort was also performed in order to provide a comparison of the potential impacts from the R-4 zoned condominium development to the potential impacts from the R-6 zoned apartment complex that has been proposed for the same site. The apartment development was proposed to have access directly to Kingston Pike, with no direct access to Smith Road. The traffic analysis for the proposed apartment complex was covered in a traffic impact study dated February 16, 2015, and titled "Springs at Farragut Residential Development."

The primary conclusion of this evaluation is that traffic generated from the potential R-4 zoned condominium development will have a relatively insignificant impact on the study driveway intersection. In fact, the anticipated levels-of-service are "B" for both the AM and PM peak hours. In addition, there would not be enough traffic to justify right or left turn lanes based on accepted criteria.

In addition to the level-of-service and turn lane analyses, estimates were made of the amount of additional traffic that would be expected to be generated on Smith Road and Grigsby Chapel Road to the north and east of the project site. These estimates were based on the generated traffic for the potential project, with the turning percentages based on a recent traffic count at the Waverly Court development that is located just to the north. The result is that we anticipate 31 new trips in the AM peak hour and 36 in the PM hour on Smith Road and Grigsby Chapel Road to the north and east of the project site. By comparison, the traffic impact study for the "Springs at Farragut Residential Development" estimated the new trips for these roadways to be 8 and 13 trips respectively for the AM and PM peak hours. These numbers were based on a video tracking study of vehicles that currently exit Peterson Road. These vehicles were tracked to see how many turn left onto Kingston Pike and then right onto Smith Road. The resulting percentages were applied to the trip generation for the proposed apartments.

Based on the above assumptions, the R-4 zoned condominium development with a single access onto Smith Road would be anticipated to generate more trips on Smith / Grigsby Chapel Road than the R-6 zoned apartment development with a single access onto Kingston Pike.

Previous Site Plan



Current Site Plan



SUMMARY OF CHANGES:

- Increased property size from 19.66 acres to 22 acres
- Reduced unit count from 236 to 220
- Reduced density from 12 du/acre to 10 du/acre
- Clubhouse to the south, closer to Kingston Pike
- Buildings shifted to the south to increase the buffer to the north
- Enhanced open space amenity

ORDINANCE:	15-13
PREPARED BY:	Shipley
REQUESTED BY:	Continental 333 Fund, LLC
CERTIFIED BY FMPC:	August 20, 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 by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended as follows:

SECTION 1.

The Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended by rezoning a portion of Parcels 69 and 69.01, Tax Map 142, located north of the Farragut Church of Christ on Smith Road, approximately 22 acres, from R-2 (General Single-Family Residential), B-1 (Buffer), O-1 (Office) and C-1 (General Commercial) Districts to R-6 (Multi-Family Residential) District (Exhibits A, B and C).

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.

RESOLUTION PC-15-10

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF A PORTION OF PARCELS 69 AND 69.01, TAX MAP 142, LOCATED NORTH OF THE FARRAGUT CHURCH OF CHRIST ON SMITH ROAD, APPROXIMATELY 22 ACRES, FROM R-2 (GENERAL SINGLE-FAMILY RESIDENTIAL), B-1 (BUFFER), O-1 (OFFICE) AND C-1 (GENERAL COMMERCIAL) DISTRICTS TO R-6 (MULTI-FAMILY RESIDENTIAL) DISTRICT

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

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

WHEREAS, a public hearing was held on this request on August 20, 2015;

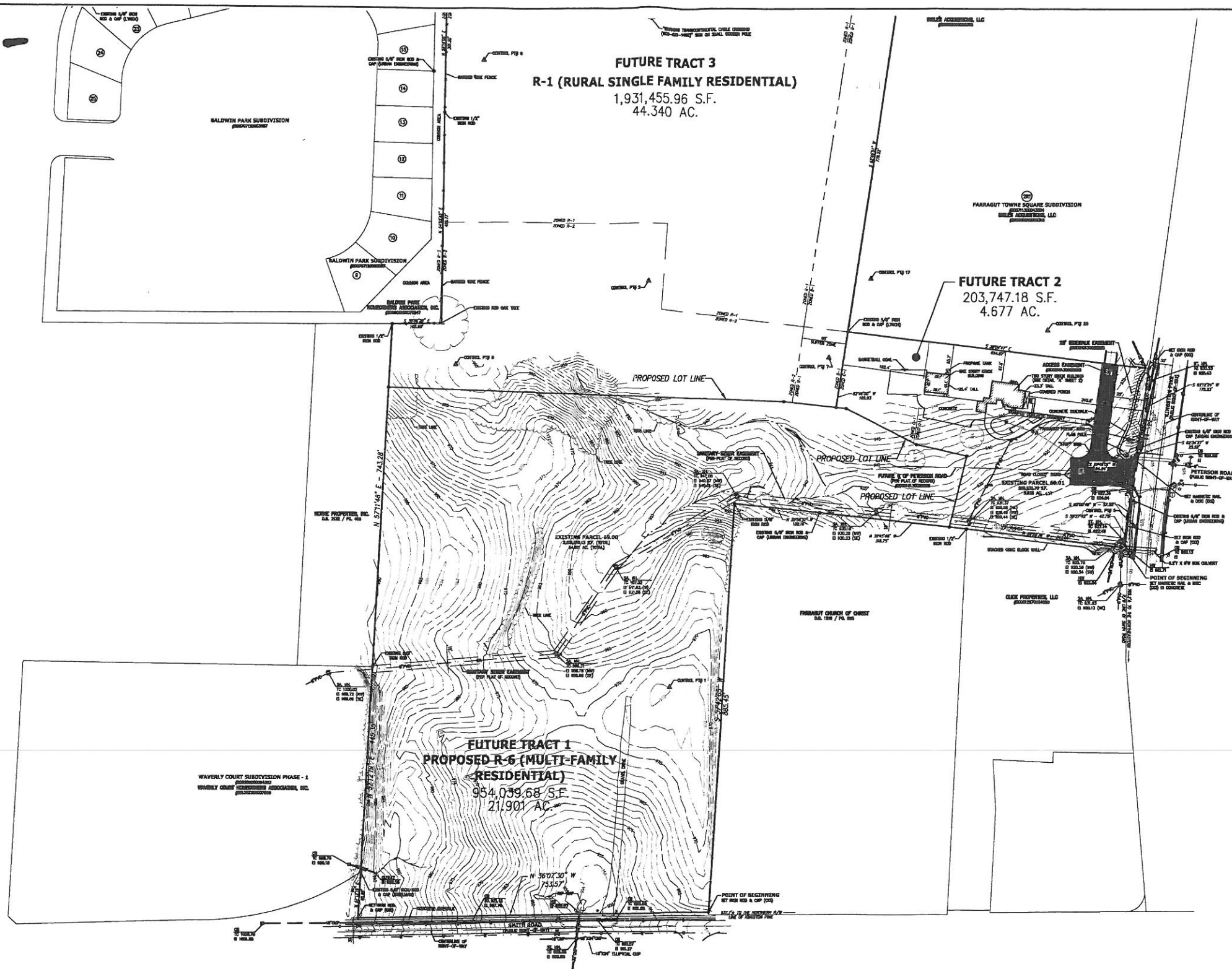
NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 15-13.

ADOPTED this 20th day of August, 2015.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

EXHIBIT A-



811

Know what's below
Call before you dig

CANNON & CANNON INC
CONSULTING ENGINEERS · FIELD SURVEYORS

TEL 865.670.8555 || 8550 Kingston Pike
Knoxville, TN 37919
WWW.CANNON-CANNON.COM

DRAWN BY	WWL
CHECKED BY	JRB
DATE	07-14-2015
SCALE	1"=250'
CCI PROJ. NO.	01166-0000

CONTINENTAL 333 FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MENONONEE FALLS, WI 53501

THE SPRINGS AT FARRAGUT
FARRAGUT, TENNESSEE

RECEIVED

JUL 20 2015

TOWN OF FARRAGUT

RECEIVED

JUL 20 2015

TOWN OF FARRAGUT

EXHIBIT "B"

LEGAL DESCRIPTION

Situated in the Sixth Civil District of Knox County, Tennessee, within the Town of Farragut and being a portion of a 64.991 acre tract (CLT Map 142, Parcel 69.00), more particularly described as follows:

BEGINNING on a set iron rod and cap (CCI) at the northeastern right-of-way line of Smith Road, corner to Farragut Church of Christ (Deed Book 1816, Page 585), said iron rod being located 937.7 feet, more or less, northwest of the northern right-of-way line of Kingston Pike;

Thence leaving Farragut Church of Christ and with the right-of-way line of Smith Road, the following two (2) calls:

1. N 36° 07' 30" W, 753.57 feet to set iron rod and cap (CCI);
2. N 57° 12' 19" E, 99.95 feet to existing 5/8 inch iron rod and cap (Steelman), corner to Waverly Court Homeowners Association, Inc. (Instrument # 201307300007666);

Thence leaving the northeastern right-of-way line of Smith Road and with the southeastern line of Waverly Court Homeowners Association, Inc., N 57° 12' 19" E, 445.35 feet to an existing 5/8 inch iron rod, corner to Horne Properties, Inc. (Deed Book 2132, Page 490);

Thence leaving the southeastern line of Waverly Court Homeowners Association, Inc. and with the southeastern line of Horne Properties, Inc., N 57° 11' 48" E, 604.86 feet to a set rod and cap (CCI);

Thence leaving the southeastern line of Horne Properties, Inc. and with the remaining lands of the subject tract, the following six (6) calls:

1. S 33° 04' 02" E, 851.19 feet to a set iron rod and cap (CCI);
2. S 28° 46' 12" E, 113.23 feet to a set iron rod and cap (CCI);
3. S 28° 46' 12" E, 21.70 feet to a set iron rod and cap (CCI);
4. S 08° 04' 41" E, 172.13 feet to a set iron rod and cap (CCI);
5. S 21° 59' 56" E, 111.52 feet to a set iron rod and cap (CCI);
6. S 68° 00' 04" W, 157.45 feet to a set iron rod and cap (CCI), in the northeastern line of Farragut Church of Christ;

Thence with the northeastern lines of Farragut Church of Christ, the following two (2) calls:

1. N 28° 45' 48" W, 281.08 feet to an existing 5/8 inch iron rod with cap (Urban Engineering);

2. N 28° 56' 51" W, 182.16 feet to and existing 5/8 inch iron rod;

Thence continuing with the northwestern line of Farragut Church of Christ, S 57° 42' 05" W, 885.45 feet to the Point of **BEGINNING**.

Containing 954,039.68 square feet or 21.902 acres, more or less.

This description was prepared July 20, 2015 by Cannon & Cannon, Inc., 8550 Kingston Pike, Knoxville Tennessee 37919 and is based upon a survey by same.



Ordinance 15-13 Exhibit C

Rezone
a portion of Parcel 69, Tax Map 142

From
R-2 (General Single-Family Residential District), B-1 (Buffer), O-1 (Office) and C-1 (General Commercial) Districts

to
R-6 (Multi-Family Residential District)

Legend

	Streets
	Parcels
	Subject Property
	B-1, Buffer
	R-1, Rural Single-Family Residential
	R-2, General Single-Family Residential
	R-3, Small Lot Single-Family Residential
	R-4, Attached Single-Family Residential
	O-1, Office
	C-1, General Commercial



1 in = 300 ft

