



FARRAGUT BOARD OF MAYOR AND ALDERMEN AGENDA

January 12, 2017

**WORKSHOP
KGIS ADVANCED MAPS DISCUSSION
6:15 PM**

**BMA MEETING
7:00 PM**

- I. Silent Prayer, Pledge of Allegiance, Roll Call**
- II. Approval of Agenda**
- III. Mayor's Report**
- IV. Citizens Forum**
- V. Approval of Minutes**
 - A. December 22, 2016
- VI. Business Items**
 - A. Approval of Amendment to the Personnel Policies and Procedures- Compensation Policy
 - B. Approval of Economic Development Committee Charter Amendments
 - C. Approval of Re-Appointment to the Economic Development Committee
- VII. Ordinances**
 - A. First Reading
 - 1. Ordinance 16-26, an Ordinance to amend the Farragut Zoning Ordinance by rezoning a portion of Parcel 116.01, Tax Map 130, north of Farragut Commons and Chapel Point, from R-2 and FPD to R-4 and FPD, 8.63 Acres (Diversified Holdings, Applicant)
- VIII. Town Administrator's Report**
- IX. Town Attorney's Report**

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WWW.TOWNOFFARRAGUT.ORG

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.

Mayor McGill called the meeting to order at 7:00 PM. Members present were Mayor McGill, Aldermen Markli, Pinchok and Williams, Alderman Povlin was absent.

Approval of Agenda

Motion was made to approve the agenda as presented. Moved by Alderman Markli, seconded by Alderman Williams; voting yes, Mayor McGill, Aldermen Markli, Pinchok and Williams; no nays; Alderman Povlin was absent; motion passed.

Approval of Minutes

Motion was made to approve the minutes of December 22, 2016 as presented. Moved by Alderman Markli, seconded by Alderman Williams; voting yes, Mayor McGill, Aldermen Markli and Williams; no nays; Alderman Pinchok abstained; Alderman Povlin was absent; motion passed.

Business Items

Approval of Amendment to the Personnel Policies and Procedures-Compensation Policy

Motion was made to approve the Personnel Policies and Procedures-Compensation Policy, Exhibit A. Moved by Alderman Markli, seconded by Alderman Pinchok.

Original motion was amended to add item #8, May add a cost of living adjustment (COLA) depending on the budget constraints as approve by the Board of Mayor and Aldermen. Motion was made to approve Personnel Policies and Procedures-Compensation Policy, Exhibit A, as amended. Moved by Alderman Pinchok, seconded by Alderman Markli; voting yes, Mayor McGill, Aldermen Markli, Pinchok and Williams; no nays; Alderman Povlin was absent; motion passed.

Approval of Economic Development Committee Charter Amendments

Motion was made to approve the Economic Development Committee Charter as amended. Moved by Alderman Markli, seconded by Alderman Pinchok; voting yes, Mayor McGill, Aldermen Markli, Pinchok and Williams; no nays; Alderman Povlin was absent; motion passed.

Approval of Re-Appointment to the Economic Development Committee

Motion was made to re-appoint William Britt to the Economic Development Committee. Moved by Alderman Pinchok, seconded by Alderman Williams; voting yes, Mayor McGill, Aldermen Markli, Pinchok and Williams; no nays; Alderman Povlin was absent; motion passed.

Ordinances

First Reading

Ordinance 16-26, an Ordinance to amend the Farragut Zoning Ordinance by rezoning a portion of Parcel 116.01, Tax Map 130, north of Farragut Commons and Chapel Point, from R-2 and FPD to R-4 and FPD, 8.63 Acres (Diversified Holdings, Applicant)

Motion was made to approve Ordinance 16-26 on first reading. Moved by Alderman Markli, seconded by Alderman Williams; voting yes, Mayor McGill, Aldermen Markli and Williams; no nays; Alderman Pinchok abstained; Alderman Povlin was absent; motion passed.

Town Administrator's Report

David Smoak, Town Administrator, announced the three new employees:

Joe LaCroix, IT Manager

Wendy Smith, PR Coordinator

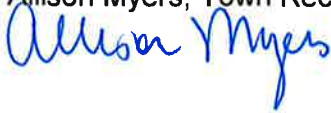
Beth Barrows, Parks Administrative Assistant

Meeting adjourned at 7:35 PM.

Ralph McGill, Mayor



Allison Myers, Town Recorder





FARRAGUT BOARD OF MAYOR AND ALDERMEN AGENDA

January 12, 2017

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**FARRAGUT BOARD OF MAYOR AND ALDERMEN
MINUTES
DECEMBER 22, 2016**

**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. December 8, 2016
- VI. Business Items**
 - A. Approval of Contract Renewal for Retail Consulting Services with Retail Strategies
 - B. Approval of Resolution R-2016-13, a Resolution by the Board of Mayor and Aldermen of the Town of Farragut to Protect the Health, Safety and Welfare of the Residents of Sweetbriar Subdivision
 - C. Approval of Resolution R-2016-14 authorizing the town to participate in the TML Risk Management Pool "Property Conservation" Matching Grant Program
- VII. Ordinances**
 - A. Public Hearing and Second Reading
 - 1. Ordinance 16-25, an ordinance to amend the Farragut Zoning Ordinance, Chapter 3., Section XII., General Commercial (C-1)., Subsection B.12., to provisions to allow for outdoor kennel facilities (Dog Days Canine Playschool, Applicant)
 - B. First Reading
 - 1. Ordinance 16-24, an Ordinance to amend Title 12, Building, Utility, Etc., Codes, Chapter 1. International Building Code, Section 12-102 (5) of the Farragut Municipal Code

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- VIII. Town Administrator's Report**
- IX. Town Attorney's Report**

Mayor McGill called the meeting to order at 7:00 PM. Members present were Mayor McGill, Aldermen Markli, Povlin and Williams; Alderman Pinchok was absent.

Approval of Agenda

Motion was made to delete items VI.C. and VII.B. Moved by Alderman Povlin, seconded by Alderman Williams; voting yes, Mayor McGill, Aldermen Markli, Povlin and Williams; no nays; Alderman Pinchok was absent; motion passed.

Approval of Minutes

Motion was made to approve the minutes of December 8, 2016 as written. Moved by Alderman Markli, seconded by Alderman Povlin; voting yes, Mayor McGill, Aldermen Markli, Povlin and Williams; no nays; Alderman Pinchok was absent; motion passed.

Business Items

Approval of Contract Renewal for Retail Consulting Services with Retail Strategies

John Nehls, 221 Smith Road, addressed the board with some questions regarding the contract. Motion was made to approve the contract renewal for retail consulting services with Retail Strategies. Moved by Alderman Markli, seconded by Alderman Povlin; voting yes, Mayor McGill, Aldermen Markli, Povlin and Williams; no nays; Alderman Pinchok was absent; motion passed.

Approval of Resolution R-2016-13, a Resolution by the Board of Mayor and Aldermen of the Town of Farragut to Protect the Health, Safety and Welfare of the Residents of Sweetbriar Subdivision

Motion was made to approve Resolution R-2016-13. Moved by Alderman Markli, seconded by Alderman Povlin; an amendment was made to the original motion to strongly word the letter and to include a deadline of 30 days from the date of the letter and to send the letters via certified mail. Moved by Alderman Markli, seconded by Alderman Povlin; voting yes, Mayor McGill, Aldermen Markli, Povlin and Williams; no nays; Alderman Pinchok was absent; motion passed.

Ordinances

Public Hearing and Second Reading

Ordinance 16-25, an ordinance to amend the Farragut Zoning Ordinance, Chapter 3., Section XII., General Commercial (C-1)., Subsection B.12., to provisions to allow for outdoor kennel facilities (Dog Days Canine Playschool, Applicant)

Motion was made to approve Ordinance 16-25 on second and final reading. Moved by Alderman Povlin, seconded by Alderman Markli; voting yes, Mayor McGill, Aldermen Markli, Povlin and Williams; no nays; Alderman Pinchok was absent; motion passed.

Town Administrator's Report

David Smoak, Town Administrator, announced that the town has received a CMAQ grant in the amount of 2.9 million dollars to be used on signal upgrades.

Meeting adjourned at 7:35 PM.

Ralph McGill, Mayor

Allison Myers, Town Recorder

AGENDA NUMBER V1. A. MEETING DATE 1/12/2017

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Janet Wedekind, Human Resources Manager

SUBJECT: Amendment to the Personnel Policies and Procedures-Compensation Policy

INTRODUCTION: The Town has long held a practice of market competitive salary ranges coupled with annual employee merit salary increases. The attached Amendment to the *Policies and Procedures*, Exhibit A, is to request Board approval for an Amendment in order to add the current practice as a policy in the Town's *Human Resources Policies and Procedures* document. The Personnel Committee met on November 15, 2016. At that meeting, the Committee recommended the attached Compensation Philosophy document, Exhibit B, and requested that it be presented to the Board of Mayor and Aldermen for consideration.

BACKGROUND: Annually, supervisors write a performance review for staff members and meet with their staff to discuss the review and set goals for the next year. An employee's previous FY documented performance is rewarded in the next FY budget document. Typical human resources' compensation mechanisms include: an automatic step increase system, a COLA adjustment, and/or a merit increase. Historically, the Town has solely and consistently used performance based merit increases to reward employees for their previous year's performance. Of eight area, municipal governments, Farragut is the only municipality to solely use a merit based salary increase system. Merit increases alone move employees through their assigned salary range.

DISCUSSION: Exhibits A and B are identical except for items #6, #7 and #8. Staff is recommending Exhibit A which adds the following verbiage to the original item #6: *Salary increases for positions above the midpoint may be awarded for employees achieving exemplary annual performance reviews.* Additionally, deleting the original items #7 and #8, item #7 now states: *Employees may not receive base pay increases above the maximum constraints; these employees may be eligible for one-time performance based bonuses as approved by the board of Mayor and Aldermen.* Staff believes that this statement is consistent with a performance-based pay philosophy, would reward all employees for their hard work and efforts throughout the year, and help keep up employee morale.

The Personnel Committee approved their draft document, Exhibit B, at the November meeting. This document's item #7, states: *Further base salary increases shall not be given to employees who are at or above the maximum for the salary range for their position.* Next, item #8 states: *Salary increases may be relatively smaller (merit increases), or time intervals between increases lengthened, for employees who have progressed above the mid-points for their salary ranges compared with employees who are lower in their ranges.* Currently there are 19 employees who may be affected by this policy.

RECOMMENDATION BY: David Smoak, Town Administrator and Janet Wedekind, Human Resources Manager, for approval of Exhibit A – Compensation Policy.

PROPOSED MOTION: Approve Exhibit A: Compensation Policy.

OR Approve Exhibit B: Personnel Committee Compensation Policy.

BOARD ACTION:

MOTION BY: _____ **SECONDED**

BY: _____

<u>VOTE/TOTAL</u>	<u>WILLIAMS</u>	<u>MARKLI</u>	<u>PINCHOK</u>	<u>POVLIN</u>	<u>MCGILL</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

Town of Farragut

Exhibit A

Compensation Policy

The primary objective of the Town's compensation program is to attract, retain, motivate, and reward qualified employees who demonstrate a commitment to the Town of Farragut and its mission to be a leading municipality in the state. Employees are expected to be faithful stewards of the accountabilities, responsibilities, and resources entrusted to them.

In return, the Town is committed to paying fair compensation based on job responsibilities and accountabilities, and doing so without regard to race, sex, age, religion, national origin, or disability and in compliance with all applicable laws and regulations. The Town strives, in conjunction with approved budgets and based on competitive market salary surveys, to compensate all employees consistently and in a fair and equitable manner as they satisfactorily meet performance objectives.

We believe this can best be accomplished by:

1. When designing the Town's compensation programs, taking into account a total compensation philosophy which includes base pay, performance-related pay, employee benefits, and retirement compensation.
2. Provide compensation that is competitive with other like municipalities and governmental organizations with whom the Town competes for human resources.
3. Measure competitiveness of the Town's salary structure in the market through the use of salary and benefits surveys.
4. Establish a salary range structure for each position that is based upon competitive salary survey results.
5. Establish a salary range midpoint for each position which corresponds to the competitive market average (or mean) for this position, with appropriate range spreads developed from this midpoint to determine range minimum and maximum salaries. These spreads are to allow flexibility in the administration of actual salaries to be paid individuals recognizing various levels of job performance, contributions, experience and qualifications, and time in position.
6. Recognize that the salary range midpoint for a range represents a fully competitive salary for that position in the market, assuming acceptable job performance by that employee. Salary increases for positions above the midpoint may be awarded for employees achieving exemplary annual performance reviews.
7. Employees may not receive additional base pay increases above the maximum of their salary range. Depending on budgetary constraints, these employees may be eligible for one-time bonuses as approved by the Board of Mayor and Aldermen.

Town of Farragut
Exhibit B
Personnel Committee
Compensation Philosophy Policy

The primary objective of the Town's compensation program is to attract, retain, motivate, and reward qualified employees who demonstrate a commitment to the Town of Farragut and its mission to be a leading municipality in the state. Employees are expected to be faithful stewards of the accountabilities, responsibilities, and resources entrusted to them.

In return, the Town is committed to paying fair compensation based on job responsibilities and accountabilities, and doing so without regard to race, sex, age, religion, national origin, or disability and in compliance with all applicable laws and regulations. The Town strives, in conjunction with approved budgets and based on competitive market salary surveys, to compensate all employees consistently and in a fair and equitable manner as they satisfactorily meet performance objectives.

We believe this can best be accomplished by:

1. When designing the Town's compensation programs, taking into account a total compensation philosophy which includes base pay, performance-related pay, employee benefits, and retirement compensation.
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3. Measure competitiveness of the Town's salary structure in the market through the use of salary and benefits surveys.
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5. Establish a salary range midpoint for each position which corresponds to the competitive market average (or mean) for this position, with appropriate range spreads developed from this midpoint to determine range minimum and maximum salaries. These spreads are to allow flexibility in the administration of actual salaries to be paid individuals recognizing various levels of job performance, contributions, experience and qualifications, and time in position.
 - ★ Recognize that the salary range midpoint for a range represents a fully competitive salary for that position in the market, assuming good job performance by that employee.
7. Further base salary increases shall not be given to employees who are at or above the maximum for the salary range for their position.
8. Salary increases may be relatively smaller, or time intervals between increases lengthened, for employees who have progressed above the midpoints for their salary ranges compared with employees who are lower in their ranges.

AGENDA NUMBER V1.B.

MEETING DATE January 12, 2017

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: David Smoak, Town Administrator 

SUBJECT: Approval of Economic Development Committee Charter Amendments

INTRODUCTION: The purpose of this agenda item is to approve amendments to the Economic Development Committee (EDC) Charter.

DISCUSSION: The EDC met in November and December 2016 to discuss amendments to the charter of the committee. These amendments clarify the charter to coincide with the work and function that the committee has evolved into over the past few years, since both the Chamber of Commerce and Farragut Business Alliance handle much of the day to day business liaison role on behalf of the Town. The committee also recommended changing its name to add the word "advisory" to solidify its purpose as a recommending body on economic related initiatives to the Board of Mayor and Aldermen.

Most of the changes to the charter can be found in Section III, Committee Responsibilities. Of these changes, the majority relate to establishing annual goals, recommending policies on economic development to the Board of Mayor and Aldermen, and continuing to monitor the agreements and funding requests of our economic development partners.

RECOMMENDATION BY: The Economic Development Committee voted to approve the attached charter at its December 7, 2016 meeting.

PROPOSED MOTION: To approve the Economic Development Committee Charter as amended.

BOARD ACTION:

MOTION BY: _____ SECONDED BY: _____

<u>VOTE/TOTAL</u>	<u>POVLIN</u>	<u>MARKLI</u>	<u>MCGILL</u>	<u>PINCHOK</u>	<u>WILLIAMS</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____



FARRAGUT ECONOMIC DEVELOPMENT ADVISORY COMMITTEE CHARTER

ARTICLE I: NAME

The name of this body shall be the **Farragut Economic Development Advisory Committee** (hereafter called the “committee”).

ARTICLE II: PURPOSE

The purpose of the committee shall be to provide the Town Staff and Board of Mayor and Aldermen with recommendations related to economic development activities, policies, and procedures impacting the Town of Farragut.

ARTICLE III: COMMITTEE

Section I. Number, Terms, Qualifications

The committee shall consist of one (1) member of the Board of Mayor and Aldermen appointed annually on or around July 01 by the Board of Mayor and Aldermen, and up to eight (8) at-large voting members appointed by the Board of Mayor and Aldermen. Additionally, the committee may appoint one (1) non-voting youth member by majority vote of the committee.

- Exclusive of the requirements of this section, the Town Administrator or his/her designee shall serve as a non-voting ex-officio member of this committee and be responsible for providing Town Staff support to the committee as the Town Administrator deems appropriate.
- The at-large voting members of the committee shall be appointed for a term of four (4) years. At-large voting members shall be limited to two (2) terms on this committee.

- The non-voting youth member's term may be for one calendar year or less depending on the youth member's availability. The non-voting youth member may be removed from the committee at any time by majority vote of the committee

At-large voting members should hold committee membership until a successor is appointed. The main intent of this committee is to provide diverse review and recommendation of economic development initiatives for the Town of Farragut. To that end, the make-up and qualifications of the at-large membership shall be diverse in background, education, and profession when possible. The at-large members shall be a resident of the Town of Farragut and/or have business interests (business interests are to be defined by the Committee) within the Town of Farragut.

Section II. Appointment

All at-large voting members of the committee shall be appointed by majority vote of the Board of Mayor and Aldermen.

Section III. Committee Responsibilities: The Committee shall:

- a) Be subordinate to the Board of Mayor and Aldermen.
- b) Annually establish committee goals and objectives and requested annual funding to the Board of Mayor and Aldermen, through the Town Administrator, for inclusion into the annual budget. The goals and objectives and funding request shall be formally submitted in writing by the Chairman of the committee to the Town Administrator not later than April 1 of each year for inclusion into the upcoming annual budget.
- c) Expenditures should be related to the responsibilities listed in this Charter.
- d) Recommend policy and procedures to the Board of Mayor and Aldermen related to economic development.
- e) Develop a strategic plan for economic development for the town in keeping with the residential and historical character of the town.
- f) Review the zoning ordinance and municipal code as it relates to existing and future retail business and provide recommendations as to where those businesses should be located.
- g) Develop a process to recruit quality retail businesses that will complement our existing business community.
- h) Provide a report annually to the Board of Mayor and Aldermen.
- i) Provide recommendations on appointments to the committee to the Board of Mayor and Aldermen.
- j) Annually review this charter and provide recommendations on changes to the Board of Mayor and Aldermen as appropriate.
- k) Review and advise a course of action to the Board of Mayor and Aldermen regarding Action Plans, Memoranda of Understanding, and Funding Requests from the Farragut Business Alliance, the Farragut/West Knox Chamber of Commerce, and all other economic development committees.

Section IV. Attendance at Meetings

At-large voting committee members serve at the pleasure of the Board of Mayor and Aldermen and are expected to attend 75% of scheduled meetings. The term of any at-large voting member shall expire on the third absence from committee meetings during the fiscal year. At-large voting members may seek reappointment by the Board of Mayor and Aldermen.

Section V. Disclosure of Interests

A committee member who has any interest in any matter before the committee, that member shall disclose said interest in accordance with the adopted Town Ethics Ordinance. The Chairman shall make the determination on whether that member shall have a vote in said matter. In addition, because the Town of Farragut provides grant funding from time to time to organizations such as the Farragut West Knox Chamber of Commerce and the Farragut Business Alliance, among others, in order to avoid a conflict of interest or the appearance of impropriety, any member of the Economic Development Committee who is also (i) employed by, or (ii) serves as a board member of any organization which has received or will receive funding from the Town of Farragut in the current fiscal year shall not vote on matters involving any such organization which comes before the Economic Development Committee for consideration.

ARTICLE IV. OFFICERS

Section I. Officers

The officers of the committee shall be a chairman and vice-chairman.

Section II. Nomination and Election of Officers

Any voting member may nominate any other voting member of the committee (other than the Board of Mayor and Aldermen committee member and Town Administrator) to serve as an officer of the committee. Officers of the committee shall be elected by majority vote of the committee. Officers shall be elected upon the first meeting of the fiscal year.

Section III. Terms of Officers

Officers of the committee shall be for a term of one (1) year commencing on July 1.

Section IV. Vacancies

A vacancy in office because of resignation, removal, or otherwise may be filled by majority vote of the committee for the unexpired portion of the term.

Section V. Chairman

The Chairman shall prepare agendas in collaboration with the Town Administrator or his/her designee, preside at all meetings of the committee in accordance with Roberts Rules of Order, call special meetings of the committee, have the authority to cancel called meetings of the committee, provide the annual report to the Board of Mayor and Aldermen, report as requested by the Board of Mayor and Aldermen, and appoint a subcommittee of the committee as needed.

Section VI. Vice Chairman

In the absence of the Chairman, the Vice Chairman shall perform the duties of the Chairman.

ARTICLE V. MEETINGS

Section I. Regular Meetings

The committee shall meet once a month at Town Hall with the time and date to be determined by the committee. The committee shall determine and publish the upcoming year's schedule on or around July 1.

Section II. Quorum

A quorum shall consist of a majority of the voting committee members present upon calling of the roll at any meeting.

Section III. Special Meetings

Special meetings may be called by the Chairperson or by simple majority of the committee. Notice of a special meeting may be served by delivering it to the committee

Section IV. Recording of Meeting Minutes

Accurate records and minutes of the proceedings of the committee shall be recorded and maintained.

AGENDA NUMBER V1.C.

MEETING DATE January 12, 2017

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Allison Myers, Town Recorder

SUBJECT: Approval of Re-Appointment to the Farragut Economic Development Committee

INTRODUCTION: The purpose of this business item is to consider the re-appointment to the Farragut Economic Development Committee. The Charter states that "The term of any member shall expire on the third absence from committee meetings during the fiscal year. Members may seek reappointment by the Board of Mayor and Aldermen."

DISCUSSION: William Britt is seeking re-appointment. During this fiscal year William Britt has missed three meetings due to job requirements.

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

PROPOSED MOTION: To re-appoint William Britt to the Farragut Economic Development Committee.

BOARD ACTION:

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

<u>VOTE/TOTAL</u>	<u>MARKLI</u>	<u>PINCHOK</u>	<u>POVLIN</u>	<u>WILLIAMS</u>	<u>MCGILL</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

1/1/2017

THE BOARD OF MAYOR AND ALDERMEN
TOWN OF FARRAGUT
11408 MUNICIPAL CENTER DRIVE
FARRAGUT, TN 37934

Good Evening BOMA,

I am writing to formally request that my position on the Economic Development Committee be reinstated. Due to my job requirements, I have been traveling a lot more than usual and have missed the allocated number of meetings in a fiscal year. I cannot guarantee that work will become any less tasking but I would appreciate the opportunity to continue serving.

The EDC has some serious work ahead of itself and I would like to continue working on the committee for the benefit of the town.

Thank you for the opportunity to serve the community.

Sincerely,

William Britt
Citizen of Farragut

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Ordinance 16-26, an ordinance to rezone a portion of Parcel 116.01, Tax Map 130, north of Farragut Commons and Chapel Point, 8.63 Acres, from R-2 and FPD to R-4 and FPD (Diversified Holdings, Inc., Applicant)

INTRODUCTION AND BACKGROUND: This item was initially discussed at the August 18, 2016 Planning Commission meeting and again at the October 20, 2016 meeting. The applicant currently has approximately 16.53 acres that is zoned R-4 (Attached Single-Family Residential), approximately 8.63 acres zoned R-2 (General Single-Family Residential) and FPD (Floodplain District), and approximately 7.32 acres zoned C-2 (Regional Commercial) and FPD (Floodplain District).

Though the applicant originally also requested that approximately 11.43 acres be rezoned from R-4 (Attached Single-Family Residential) to S-1 (Community Service), this portion of their rezoning request was withdrawn. The applicant asked, however, that their rezoning request for the 8.63 acres that are currently zoned R-2 and FPD be pursued and that this portion of their property be rezoned to R-4 and FPD.

RECOMMENDATION: When this amended rezoning request was presented to the Planning Commission at their meeting on December 15, 2016, the Commission discussed whether a lower density single-family residential district, such as the R-2, was appropriate for property in close proximity to the interstate. The Commission felt that the request to change this portion of the applicant's property to R-4 and FPD was more appropriate for the context and more consistent with the surrounding plan of development and the Medium Density Residential Land Use specified for the property in the Comprehensive Land Use Plan. The Commission recommended unanimously to approve Resolution PC-16-19 which recommended approval of Ordinance 16-26.

Included in your packet is a copy of Ordinance 16-26.

PROPOSED MOTION: To approve Ordinance 16-26 on first reading.

BOARD ACTION:

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

<u>VOTE/TOTAL</u>	<u>WILLIAMS</u>	<u>MARKLI</u>	<u>PINCHOK</u>	<u>POVLIN</u>	<u>MCGILL</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

ORDINANCE: 16-26
PREPARED BY: Shipley
REQUESTED BY: Diversified Holdings, Inc.
CERTIFIED BY FMPC: December 15, 2016
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 116.01, Tax Map 130, north of Farragut Commons and Chapel Point, from R-2 and FPD to R-4 and FPD, 8.63 Acres (Exhibit A).

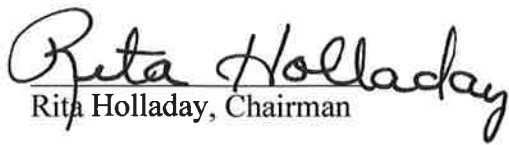
SECTION 2.

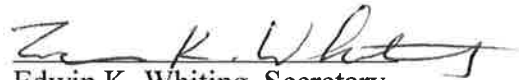
This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this ____ day of _____, 2017, with approval recommended.


Rita Holladay, Chairman


Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION



LIVE CLOSER • GO FURTHER
farragut

**Ordinance 16-26
Exhibit A**

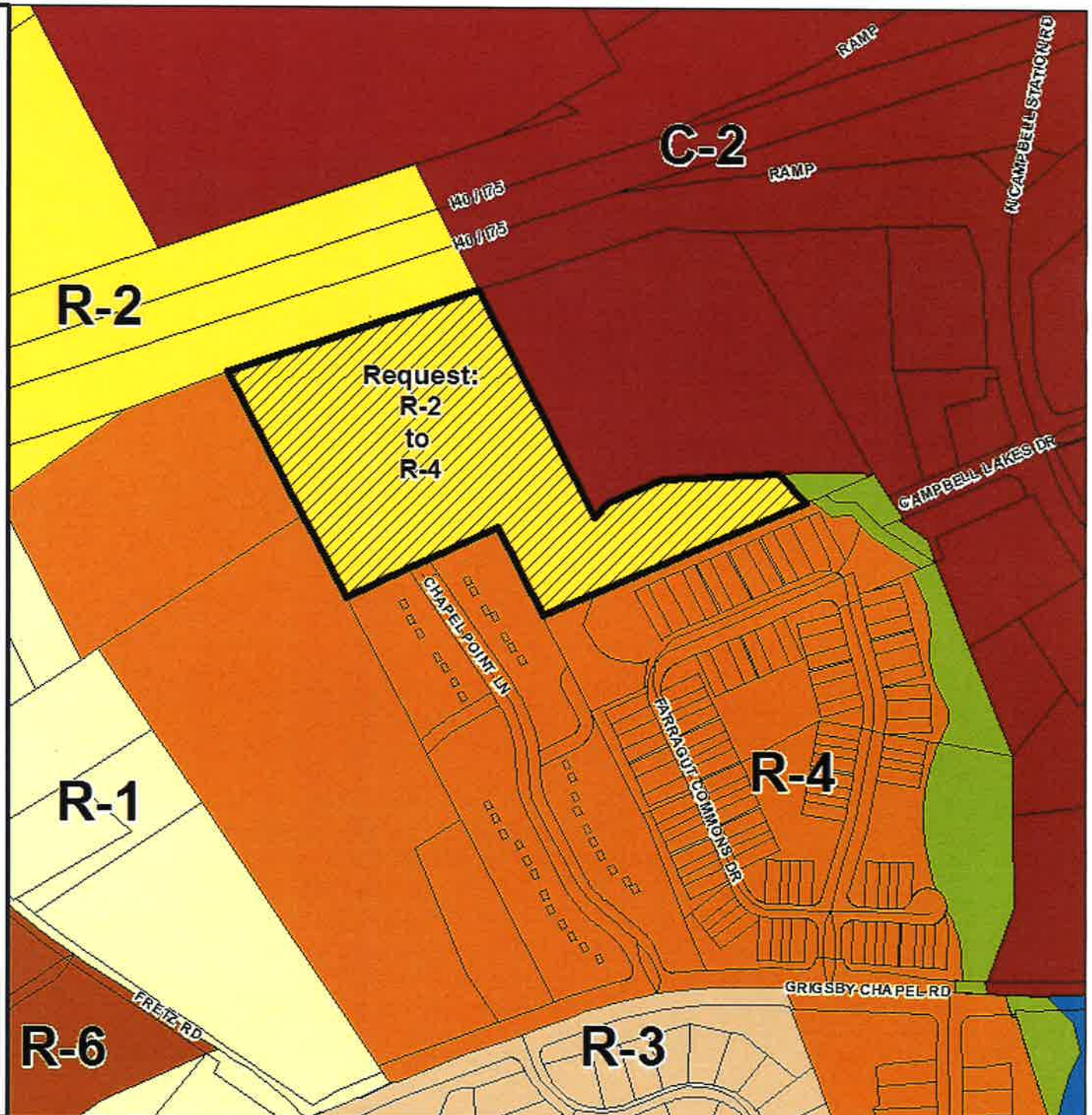
Rezone
A portion of Parcel 116.01, Tax Map 130

Legend

-  Streets
-  Diversified Request
-  Parcels
-  OS-P, Open Space/Park
-  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
-  R-6, Multi-Family Residential
-  O-1-3, Office, Three Stories
-  C-2, Regional Commercial



1 in = 300 ft



RESOLUTION PC-16-19

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 116.01, TAX MAP 130, NORTH OF FARRAGUT COMMONS AND CHAPEL POINT, 8.63 ACRES, FROM R-2 AND FPD TO R-4 AND FPD (DIVERSIFIED HOLDINGS, INC., APPLICANT)

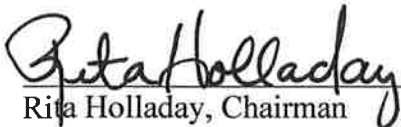
WHEREAS, the Tennessee Code Annotated, Section 13-4-201et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

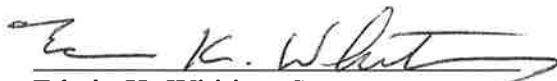
WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on December 15, 2016;

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 16-26.

ADOPTED this 15th day of December, 2016.


Rita Holladay, Chairman


Edwin K. Whiting, Secretary