



FARRAGUT BOARD OF MAYOR AND ALDERMEN AGENDA

January 11, 2018

**BMA MEETING
7:00 PM**

- I. Silent Prayer, Pledge of Allegiance, Roll Call**
- II. Approval of Agenda**
- III. Mayor's Report**
 - A. Report from Chief Lee Tramel, Knox County Sheriff's Office
- IV. Citizens Forum**
- V. Approval of Minutes**
 - A. December 14, 2017
- VI. Business Items**
 - A. Approval of Resolution R-2018-01, Appointment of Municipal Judge
 - B. Approval of a request for a variance from the distance from intersections and distance between driveways requirements in the Driveways and Other Accessways Ordinance in association with a requested right in right out access onto Concord Road for the property referenced as Parcel 37.03, Tax Map 153, 4.68 Acres, Zoned NC (Knox County) (John and Sarah Mailen, Applicant)
 - C. Approval of Agreement with McKinnon Construction Co., LLC for Repairs to Everett Road Greenway
 - D. Approval of Cost Share Agreement with the Developers of the Harville Property regarding Virtue Road
 - E. Approval of Resolution R-2018-02, Legislative Request for Authorization for the Town of Farragut to enact a Hotel/Motel Tax
- VII. Ordinances**
 - A. Second Reading

11408 MUNICIPAL CENTER DRIVE | FARRAGUT, TN 37934 | 865.966.7057

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.

1. Ordinance 17-07, an ordinance to rezone Parcel 44, Tax Map 152, located at 430 Virtue Road, 87.1 Acres, from A, R-2, and FPD to R-1/OSR and FPD (AKP Properties, Applicant)
2. Ordinance 17-18, an ordinance to correct an error in the zoning designation for the property at 12603 Evans Road to change the designation from R-1, Rural Residential, to A, Agricultural (Town of Farragut, Applicant)
3. Ordinance 17-19, Ordinance to amend Chapter 2, Administration, Article 6, Finance, Section 2-267, Depository for town funds, of the Farragut Municipal Code

VIII. Town Administrator's Report

IX. Town Attorney's Report

Board of Mayor and Aldermen Meeting Public Comment Protocol

The Board of Mayor and Aldermen welcomes and invites citizens to participate in public meetings.

At the beginning of each meeting, there will be time reserved for public comment under the Citizen Forum agenda item. If you are interested in speaking, please fill out a blue comment card and turn it in to the Town Clerk or staff member. This time is set aside specifically for comments on items that are not on the Board of Mayor and Aldermen regular agenda for the meeting. Each speaker will be given five (5) minutes to speak on his/her topic.

During the regular agenda portion of the meeting there may be an allowance for public comment for each agenda item. The Mayor may recognize individuals for public comment based on the following guidelines:

1. The Mayor shall maintain and control the meeting to provide a professional and objective environment conducive to presentation and discussion of the agenda items;
2. Anyone interested in speaking should fill out a blue comment card stating which agenda item they would like to comment on and turn in to the Town Clerk or a staff member;
3. Speakers shall come to the podium and identify themselves by name and address;
4. Public comment shall be limited to five (5) minutes per individual, time may be extended at the discretion of the Mayor; time is not transferable to other speakers;
5. Speakers should strive to avoid redundancy;
6. Comments shall address issues, not individuals or personalities;
7. Comments may support or oppose particular issues or measures, but the motives of those with differing views shall not be questioned or attacked;
8. Personal attacks and malicious comments shall not be tolerated;
9. An applicant, and/or their representative(s), for an item on the regular agenda shall be afforded the time necessary to present their request and respond to questions. The five (5) minute limitation shall not apply. However, the Mayor may ask an applicant to stay on point in order to facilitate the efficiency of the meeting.



**FARRAGUT BOARD OF MAYOR AND ALDERMEN
MINUTES
December 14, 2017**

**BEER BOARD
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. Presentation of Comprehensive Annual Financial Report for Fiscal Year Ended June 30, 2017**
- V. Citizens Forum**
- VI. Approval of Minutes**
 - A. November 9, 2017
 - B. November 20, 2017
- VII. Ordinances**
 - A. Second Reading
 - 1. Ordinance 17-17, Ordinance amending the Capital Investment Program budget of the Fiscal Year 2017-2018 budget, passed by Ordinance 17-09
 - B. First Reading
 - 1. Ordinance 17-07, an ordinance to rezone Parcel 44, Tax Map 152, located at 430 Virtue Road, 87.1 Acres, from A, R-2, and FPD to R-1/OSR and FPD (AKP Properties, Applicant)
 - 2. Ordinance 17-18, an ordinance to correct an error in the zoning designation for the property at 12603 Evans Road to change the designation from R-1, Rural Residential, to A, Agricultural (Town of Farragut, Applicant)

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3. Ordinance 17-19, Ordinance to amend Chapter 2, Administration, Article 6, Finance, Section 2-267, Depository for town funds, of the Farragut Municipal Code

VIII. Business Items

- A. Approval of updates to the Personnel Policies and Procedures Manual
- B. Approval of 2017-2018 Snow Removal Schedule & Road Additions
- C. Approval of Proposal from Fulghum, MacIndoe & Associates, Inc. for Engineering Services for Greenway Connection under Kingston Pike at North Fork of Turkey Creek.
- D. Approval of Proposal from Vaughn & Melton Consulting Engineers, Inc. for Engineering Services for Virtue Road Improvements, from 2200 feet south of Broadwood Drive to 700 feet south of Kingston Pike.
- E. Approval of Contract for McFee Park Surveying Services
- F. Approval of Town of Farragut 2017 Strategic Plan

IX. Town Administrator's Report

X. Town Attorney's Report

Mayor McGill called the meeting to order at 1:30 PM. Members present were Mayor McGill, Aldermen Markli, Pinchok, Povlin and Williams.

Approval of Agenda

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

Mayor's Report

Alderman Povlin reported on the NLC Conference that the board attended.

Presentation of Comprehensive Annual Financial Report for Fiscal Year Ended June 30, 2017

Mark Lund, with Ingram, Overholt and Bean, presented the CAFR for fiscal year 2017.

Approval of Minutes

Motion was made to approve the minutes of November 9, 2017 as presented. Moved by Alderman Povlin, seconded by Alderman Markli; voting yes, Mayor McGill, Aldermen Markli, Povlin and Williams; Alderman Pinchok abstained; no nays; motion passed.

Motion was made to approve the minutes of November 20, 2017 as presented. Moved by Alderman Markli, seconded by Alderman Williams; voting yes, Mayor McGill, Aldermen Markli, Pinchok, Povlin and Williams; no nays; motion passed.

Ordinances

Second Reading

Ordinance 17-17, Ordinance amending the Capital Investment Program budget of the Fiscal Year 2017-2018 budget, passed by Ordinance 17-09

Motion was made to approve Ordinance 17-17 on second and final reading. Moved by Alderman Markli, seconded by Alderman Pinchok; voting yes, Mayor McGill, Aldermen Markli, Pinchok, Povlin and Williams; no nays; motion passed.

First Reading

Ordinance 17-07, an ordinance to rezone Parcel 44, Tax Map 152, located at 430 Virtue Road, 87.1 Acres, from A, R-2, and FPD to R-1/OSR and FPD (AKP Properties, Applicant)

Motion was made to approve Ordinance 17-07 on first reading. Moved by Alderman Povlin, seconded by Alderman Pinchok; voting yes, Mayor McGill, Aldermen Markli, Pinchok, Povlin and Williams; no nays; motion passed.

Ordinance 17-18, an ordinance to correct an error in the zoning designation for the property at 12603 Evans Road to change the designation from R-1, Rural Residential, to A, Agricultural (Town of Farragut, Applicant)

Motion was made to approve Ordinance 17-18 on first reading. Moved by Alderman Povlin, seconded by Alderman Pinchok; voting yes, Mayor McGill, Aldermen Markli, Pinchok, Povlin and Williams; no nays; motion passed.

Ordinance 17-19, Ordinance to amend Chapter 2, Administration, Article 6, Finance, Section 2-267, Depository for town funds, of the Farragut Municipal Code

Motion was made to approve Ordinance 17-07 on first reading. Moved by Alderman Povlin, seconded by Alderman Markli; voting yes, Mayor McGill, Aldermen Markli, Pinchok, Povlin and Williams; no nays; motion passed.

Business Items

Approval of updates to the Personnel Policies and Procedures Manual

Motion was made to approve the Personnel Policies and Procedures Manual with the suggested amendments. Moved by Alderman Povlin, seconded by Alderman Pinchok; voting yes, Mayor McGill, Aldermen Markli, Pinchok, Povlin and Williams; no nays; motion passed.

Approval of 2017-2018 Snow Removal Schedule & Road Additions

Motion was made to approve the 2017-2018 Snow Removal Schedule & Road Additions. Moved by Alderman Povlin, seconded by Alderman Williams; voting yes, Mayor McGill, Aldermen Markli, Pinchok, Povlin and Williams; no nays; motion passed.

Approval of Proposal from Fulghum, MacIndoe & Associates, Inc. for Engineering Services for Greenway Connection under Kingston Pike at North Fork of Turkey Creek.

Motion was made to approve the proposal from Fulghum, MacIndoe & Associates, in the amount of \$59,500, for Engineering Services for Greenway Connection under Kingston Pike at North Fork of Turkey Creek. Moved by Alderman Markli, seconded by Alderman Povlin; voting yes, Mayor McGill, Aldermen Markli, Pinchok, Povlin and Williams; no nays; motion passed.

Approval of Proposal from Vaughn & Melton Consulting Engineers, Inc. for Engineering Services for Virtue Road Improvements, from 2200 feet south of Broadwood Drive to 700 feet south of Kingston Pike.

Motion was made to approve the proposal from Vaughn & Melton Consulting Engineers, Inc., in the amount of \$421,500, for Engineering Services for Virtue Road Improvements, from 2200 feet south of Broadwood Drive to 700 feet south of Kingston Pike. Moved by Alderman Povlin, seconded by Alderman Williams; voting yes, Mayor McGill, Aldermen Markli, Pinchok, Povlin and Williams; no nays; motion passed.

Approval of Contract for McFee Park Surveying Services

Motion was made to approve the contract with Benchmark Associates, Inc. in the amount of \$54,575 for surveys services of a portion of McFee Park. Moved by Alderman Markli, seconded by Alderman Williams; voting yes, Mayor McGill, Aldermen Markli, Pinchok and Williams; voting no, Alderman Povlin; motion passed.

Approval of Town of Farragut 2017 Strategic Plan

Motion was made to approve the Town of Farragut 2017 Strategic Plan. Moved by Alderman Markli, seconded by Alderman Williams; voting yes, Mayor McGill, Aldermen Markli, Pinchok, Povlin and Williams; no nays; motion passed.

Town Attorney's Report

The Board recessed for an executive session at 8:10 PM.

The Board reconvened at 8:55 PM.

Tom Hale, Town Attorney, announced that there was no deliberation or action during the executive session.

Meeting adjourned at 8:56 PM.

Ralph McGill, Mayor

Allison Myers, Town Recorder

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Allison Myers, Town Recorder

SUBJECT: Resolution R-2018-01, Appointment of Town of Farragut Municipal Judge

INTRODUCTION:

In accordance with the Town of Farragut Municipal Code Chapter 12, Section 12-2, the office of municipal judge shall be filled by a resolution of appointment by the Board of Mayor and Aldermen.

BACKGROUND:

Any person appointed to the office of municipal judge shall hold a baccalaureate degree from an accredited college or university; shall be at least thirty years of age, and have been a resident of the town for a period of one year preceding election to office.

The normal term of office for any officer appointed pursuant of section 3-105 shall be for one year and such officer shall continue to serve thereafter until such officer's successor has been appointed and is sworn in unless otherwise provided.

DISCUSSION:

Keith Alley, current Municipal Judge, was first appointed in 2016 and has agreed to serve another term.

PROPOSED MOTION:

To approve Resolution R-2018-01, Appointment of Keith Alley as the Town of Farragut Municipal Judge.

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

RESOLUTION R-2018-01

APPOINTMENT OF MUNICIPAL JUDGE

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, wishes to appoint a Municipal Judge, and

WHEREAS, the level of compensation of the Municipal Judge may be set by the Board of Mayor and Aldermen,

NOW, THEREFORE, BE IT RESOLVED that _____ is hereby appointed effective February 1, 2018 as municipal judge to a term ending January 31, 2019, or thereafter until a successor Municipal Judge has been appointed and been sworn in, and shall be paid compensation of \$100 per session of the Farragut Municipal Court.

This Resolution is duly adopted by the Board of Mayor and Aldermen of the Town of Farragut on this 11th day of January 2018.

Ralph McGill, Mayor

Allison Myers, Town Recorder

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a request for a variance from the distance from intersections and distance between driveways requirements in the Driveways and Other Accessways Ordinance in association with a requested right in right out access onto Concord Road for the property referenced as Parcel 37.03, Tax Map 153, 4.68 Acres, Zoned NC (Knox County) (John and Sarah Mailen, Applicant)

INTRODUCTION AND BACKGROUND: This item was presented to the Board of Mayor and Aldermen on October 12, 2017 (please find the staff report for the October 12, 2017 meeting in your packet). The Board did not take any final action on the request but did recommend that the applicant provide the Board with more information on the existing and proposed access points on Concord Road and how such access points would be addressed as part of the upcoming improvements to Concord Road that will be managed by TDOT. The Board also asked that a taper be provided in association with this access request and as recommended by the Town Engineer.

The Town's engineering staff was able to secure the latest Concord Road improvement plans from TDOT which are included in your packet. These plans were reviewed, in relation to the applicant's request, as an agenda item at the October 31, 2017 Staff/Developer meeting. At that meeting, three aldermen were in attendance and it was recommended that once TDOT had given their approval for the access and the taper, the request could be re-visited by the Board of Mayor and Aldermen.

Included in your packet is the applicant's requested right in right out access and a 75 foot taper. Also included is a statement from TDOT that they are okay with the access and taper if approval is gained from the Town of Farragut.

RECOMMENDATION: The requested access is for a right in right out only curb cut 380 feet from the existing access at Second Drive and 310 feet to the nearest access to the north. The access would also include the above noted 75 foot taper. As outlined in the October 12 Board of Mayor and Aldermen Staff Report, the Driveways and Other Accessways Ordinance requires a minimum of 400 feet between access points and intersections and between driveways on streets, such as Concord Road, that are classified as arterial on the Major Road Plan. Consequently, the applicant's request would require a variance of 20 feet from the access to Second Drive and 90 feet from the access to the north. Such variances, from the applicant's perspective, would be based on the following points noted by the applicant's engineer:

- 1) The access from Second Drive may be problematic due to the sinkhole located adjacent to it. If this is the case, then Concord Road is the only place for access to the property.
- 2) Proposed design of Second Drive shows no dedicated right turn lane which, depending on future development traffic, could cause cars to queue – especially as it seems this is a non-signalized intersection.
- 3) Pedestrians could be impacted negatively by longer wait times as drivers become impatient and do not anticipate pedestrians or cyclists.
- 4) Right in and out at the proposed entrance point removes cars from the Second Drive intersection that will turn right.

- 5) The development is preliminary in nature – if and when the property is developed the Town has the opportunity to require a traffic study showing auxiliary lanes or other improvements to the proposed curb cut.

As outlined by the Town Engineer and recommended by the Planning Commission, the access approval would also be conditioned on there never being a median cut in the median within Concord Road.

PROPOSED MOTION: To approve the requested variances for the reasons noted above and subject to the median cut stipulation recommended by the Town Engineer and Planning Commission.

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	_____	_____	_____	_____	_____

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a request for a variance from the distance from intersections and distance between driveways requirements in the Driveways and Other Accessways Ordinance in association with a requested right in right out access onto Concord Road for the property referenced as Parcel 37.03, Tax Map 153, 4.68 Acres, Zoned NC (Knox County) (John and Sarah Mailen, Applicant)

INTRODUCTION AND BACKGROUND: As background to this agenda item, the entire Concord Road right of way is within the Town of Farragut though some parcels that front along the east side of Concord Road are not within the Town limits. For these parcels, the Town would not have direct involvement with how they are developed with the exception of approving access onto Concord Road.

DISCUSSION: In the next few months TDOT will be initiating work on significant improvements to Concord Road from Turkey Creek Road to Northshore Drive. As part of this project access points will be considered. The applicant is requesting approval at this time for a right in/right out access onto Concord Road for their property so that this can be coordinated with TDOT ahead of time. The site plan that is shown with the applicant's requested access is very preliminary (though the requested access point is where the desired access would be situated) and has not been presented to Knox County. The applicant is solely requesting an access approval with the understanding that the development of the site may change from what is included in your packets. Since Concord Road is classified as an arterial street on the Town of Farragut's Major Road Plan, the minimum distance from intersections and the minimum distance between driveways is 400 feet as provided for in the Driveways and Other Accessways Ordinance. The right in/right out access requested by the applicant is roughly 380 feet from the existing access at Second Drive and 310 feet to the nearest access to the north. Consequently, the applicant is requesting a variance from the distance from intersections and distance between driveways requirements in the Driveways and Other Accessways Ordinance.

RECOMMENDATION: Though the applicant's engineer has listed some justifications for the requested access that are included in your packet, the staff would note that the property can be accessed from Second Drive and a future connection to the property to the north and thus nullify the need for the requested variances. Consideration should be given as to whether adding the requested access point would create an additional conflict area between pedestrians and vehicles. The east side of Concord Road will have a sidewalk and the staff would encourage the fewest conflict points possible. Approval of this access may also lead to other access requests along this corridor.

Along with the applicant's justification for the requested access, also included are the comments from the Town Engineer. One comment of particular note is that any action taken on this request should be clear that it would only be for a right in/right out since the Concord Road improvement project includes a raised median through this section. There shall be no median cut approved at any time in the future. The median must remain as shown in the road improvement design.

At the September 21, 2017 Planning Commission meeting, the Commission unanimously recommended to approve the requested variances that would provide for a right in and right out only curb cut 380 feet from the

existing access at Second Drive and 310 feet to the nearest access to the north. The variance was based on the arguments presented by the applicant's engineer and were conditioned on there never being a median cut in the median within Concord Road that is included in the approved cross section that is part of the TDOT road improvement project.

PROPOSED MOTION: To approve the requested variances in accordance with the Planning Commission's recommendations.

BOARD ACTION:

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

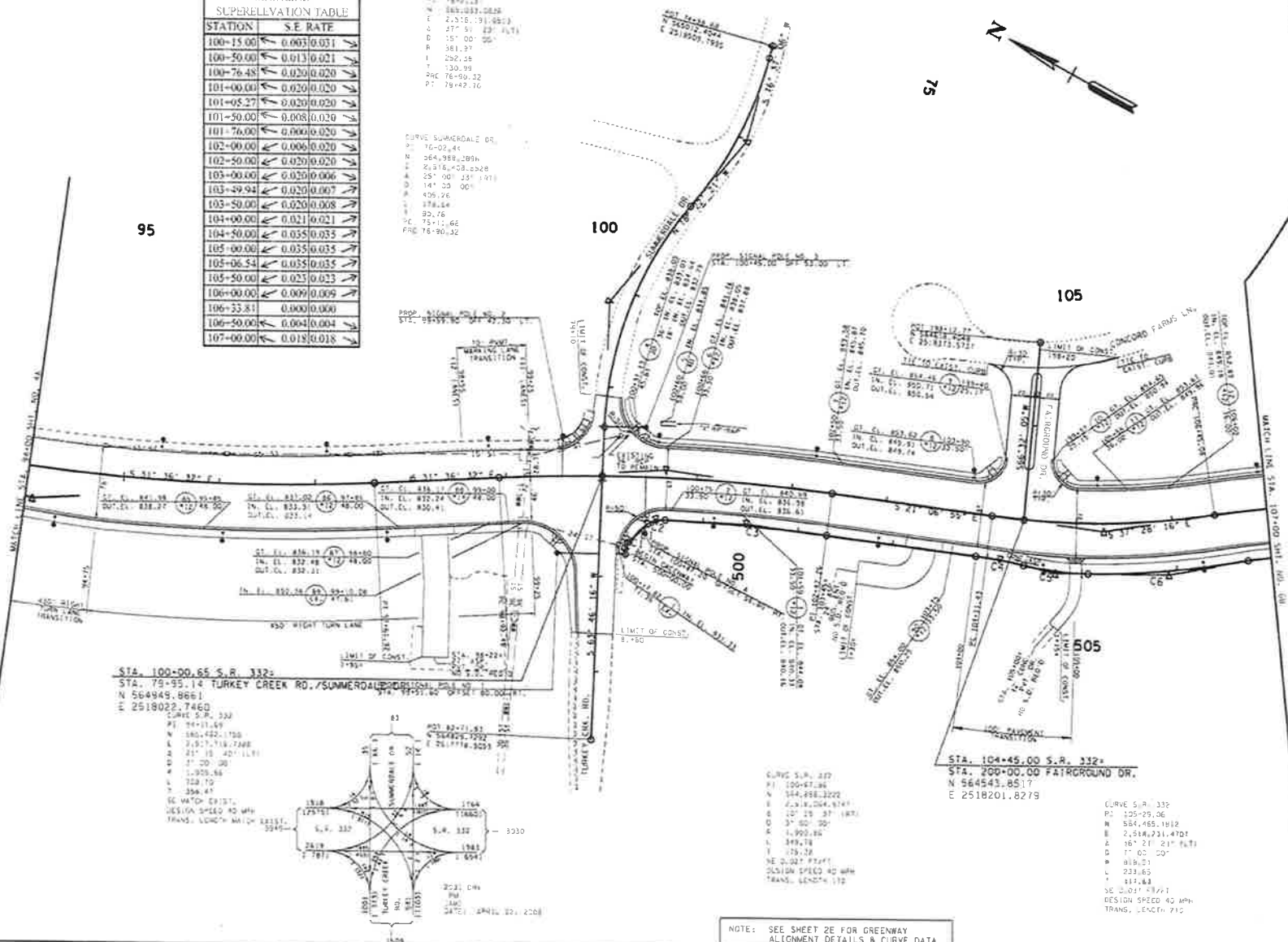
<u>VOTE/TOTAL</u>	<u>WILLIAMS</u>	<u>MARKLI</u>	<u>PINCHOK</u>	<u>POVLIN</u>	<u>MCGILL</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

MAINLINE SUPERELEVATION TABLE		
STATION	S.E. RATE	
100+15.00	0.003	0.031
100+50.00	0.013	0.021
100+76.48	0.020	0.020
101+00.00	0.020	0.020
101+05.27	0.020	0.020
101+50.00	0.008	0.020
101+76.00	0.000	0.020
102+00.00	0.006	0.020
102+50.00	0.020	0.020
103+00.00	0.020	0.006
103+49.94	0.020	0.007
103+50.00	0.020	0.008
104+00.00	0.021	0.021
104+50.00	0.035	0.035
105+00.00	0.035	0.035
105+06.54	0.035	0.035
105+50.00	0.025	0.025
106+00.00	0.009	0.009
106+33.81	0.000	0.000
106+50.00	0.004	0.004
107+00.00	0.018	0.018

SUMMERDALE DR.
 P1: 78+21.8
 N: 564,988.089
 E: 2,316,191.651
 A: 27° 51' 23" E
 D: 15' 00" 00"
 R: 361.37
 L: 292.26
 T: 130.99
 PRC: 76+90.32
 PT: 79+42.76

CURVE SUMMERDALE DR.
 P1: 70+07.46
 N: 564,988.089
 E: 2,316,191.651
 A: 25° 00' 23" E
 D: 14' 25" 00"
 R: 426.26
 L: 278.64
 T: 92.76
 PRC: 75+11.42
 PT: 76+90.32

POND AT SUMMERDALE DR.
 STA. 98+59.50
 S.E. 1/4, T2N, R1E, S12E



STA. 100+00.00 S.R. 332

STA. 79+95.14 TURKEY CREEK RD./SUMMERDALE DR. INTERSECTION

N 564949.8661

E 2518022.7463

CURVE S.R. 332

P1: 74+11.69

N: 564,988.089

E: 2,316,191.651

A: 27° 51' 23" E

D: 15' 00" 00"

R: 361.37

L: 292.26

T: 130.99

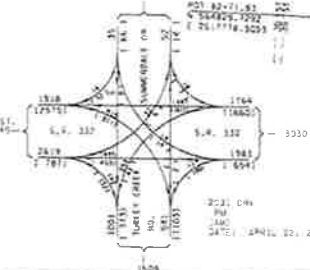
PRC: 76+90.32

PT: 79+42.76

TRANS. LENGTH 170

DESIGN SPEED 40 MPH

SCALE: 1" = 50'



CURVE S.R. 332

P1: 100+67.36

N: 564,988.089

E: 2,316,191.651

A: 27° 51' 23" E

D: 15' 00" 00"

R: 361.37

L: 292.26

T: 130.99

PRC: 76+90.32

PT: 79+42.76

TRANS. LENGTH 170

DESIGN SPEED 40 MPH

SCALE: 1" = 50'

STA. 104+45.00 S.R. 332

STA. 100+00.00 PATRICKSON DR.

N 564543.8517

E 2518201.8279

CURVE S.R. 332

P1: 105+29.06

N: 564,988.089

E: 2,316,191.651

A: 27° 51' 23" E

D: 15' 00" 00"

R: 361.37

L: 292.26

T: 130.99

PRC: 76+90.32

PT: 79+42.76

TRANS. LENGTH 170

DESIGN SPEED 40 MPH

SCALE: 1" = 50'

TYPE	YEAR	PROJECT NO.	SHEET NO.
P.O.D.	2015	STP-M-332(15)	58
CONST.	2015	STP-M-332(15)	58

CONSTRUCTION
 FIELD
 REVIEW

DATE: 01/14/2015

COORDINATES ARE NAD83/2011
 AND DATUM ADJUSTED BY THE
 FACTOR OF 1.000000 AND TIED TO
 THE TOWN ALL ELEVATIONS ARE
 REFERENCED TO THE NAVD83.

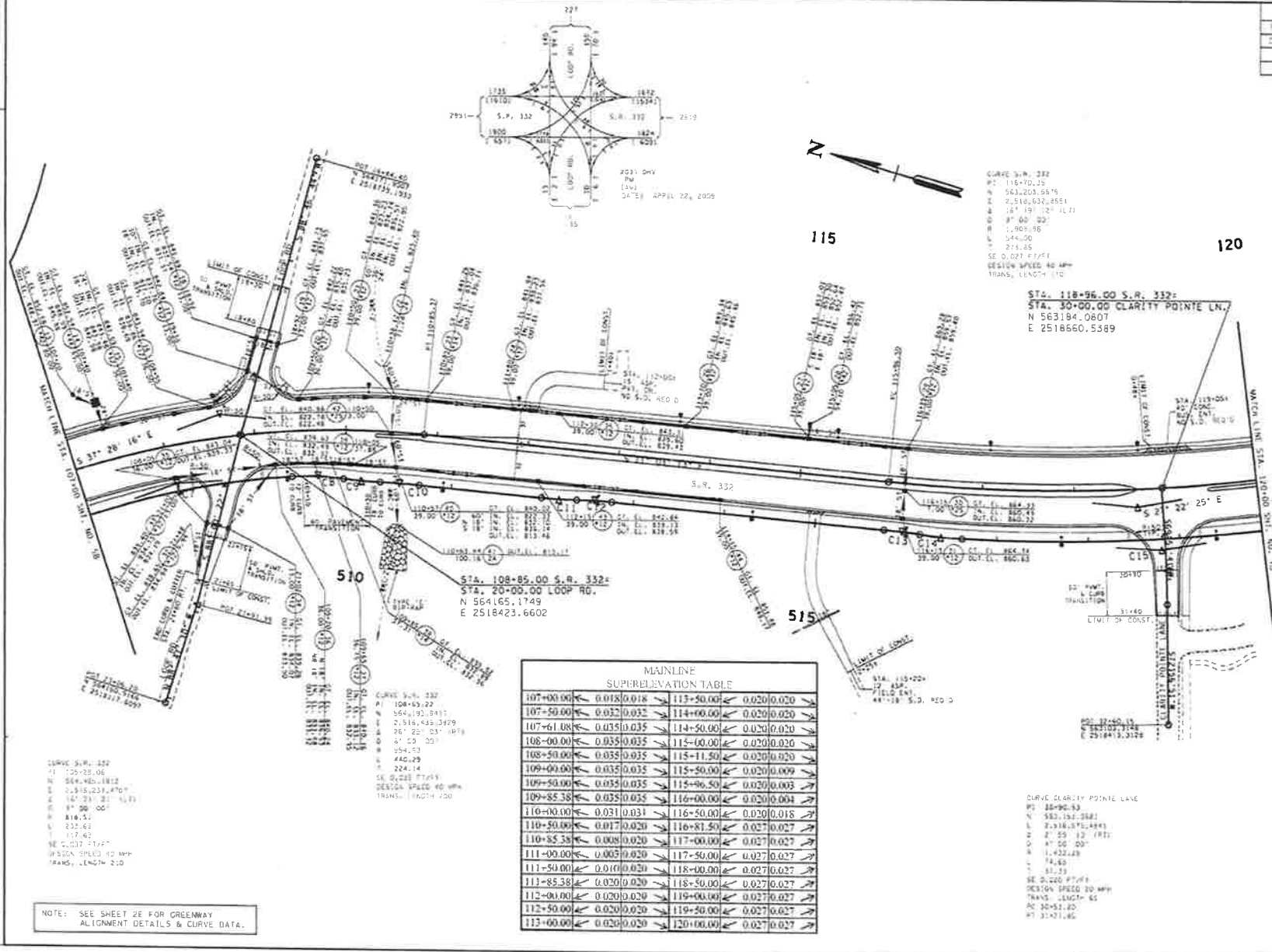
STATE OF TENNESSEE
 DEPARTMENT OF TRANSPORTATION

PROPOSED
 LAYOUT

STA. 94+00.00
 TO STA. 107+00.00
 SCALE: 1" = 50'

NOTE: SEE SHEET 2E FOR GREENWAY
 ALIGNMENT DETAILS & CURVE DATA.

TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2010	CTP-M-332(91)	60
CONST.	2011	CTP-M-332(91)	60



MAINLINE SUPERELEVATION TABLE			
107+00.00	0.018	0.018	0.020
107+50.00	0.032	0.032	0.020
107+61.08	0.035	0.035	0.020
108+00.00	0.035	0.035	0.020
108+50.00	0.035	0.035	0.020
109+00.00	0.035	0.035	0.020
109+50.00	0.035	0.035	0.020
109+85.38	0.035	0.035	0.020
110+00.00	0.031	0.031	0.020
110+50.00	0.017	0.020	0.027
110+85.38	0.008	0.020	0.027
111+00.00	0.005	0.020	0.027
111+50.00	0.010	0.020	0.027
111+85.38	0.020	0.020	0.027
112+00.00	0.020	0.020	0.027
112+50.00	0.020	0.020	0.027
113+00.00	0.020	0.020	0.027

CONSTRUCTION
 FIELD
 REVIEW

SCALE BY

COORDINATES ARE RADIAL-TRON
 AND DATUM ADJUSTED TO THE
 FACTOR OF 1.0000 AND 1.0000
 THE TERNAL ELEVATION AND
 REFERENCED TO THE NAVD 83.

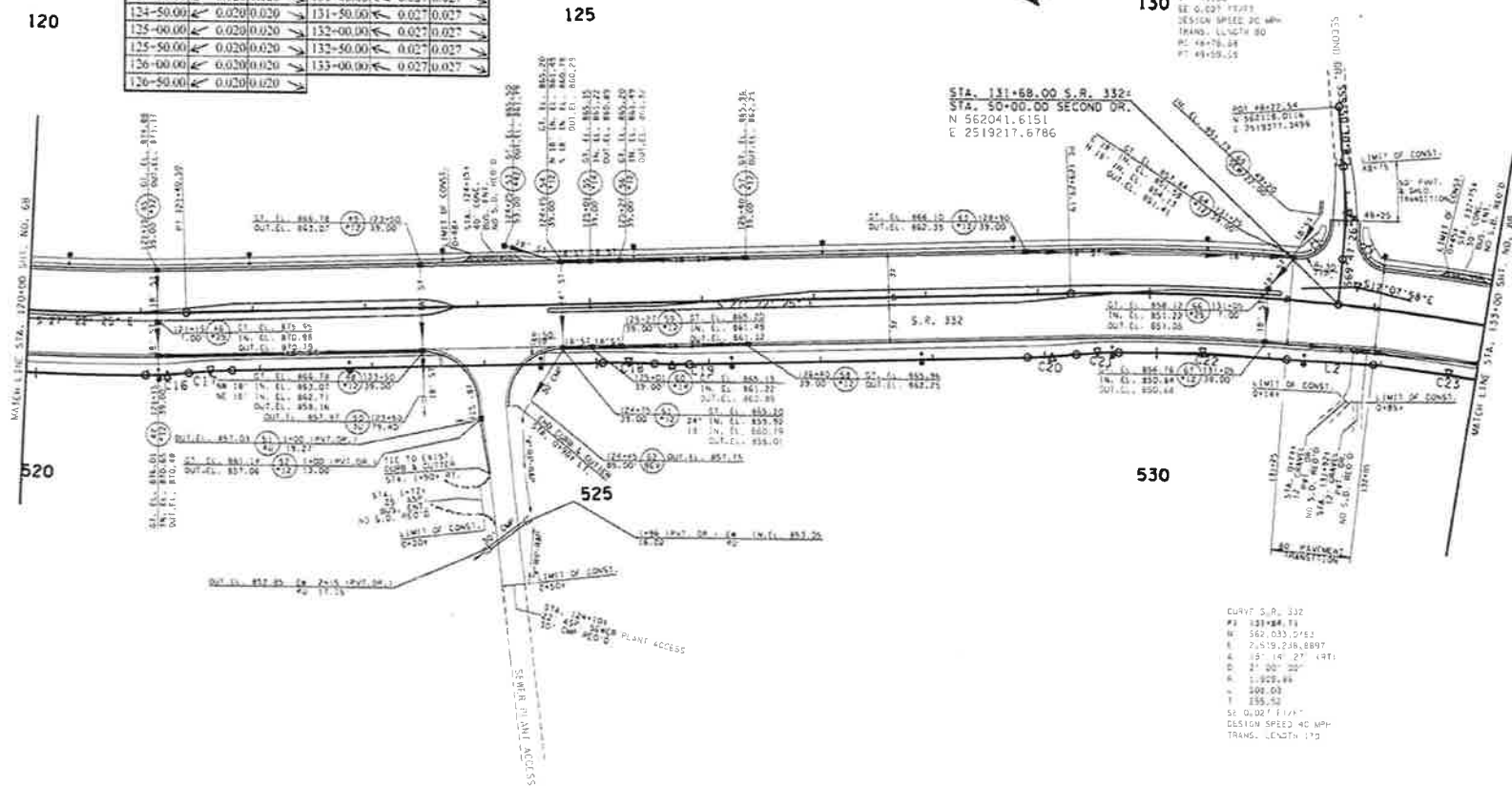
STATE OF TENNESSEE
 DEPARTMENT OF TRANSPORTATION

PROPOSED
 LAYOUT

STA. 107+00 TO STA. 120+00

SCALE: 1" = 50'

MAINLINE SUPERELEVATION TABLE					
120+00.00	0.027	0.027	127+00.00	0.020	0.020
120+50.00	0.027	0.027	127+50.00	0.020	0.020
121+00.00	0.027	0.027	128+00.00	0.020	0.020
121+50.00	0.015	0.015	128+50.00	0.020	0.020
122+00.00	0.020	0.004	129+00.00	0.018	0.020
122+50.00	0.020	0.001	129+50.00	0.005	0.020
123+00.00	0.020	0.013	129+50.00	0.005	0.020
123+50.00	0.020	0.020	130+00.00	0.023	0.023
124+00.00	0.020	0.020	130+50.00	0.027	0.027
124+50.00	0.020	0.020	131+00.00	0.027	0.027
125+00.00	0.020	0.020	131+50.00	0.027	0.027
125+50.00	0.020	0.020	132+00.00	0.027	0.027
126+00.00	0.020	0.020	132+50.00	0.027	0.027
126+50.00	0.020	0.020	133+00.00	0.027	0.027



TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2015	STP-M-332(9)	13
CONST.	2017	STP-M-332(9)	13

REVISION 01-23-17: ADDED 30 BUSINESS ENTRANCE TO TRACT 36.

CONSTRUCTION
FIELD
REVIEW

NAME: BY

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

PROPOSED
ALIGNMENT

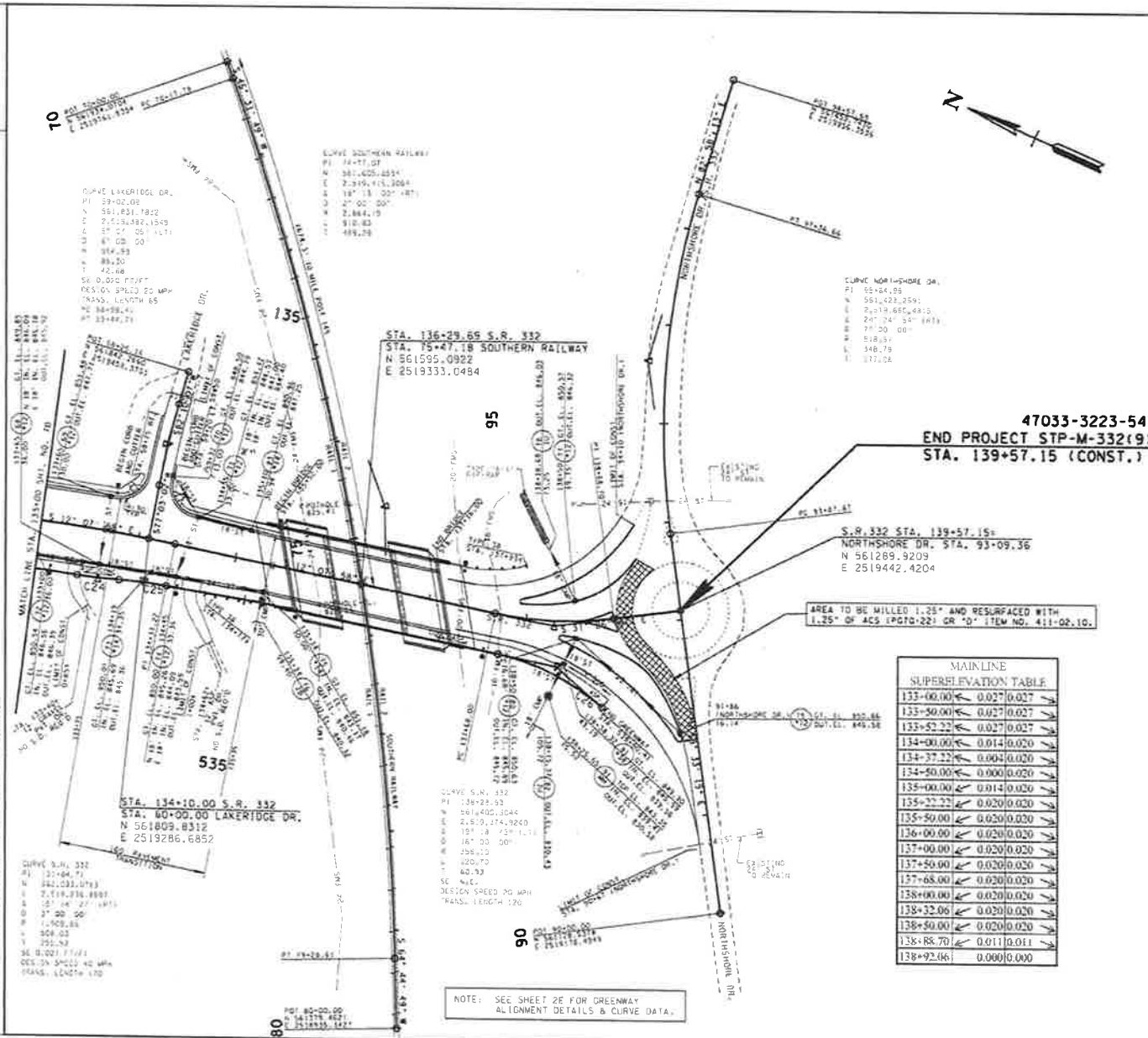
STA. 120+00 TO STA. 133+00

SCALE: 1" = 40'

NOTE: SEE SHEET 2E FOR GREENWAY ALIGNMENT DETAILS & CURVE DATA.

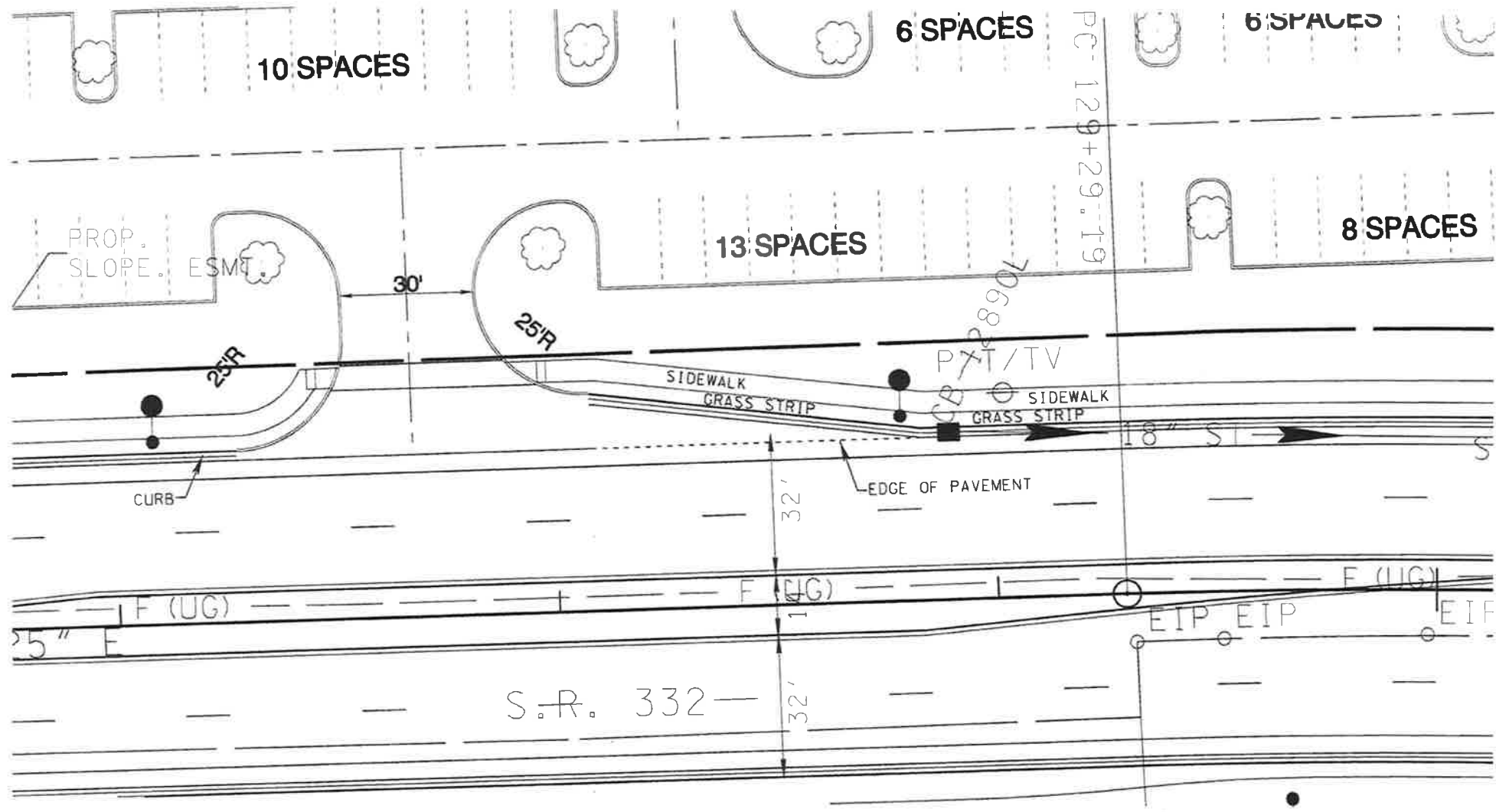
TENNESSEE DIVISION
DISTRICT DIVISION
FILE NO.

TYPE	YEAR	PROJECT NO.	SHEET
R.O.W.	2013	STP-M-332(9)	88
CONST.	2016	STP-M-332(9)	89



COORDINATES ARE RADIALS
ARE DATUM ADJUSTED BY THE
FACTOR OF 1.00009 AND TIES TO
THE TOWNAL ELEVATIONS ARE
REFERENCE TO THE NA83 888.

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION



Mark Shipley

From: Nathan Vatter <Nathan.Vatter@tn.gov>
Sent: Friday, December 08, 2017 9:11 AM
To: Cameron Parker; Stacy Weaver
Cc: Andrew Padgett; Stacy Weaver; David Sparks; Kristin Qualls
Subject: FW: Regarding attachment 17055_Design_Sheet-2 LSB 11_3-1.pdf.....concern from Sarah
Attachments: 17055_Design_Sheet-2 LSB 12_08.pdf

Cameron and Stacy,

I spoke with Stacy this morning with regard to the proposed shops and new Driveway for Sarah's property on Concord Road, SR-332 in Knox County.

Due to current project schedules, we (TDOT) would not add this entrance into our plans. However we are ok in concept to add the entrance if approval is gained from the Town of Farragut. If approved by the Town, the additional driveway and taper would be allowed and the property owner would be responsible for any additional costs for constructing the entrance. The property owner would also be required to obtain a Highway Entrance Permit from the Regional Traffic Office since they are taking responsibility for construction and associated costs.

The Point of Contact for the Highway Entrance Permits is Mr. Cameron Parker in my office.
Cameron Parker Cameron.Parker@tn.gov

If you need anything else, please let me know.

Thanks,



Nathan Vatter, P.E. | Region 1 Traffic Engineer
Region 1 Traffic Office
Transportation Management Center, 2ND Floor
7238 Region Lane
Knoxville, TN 37914
p. 865-594-2456
Nathan.Vatter@tn.gov
tn.gov/tdot

From: Stacy Weaver
Sent: Friday, December 08, 2017 8:46 AM
To: Nathan Vatter
Subject: FW: Regarding attachment 17055_Design_Sheet-2 LSB 11_3-1.pdf.....concern from Sarah

Good morning Nathan,

Robert Campbell sent this to me this morning. We said we were OK with this design correct? We will not be including this work in the roadway plans. Just let me know.

Thank you,

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Darryl W. Smith, PE

SUBJECT: Approval of Agreement with McKinnon Construction Co., LLC for Repairs to Everett Road Greenway

INTRODUCTION: The purpose of this item is the approval of an agreement with McKinnon Construction, Co., LLC for repairs to greenways on Everett Road.

BACKGROUND: The Everett Road Improvements Project (Contract 2015-14) was substantially completed in December 2016 by McKinnon Construction. That project included greenways adjacent to Everett Road (from Union Road to Split Rail Farm on the western side, and Smith Road to Split Rail Farm on the eastern side). In the late spring of 2017, Public Works staff noticed rutting of certain portions of the new greenways after regular mowing of the grass with our Right of Way tractor. Upon inspection, Engineering staff determined that in some locations, rutting was severe enough (up to about 3" depth) to justify closing the greenways to the public. The Town contracted with GeoServices, LLC (a local geotechnical engineering firm) to determine the cause of the problem and to recommend a method of repair. GeoServices's subsequent report (along with our own inspection reports, compaction tests and project diary) indicates the probability of several factors contributing to the greenways' distress. Staff has worked with the contractor on an agreement to share in the costs of the repairs of the greenway. Repairs will include removal and replacement of asphalt, base stone and underlying soft subgrade soils (approximately 850 linear feet), as well as an asphalt overlay of approximately 700 linear feet of additional greenway.

The attached agreement from McKinnon Construction indicates that McKinnon Construction will provide all labor and equipment for the repair (estimated cost of \$31,360) if the Town provides materials and delivery (estimated cost of \$29,250).

FINANCIAL SECTION:

Project: Greenway Connector Reserves

Greenway Connector

Balance

Requested Amount

Remaining Amount

\$578,890

\$29,250

\$549,640

Approved By: 

RECOMMENDATION BY: Darryl Smith, Town Engineer, for approval.

PROPOSED MOTION: Approval of agreement with McKinnon Construction Co., LLC for repairs to damaged greenways at Everett Road.

BOARD ACTION:

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

VOTE/TOTAL

MCGILL

WILLIAMS

POVLIN

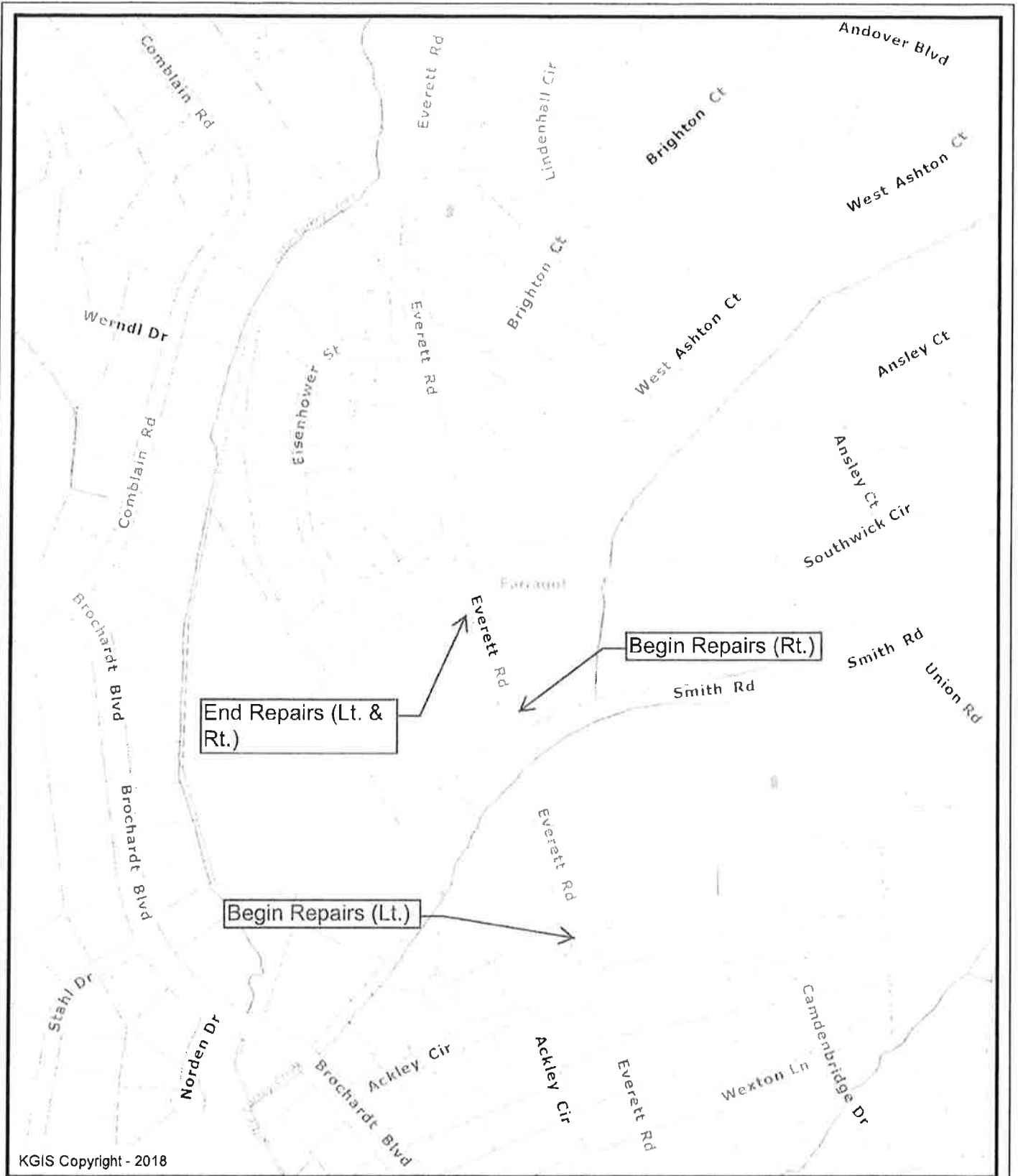
MARKLI

PINCHOK

YES

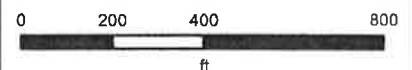
NO

ABSTAIN



Everett Road
Area of Greenway Repairs

Printed: 1/3/2018 at 12:20:09 PM



Knoxville - Knox County - KUB Geographic Information System

KGIS makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



December 11, 2017

Mr. David Smoak
Town Administrator
Town of Farragut
11408 Municipal Center Drive
Farragut, TN 37934

RE: Contract 2015-14 (Everett Road Improvements) Greenway Repairs

Dear Mr. Smoak:

In accordance with our prior discussions concerning the need to resolve an issue with the original construction of the greenways along Everett Road, McKinnon Construction agrees to provide labor and equipment for all efforts, including operators, paving equipment, traffic control and signage to remove, replace and complete the repairs to the greenways and the subsurface foundation of the greenway in the areas identified on the attached maps between Station 91+00 and 104+00 (1300 linear feet). The Town of Farragut will pay for all materials and hauling fees, at the following rates:

Asphalt: \$74.07 per ton (including delivery to site) (Item 411-01.11, ACS Grading E Rdwy)
Base Stone: \$18.75 per ton, delivered to site (Item 303-01, Mineral Aggregate, Type A, Gr. D)
Tandem dump trucks for haul-off: \$90 per hour

We anticipate that undercutting of poor soils will be required in areas where the repair requires removal of the trails. Replacement of this material will be paid for by the Town, including haul costs. As costs vary significantly depending upon availability at the time needed, we have not provided a unit price in this proposal. We understand there are currently at least two sites in Farragut within reasonable haul distance, where cost of material will be negligible, but with hauling costs. With that in mind, we assume the cost of this material will be approximately \$2000.

McKinnon Construction will furnish labor and equipment at its cost, which is estimated to be approximately \$31,360. Estimated costs for the Town of Farragut (assuming 220 tons of asphalt and 375 tons of base stone) are approximately \$29,250. All work will be completed in accordance with the original contract (Farragut Contract 2015-14, Everett Road Improvements), with exception of the unit prices noted above. As asphalt plants are currently closing for the winter season, we anticipate these repairs will be made when the plants reopen in March, and will be completed on or before April 20, 2018.

Please sign below if you find these terms acceptable.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark McKinnon', is written over a horizontal line.

Mark McKinnon

Accepted by _____

David Smoak, Town Administrator



October 18, 2017

Town of Farragut
11408 Municipal Center Drive
Farragut, Tennessee 37934

Attention: Mr. Darryl Smith, P.E. – Town Engineer
dsmith@townoffarragut.org

Subject: **Pavement Evaluation**
Everett Road Greenway
Farragut, Tennessee
GEOS Project Number 22-17621R1

Dear Mr. Smith:

At your request, GEOServices, LLC (GEOS) has completed the pavement evaluation for the Everett Road Greenway in Farragut, Tennessee. Our services were performed in accordance with GEOS Proposal No. 12-17303, dated August 15, 2017. In general, our services consisted of a visual pavement evaluation, asphalt coring and shallow hand auger borings to determine section thickness and subgrade soil strength and to provide an opinion on the condition of the greenway. A total of 20 core locations were performed along the greenway at the approximate locations shown on the attached Figure 1. Below is a summary of our findings.

Background Information

We understand the greenway was constructed during the Everett Road Improvement project between Union Road and Split Rail Farm S/D. The greenway is primarily located along the west side of Everett Road between Union Road and Split Rail Farm S/D with a small section on the east of Everett Road just north of its intersection with Smith Road. The project was completed in 2016.

According to the project documents, the greenway is to consist of 6 inches of base stone (Type A, Grading D) and 2 inches of asphalt surface mix (Grading E) placed and compacted in accordance with applicable TDOT standards. We understand technical observations and materials testing

services was performed during construction to verify compaction of the materials used to construct the greenway. According to our conversations with Mr. Chris Jenkins with QK4 (CEI Consultant), no deficiencies were noted related to compaction of the materials used in the greenway.

During our visual observation of the greenway, asphalt rutting was observed in sections of the greenway. According to the *Federal Highway Administration (FHWA), Pavement Distress Identification Manual*, rutting is defined as a longitudinal surface depression along a wheel path. The severity of the rutting (using a 4 foot straight level) was observed to be low to moderate with measured deformations up to 1 inch with the worst areas being located near the Smith Road intersection between approximate stations 98+00 and 104+00 (both sides, Left and Right). Based on our review of the project documents, this area received “fill material” during construction to the existing site grades. Representative photographs of the greenway are included in the attachments.

Although the greenway is not subject to continuous motorized traffic, it is however subject to occasional traffic during right-of-way maintenance (i.e. mowing). Other than the occasional service truck, we understand the tractor used during mowing operations consists of a John Deere 6105M (or equivalent) with a base weight of approximately 11,040 lbs and a total of approximately 17,000 lbs outfitted with a mowing attachment and liquid filled tires.

Field Operations

Our field exploration consisted of evaluating the greenway by coring the asphalt/base stone and performing shallow hand auger borings at 20 randomly selected locations. The locations were selected in areas with pavement distress and areas without pavement distress. The approximate locations are shown on the attached Figure 1.

GEOServices utilized a specific coring protocol when performing asphalt coring in order to maintain an adequate level of measurement accuracy. The asphalt was wet cored at each core location using a 4-inch diameter core barrel through the asphalt layer to the underlying base stone. The asphalt core was removed and measured at three random locations around the core using

calipers to the nearest $1/10^{\text{th}}$ of an inch. The measurements are then averaged and recorded to the nearest $1/10^{\text{th}}$ of inch for reporting.

The base stone was then removed to expose the underlying soil subgrade. Two measurements were obtained from the soil subgrade to the top of the asphalt layer and recorded to the nearest $1/10^{\text{th}}$ of an inch. These measurements were averaged and then subtracted from the average asphalt thickness to determine the un-adjusted average base stone thickness.

Once the base stone was removed, Dynamic Cone Penetrometer (DCP) testing, per *ASTM Special Technical Publication #399*, was performed at the surface of the soil subgrade and a depth of 12 inches to evaluate the soils relative consistency. Three blow count measurements were taken at each testing interval. The second and third blow counts are then averaged and recorded. At the completion of the field exploration, the locations were backfilled with non-shrink grout.

The data obtained during the field exploration is summarized in the attached *Thickness of Asphalt, Base stone and DCP Results Summary*.

Results

In general, the asphalt thickness ranged from 1.5 to 2.5 inches with an average thickness of 1.95 inches. The base stone thickness ranged from 2.4 to 6.6 inches with an average of 4.58 inches.

The average DCP blow counts ranged from 2 to 15 blows per increment (bpi) at the soil subgrade elevation and ranged from 4 to >20 bpi at a depth of 12 inches below the soil subgrade. The general consistency of the soil was observed to be soft to firm just below the base stone layer and stiff approximately 12 inches below soil subgrade elevation. Visually the soil moisture levels were observed to be much higher below the base stone layer as compared to moisture levels approximately 12 inches below the soil subgrade elevation.

Conclusions

Based on our visual observation of the greenway and the data obtained from the field exploration, it's our opinion the observed distress is related to a combination of factors. The primary contributing factor resulting in the observed distress is most related to numerous locations with a less than specified base stone thickness and underlying soft soils with elevated moisture contents. Additionally, the distress appears to be prevalent in portions of the greenway that were "filled" during construction as compared to areas that were "cut" during construction with the exception of areas between approximate Stations 81+00 and 96+00. It's also likely the soils in the fill areas were "dry" of optimum moisture at the time of base stone placement and then softened during the winter months. Typically soils in East Tennessee are low to moderately plastic and are sensitive to changes in moisture content which can cause a reduction in strength and support capabilities.

Utilizing AASHTO pavement design standards, we evaluated the proposed section (2 inches asphalt and 6 inches of base stone) to determine how occasional maintenance equipment such as the 17,000 lb tractor would affect the pavement section. Assuming each tractor pass equates to one 18 kip Equivalent Single Axle Load (1 ESAL) and mowing once per month, this loading condition would impart approximately 80 to 100 ESALS per year. By using the average DCP data obtained at the soil subgrade/base stone interface, a CBR value of 5 and the specified pavement section, we would expect a design life exceeding 10 years before requiring maintenance. However, given the less than specified section thickness and low DCP values (particularly in areas of the observed distress), the design life would be less than 1 year before requiring maintenance. Generally speaking this occurrence corresponds relatively well with the existing condition of the greenway and the actual data obtained at the test locations.

Repair Recommendations

In order to remedy the distressed areas, we recommend reconstructing sections of the greenway on a suitable/stable subgrade with the specified base stone and asphalt thickness (Repair Method A) or perform an asphalt overlay (Repair Method B). Based on our visual observations, the following locations have experienced pavement distress and will require remediation:

- Approximate Station 101+00 to 103+50 (Right)
- Approximate Station 91+00 to 104+00 (Left)

Between these sections of greenway, the average DCP value was less than 6 and the total section was less than specified. Generally, DCP values exceeding 10 are indicative of properly compacted or stable subgrade conditions which was not encountered in these areas.

Repair Method A - Station 98+00 to 104+00 (Left) and Station 101+00 to 103+50 (Right)

We recommend removing the entire greenway section in the referenced area and reconstructing on a suitable/stable subgrade. Once the existing pavement section is removed, we recommend proofrolling the exposed subgrade with a single axle dump truck to identify areas that pump or rut. Areas observed to pump or rut under the weight of the loaded single axle truck should be undercut to underlying stiff or better soils and backfilled with compacted base stone in accordance with applicable TDOT standards. The extent of the undercut may vary based on the actual field conditions encountered at the time of the repair. The greenway section should then be installed (6 inches of base stone Type A, Grading D and 2 inches of asphalt surface mix, Grading E) in accordance with the contract documents and applicable TDOT standards.

Repair Method B – Station 91+00 to 98+00 (Left)

We recommend placing a 2.5 inch overlay over this section of greenway. Prior to the overlay, the greenway should be prepared and tack coat applied in accordance with applicable TDOT standards. The surface overlay should be placed and compacted in accordance with TDOT standards. Should the existing pavement section yield during placement and compaction of the asphalt overlay, this method should be rejected and the engineer should be notified.

Closure

We appreciate the opportunity to have been of service to you on this project. Please contact us with any questions you may have regarding this letter.

Sincerely,
GEOservices, LLC



W. Ros Kingery III, P.E.
Vice President
TN No. 111,645

Attachments: Site Photographs
Figure 1. Asphalt Coring Location Plan
Thickness of Asphalt, Basestone and DCP Results Summary



1

Remarks

Looking North from Station 101+00 (Right Side)



2

Remarks

Looking South from Station 103+00 (Right Side)



3

Remarks

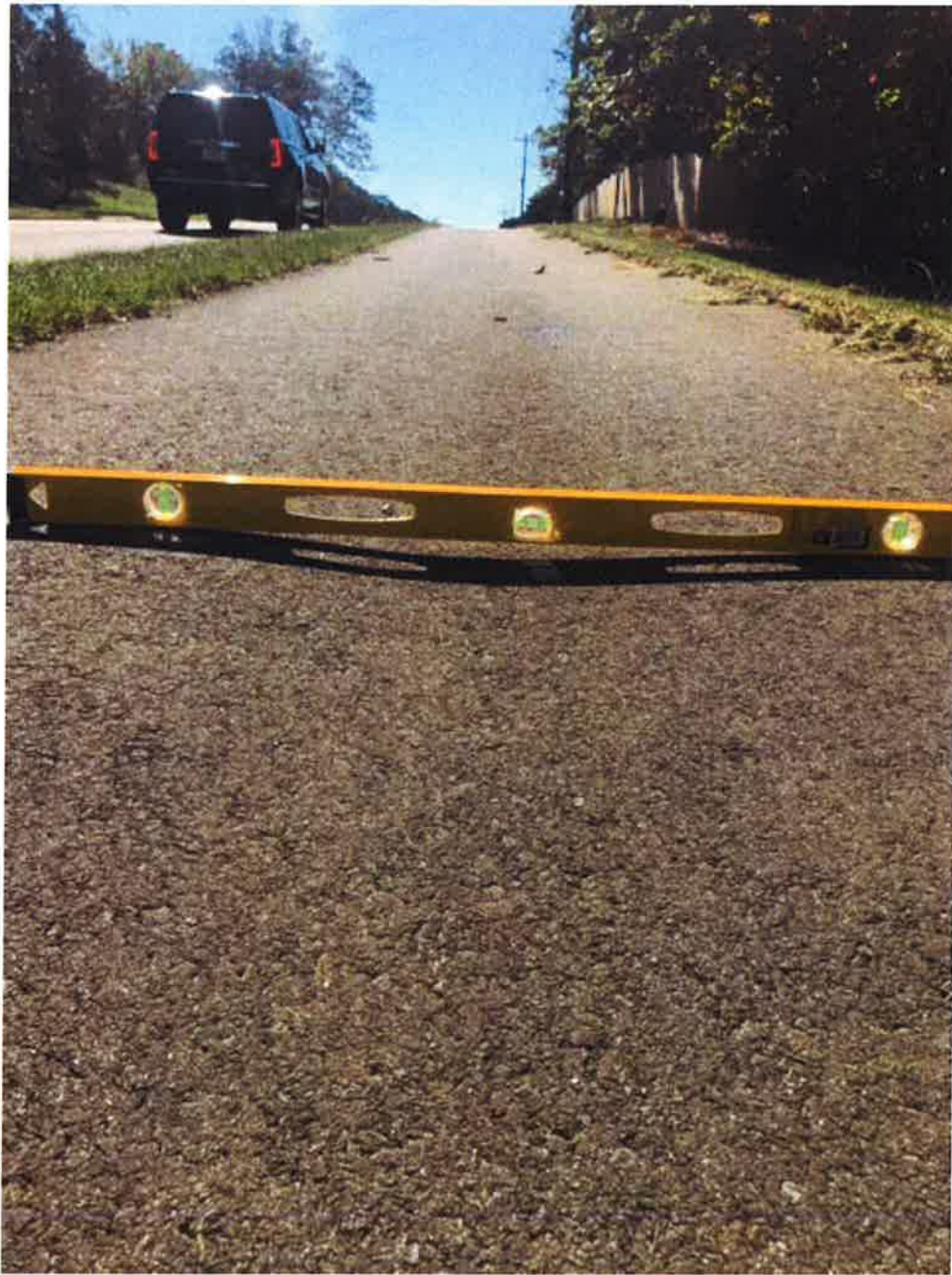
Looking South from Station 104+00 (Right Side)



4

Remarks

Looking North from Station 96+00 (Left Side)



5

Remarks

Looking South from Station 96+00 (Left Side)



6

Remarks

Looking South from Station 97+00 (Left Side)



7

Remarks Looking South from 99+00 (Left Side)



8

Remarks

Looking South from Station 103+00 (Left Side)



Approximate Location of
Asphalt Coring

SCALE	NTS
CHECKED BY	WRK
DRAWN BY	MTB
DATE	September 8, 2017



Coring Location Plan
Everett Road Greenway
Knoxville, Tennessee
22-17621

Figure
1

Thickness of Asphalt, Basestone and DCP Results Summary



Job Name: Everett Road Greenway

Job Number: 22-17621

Date Testing Performed: 8/24/2017

Core Location/Station No.	Asphalt Thickness (in)	Stone Thickness (in)	Asphalt / Stone Thickness Total (in)	DCP Value (Subgrade)	DCP Value (Minus 12 in)
1 - Sta. 101+50 R	1.5	5.5	7.0	3	4
2 - Sta. 102+50 R	1.7	2.4	4.0	2	8
3 - Sta. 103+00 R	1.5	6.5	8.0	2	14
4 - Sta. 106+00 L	2.1	3.7	5.8	12	14
5 - Sta. 104+50 L	1.9	3.4	5.3	8	14
6 - Sta. 103+00 L	2.1	2.9	5.0	---	---
7 - Sta. 102+75 L	1.7	4.3	6.0	8	17
8 - Sta. 101+50 L	1.8	3.7	5.5	8	13
9 - Sta. 99+50 L	2.0	5.0	7.0	15	20
10 - Sta. 98+50 L	1.9	4.1	6.0	5	12
11 - Sta. 97+50 L	2.1	4.9	7.0	3	10
12 - Sta. 96+00 L	1.7	6.6	8.3	4	7
13 - Sta. 123+00 L	2.1	5.9	8.0	9	12
14 - Sta. 116+00 L	2.5	5.5	8.0	8	8
15 - Sta. 117+00 R	1.7	5.3	7.0	12	12
16 - Sta. 111+00 R	2.0	5.7	7.8	14	15
17 - Sta. 92+00 L	2.4	5.1	7.5	2	4
18 - Sta. 90+50 L	2.0	5.5	7.5	5	10
19 - Sta. 89+00 L	2.1	3.9	6.0	3	6
20 - Sta. 81+00 L	2.4	1.9	4.3	5	12
AVG	1.95	4.58	6.5	7	11

Notes:

L - Left side of roadway

R - Right side of roadway

AGENDA NUMBER V1.D. MEETING DATE January 11, 2018

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Allison Myers, Town Recorder

SUBJECT: Approval of Cost Share Agreement with the Developers of the Harville Property regarding Virtue Road

DISCUSSION: Staff will forward information when available. This item may need to be postponed.

AGENDA NUMBER VLE.

MEETING DATE January 11, 2018

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: David Smoak, Town Administrator 

SUBJECT: Approval of Resolution R-2018-02, to request the Tennessee General Assembly grant authorization for the Town of Farragut to enact a privilege tax on hotel occupancy

INTRODUCTION: The purpose of this agenda item is to approve a resolution requesting the Tennessee General Assembly exempt the Town of Farragut from the requirements of Tennessee Code Annotated 67-4-1425 and authorize the Town to levy a privilege tax on hotel occupancy.

BACKGROUND: In 1988, the Tennessee General Assembly enacted legislation that prohibited cities and towns across the state from enacting privilege taxes on hotel occupancy if the town lies in a county that has already enacted a privilege tax. Knox County currently has a hotel occupancy tax equal to 5% of the room rental rate for each hotel establishment in the county. Since this law was enacted, there have been 17 local governments that have gained approval from the State of Tennessee to be exempted from this legislation.

DISCUSSION: In the last several years the Tennessee General Assembly has approved lowering the sales tax on food and the elimination of the Hall Income Tax. These decisions will ultimately reduce revenues to the Town of Farragut by over \$1 million/year. Subsequently, the Town has been working on developing a tourism program to help increase visitors to our community, which in turn will provide enhanced revenues through increases in sales taxes and higher occupancy of the hotels in the Town. Considering the loss of other revenue sources the Town relies on to typically fund these types of services, enactment of a hotel occupancy tax will help provide necessary long-term funding for this program.

The request before the General Assembly will be sponsored by Representative Zachary and Senator Briggs. If approved by the legislature, it would exempt the Town from the requirements of TCA 67-4-1425. The Town of Farragut Board of Mayor and Aldermen would then be required to pass an ordinance enacting the occupancy tax for it to become effective.

RECOMMENDATION BY: Town Administrator David Smoak for approval.

PROPOSED MOTION: To approve Resolution R-2018-02, a resolution to request the Tennessee General Assembly to exempt the Town of Farragut from the requirements of Tennessee Code Annotated 67-4-1425 and authorize the Town of Farragut to levy a privilege tax on hotel occupancy.

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	_____	_____	_____	_____	_____



TOWN OF FARRAGUT

RESOLUTION R-2018-02

A RESOLUTION TO REQUEST THE TENNESSEE GENERAL ASSEMBLY TO EXEMPT THE TOWN OF FARRAGUT FROM THE REQUIREMENTS OF TENNESSEE CODE ANNOTATED 67-4-1425 AND AUTHORIZE THE TOWN OF FARRAGUT TO LEVY A TAX ON THE PRIVILEGE OF HOTEL OCCUPANCY

WHEREAS, pursuant to Tennessee Code Annotated §67-4-1425(a)(2), a Town is prohibited from levying a tax on the privilege of occupancy of a hotel if the County in which the Town is located has levied the tax prior to the adoption of the tax by the Town; and

WHEREAS, Knox County currently levies a tax on the privilege of occupancy of a hotel; and

WHEREAS, the Town of Farragut requests to be exempt from the requirements of Tennessee Code Annotated §67-4-1425(a)(2); and

WHEREAS, if the Town is exempted from this section and authorized to levy a tax on the privilege of occupancy of a hotel, the proceeds from such tax will be used for tourism development in the Town of Farragut; and

WHEREAS, the Hotel Occupancy Tax rate the Town of Farragut requests will be a maximum of four percent (4%) of the room rate charged by the hotel operator.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Mayor and Aldermen of the Town of Farragut, that the Tennessee General Assembly is hereby requested to exempt the Town of Farragut from the requirements of Tennessee Code Annotated §67-4-1425(a)(2).

This Resolution is duly adopted by the Board of Mayor and Aldermen of the Town of Farragut on this 11th day of January 2018.

Ralph McGill, Mayor

Allison Myers, Town Recorder

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Ordinance 17-07, Second reading of an ordinance to rezone Parcel 44, Tax Map 152, located at 430 Virtue Road, 87.1 Acres, from A, R-2 and FPD to R-1/OSR and FPD (AKP Properties, Applicant)

INTRODUCTION AND BACKGROUND: This rezoning request involves an 87.1 acre tract located on the east side of Virtue Road. The property has some environmental limitations with Little Turkey Creek flowing through the property from north to south along Virtue Road and steep slopes along the southeastern portion of the property adjoining the Kingsgate Subdivision. Additionally, the Colonial Pipeline bisects the property. On the future land use map in the Comprehensive Land Use Plan (CLUP), the property was originally shown as Medium Density Residential. However, consistent with this rezoning request and the characteristics of the property, at their meeting on March 16, 2017, the Planning Commission unanimously voted to change the future land use designation from Medium Density Residential to Open Space Cluster Residential.

DISCUSSION: Related to the CLUP amendment, the applicant also requested at the March 16, 2017 Planning Commission meeting a rezoning of the property from A (Agricultural) and General Single-Family Residential (R-2) to R-1/OSR (Open Space Residential Overlay). The Floodplain District (FPD) overlay areas would remain unchanged.

As discussed with the Planning Commission, the most significant issue with the rezoning or any subdivision development on the property would be the reality that this section of Virtue Road does not physically meet the Town's specifications for a major collector street as provided for in the subdivision regulations. Nor does the road follow the complete streets provisions that have been adopted by the Town. As staff has noted in the past with other rezoning requests on substandard roads, the increase in density on a given property is the trigger for improvements to said road.

With this understanding, the Planning Commission discussed how best to address the road issue. The Commission did agree that the R-1/OSR was appropriate for the property and its characteristics. The Commission recommended that the rezoning be approved but conditioned on Virtue Road being improved to the standards provided for in the Farragut Subdivision Regulations.

Since the Planning Commission's action on the rezoning request, the applicant has been working on the logistics of what would be needed and how to provide secondary access for emergency service providers. The applicant has made progress on these issues and would now like to proceed to the Board for final action on the rezoning request. There is a separate cost share agreement that will address the substandard condition of Virtue Road on the Board of Mayor and Aldermen agenda. This approach would be similar to what was applied to the Everett Road corridor.

RECOMMENDATION: At the December 14, 2017 Board of Mayor and Aldermen meeting, Ordinance 17-07 was unanimously approved on first reading. At that meeting, the staff recommended that, prior to second reading, a cost share agreement would need to be approved and executed to address improvements to Virtue Road so that the additional vehicle trips resulting from this rezoning could be better accommodated.

Included on the agenda is a Cost Sharing Agreement and the Residential Subdivision Development Contract that has been developed by the Town staff and Town Attorney. This Contract has been forwarded to the applicant for their review.

The Town Attorney has asked the staff to re-word Section 1 of Ordinance 17-07 to reflect the execution of the above referenced Agreement and Contract as part of the rezoning ordinance since the Planning Commission conditioned their recommendation on Virtue Road being improved to the standards provided for in the Farragut Subdivision Regulations.

PROPOSED MOTION: To approve Ordinance 17-07, as amended, on second 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:	17-07
PREPARED BY:	Shipley
REQUESTED BY:	Glen Glafenheim
CERTIFIED BY FMPC:	March 16, 2017
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.

WHEREAS, consistent with the recommendation of the Farragut Municipal Planning Commission to approve the requested rezoning upon the condition that Virtue Road be improved to the standards required by the Farragut Subdivision Regulations.

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, rezoning Parcel 44, Tax Map 152, located at 430 Virtue Rd., 87.1 (the "Property"), from A, R-2 and FPD to R-1/OSR and FPD (Exhibit A), subject to and contingent upon the owner of the Property agreeing in legally binding written documents, in form and substance satisfactory to the Town Attorney, the obligations of which would run with the land and be binding on all future owners of any portion of the Property, pursuant to which the following would be required:

1. For each of the approximately 145 lots contemplated for development on the Property, a Road Improvement Fee of approximately \$3,954.00 (the "Road Improvement Fee") would be remitted by the owner, or on the owner's behalf, to the Town to be used by the Town in the improvement of Virtue Road to the standards required by the Subdivision Regulations.

2. The owner of the Property would secure the obligation to remit the Road Improvement Fee by sufficient unencumbered assets, whether it be by the imposition of liens in the amount of the Road Improvement Fee on the lots planned for the development proposed for the Property, or other collateral in the amount of at least \$565,422, granting to the Town a first priority right to recover the Road Improvement Fees. The timing of the remittance of the Road Improvement Fees would be upon the conveyance by the owner of a lot or portion of the Property to an unaffiliated owner, or at the latest, upon the application for a building permit related to a lot.

3. The owner of the Property would voluntarily contribute to the Town to be used in the improvement of Virtue Road such portions of the Property as may be necessary to adequately provide the right-of-way to widen Virtue Road and to install pedestrian facilities as required.

4. The owner of the Property would agree not to transfer title to any portion of the Property without requiring the transferee to assume the obligation for the Road Improvement Fee for the lots or portion of the Property being conveyed.

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



farragut

Ordinance 17-07
Exhibit A

CURRENT ZONING

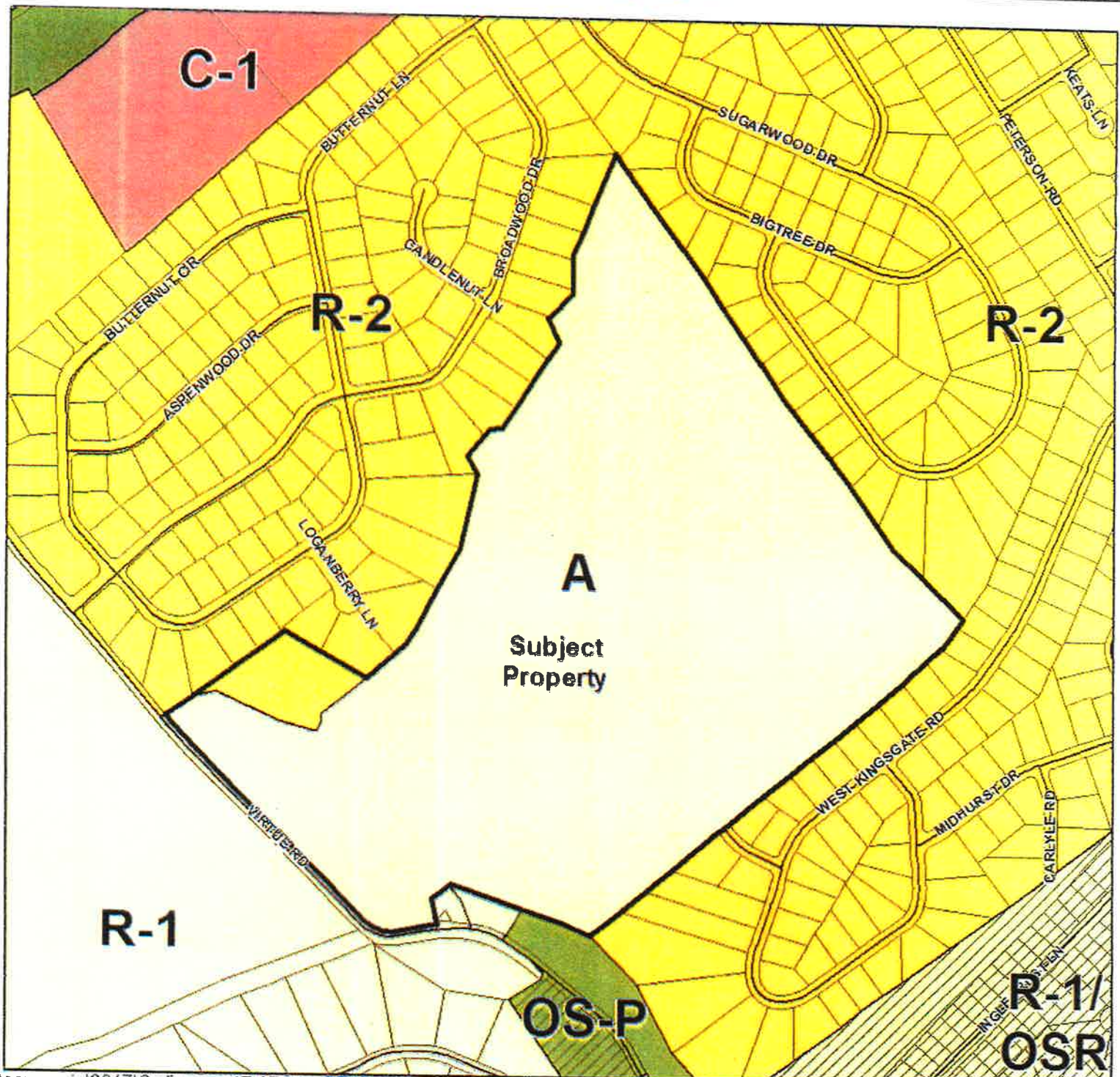
Rezone
Parcel 44, Tax Map 152

Legend

- Streets
- Subject Property
- Parcels
- A, Agricultural
- B-1, Buffer
- OS-P, Open Space/Park
- R-1, Rural Single-Family Residential
- R-2, General Single-Family Residential
- R-4, Attached Single-Family Residential
- OSR, Open Space Residential Overlay
- C-1, General Commercial
- Telecommunication Tower Overlay Zone



1 in = 500 ft



RESOLUTION PC-17-07

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 PARCEL 44, TAX MAP 152, LOCATED AT 430 VIRTUE ROAD, 87.1 ACRES, FROM A (AGRICULTURAL), R-2 (GENERAL SINGLE-FAMILY RESIDENTIAL) District AND FPD (FLOODPLAIN) DISTRICT TO R-1 (RURAL SINGLE-FAMILY RESIDENTIAL) District, OSR (OPEN SPACE RESIDENTIAL) OVERLAY AND FPD (FLOODPLAIN) 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 March 16, 2017;

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 17-07.

ADOPTED this 16th day of March, 2017.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

AGENDA NUMBER VII. A. 2.

MEETING DATE January 11, 2018

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Ordinance 17-18, Second reading of an ordinance to correct an error in the zoning designation for the property at 12603 Evans Road to change the designation from R-1, Rural Residential, to A, Agricultural (Town of Farragut, Applicant).

INTRODUCTION AND BACKGROUND: This item is related to the process of correcting an error in the Town's adopted zoning map. Specifically, it was recently brought to the staffs' attention that the property located at 12603 Evans Road and that is just to the west of the Farm at Willow Creek Subdivision was colored as being zoned R-1, Rural Residential, though the property was never part of any rezoning request and was originally zoned A, Agricultural. This error appeared to occur in an adopted zoning map that reflected a rezoning of the property that would become the Farm at Willow Creek Subdivision. This inadvertent rezoning occurred in June of 2003.

DISCUSSION: Since zoning maps have been periodically re-adopted since 2003 and included the zoning error on the property at 12603 Evans Road, the staff discussed this with the Town Attorney and such error would have to be corrected with a zoning map amendment.

RECOMMENDATION: Included in your packet is a copy Ordinance 17-18. At their meeting on November 16, 2017, the Planning Commission unanimously recommended approval of Ordinance 17-18. At the December 14, 2017 Board of Mayor and Alderman meeting, Ordinance 17-18 was unanimously approved on first reading. Community Development Director, Mark Shipley, also recommends approval on second reading.

PROPOSED MOTION: To approve Ordinance 17-18 on second 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: 17-18
PREPARED BY: Shipley
REQUESTED BY: Town of Farragut
CERTIFIED BY FMPC: November 16, 2017
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 Parcel 30, Tax Map 152, located at 12603 Evans Road, 4.36 Acres, from R-1 to A (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



**Ordinance 17-18
Exhibit A**

Rezone
12603 Evans Road

From
R-1 (Rural Single-Family Residential)

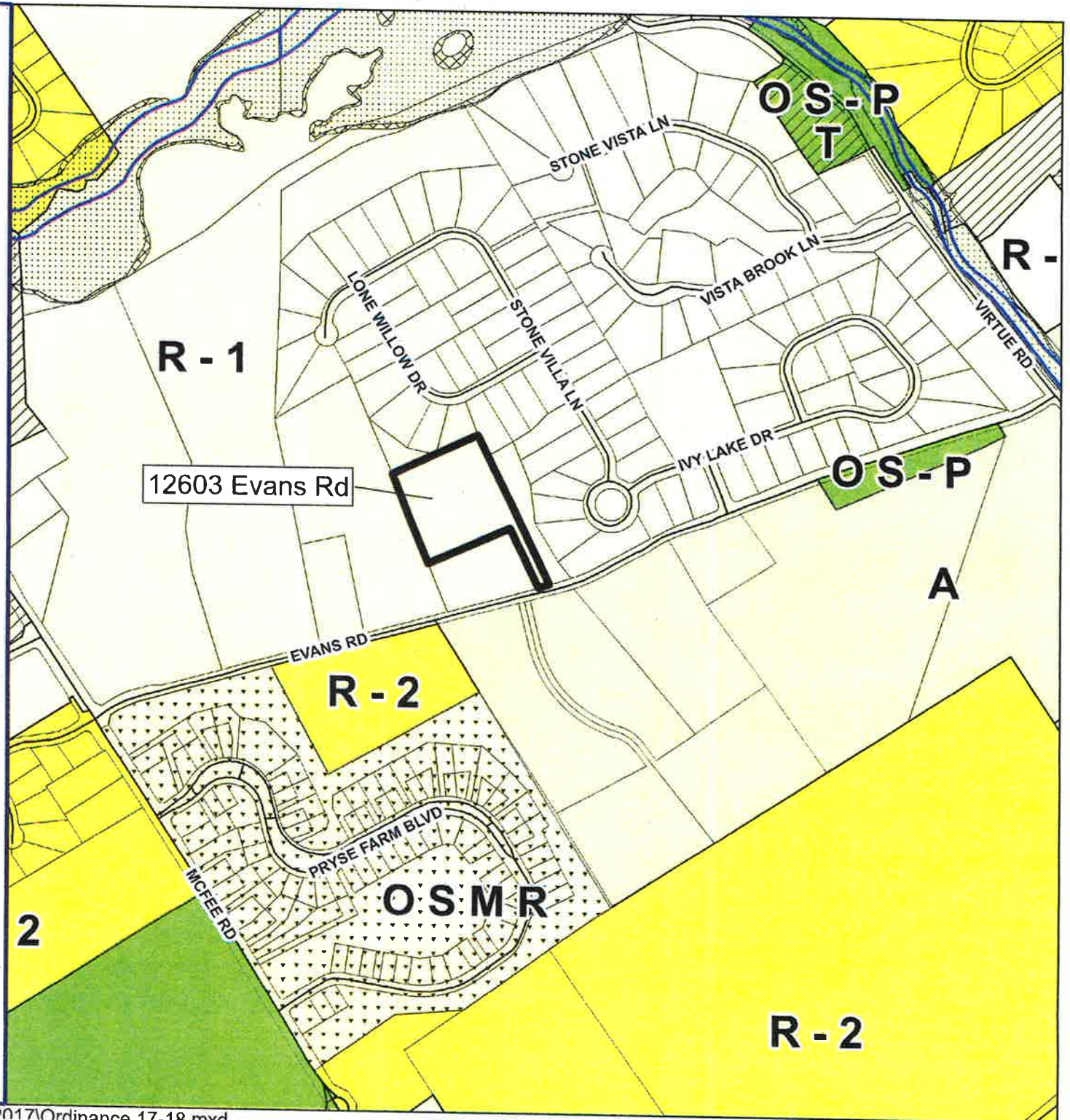
to
A (Agricultural)

Legend

-  Subject Property
-  FEMA Floodway
-  FPD-100 Year
-  FPD-500 Year
-  Streets
-  Parcels
-  A, Agricultural
-  OS-P, Open Space/Park
-  R-1, Rural Single-Family Residential
-  R-2, General Single-Family Residential
-  OSR, Open Space Residential Overlay
-  OSMR, Open Space Mixed Residential Overlay
-  Telecommunication Tower Overlay Zone



1 in = 600 ft



RESOLUTION PC-17-10

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 PARCEL 30, TAX MAP 152, LOCATED AT 12603 EVANS ROAD, 4.36 ACRES, FROM R-1 (RURAL RESIDENTIAL) TO A (AGRICULTURAL)

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 November 16, 2017;

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 17-18.

ADOPTED this 16th day of November, 2017.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Allison Myers, Town Recorder

SUBJECT: Ordinance 17-19, second reading of an ordinance to amend Chapter 2, Administration, Article 6, Finance, Section 2-267, Depository for town funds, of the Farragut Municipal Code, to change the designated depository for town funds

INTRODUCTION: The purpose of this agenda item is to finalize the selection for banking services for the Town funds. The Town funds are currently deposited at BB&T. Staff last conducted an RFP and chose BB&T in 2007. Prior to that, the funds were deposited at SunTrust bank.

DISCUSSION: As presented at the December 14, 2017 meeting, an RFP was prepared and published, proposals from BB&T and TN Bank were received November 29, 2017. The board evaluated the proposals and chose TN Bank as the designated depository for the Town's funds.

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

PROPOSED MOTION: To approve on second reading, Ordinance 17-19, designating TN Bank as the depository for town funds.

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	_____	_____	_____	_____	_____

ORDINANCE: 17-19
PREPARED BY: Myers
REQUESTED BY: Staff
1ST READING: December 14, 2017
2ND READING: _____
PUBLISHED IN: _____
DATE: _____

AN ORDINANCE TO AMEND CHAPTER 2, ADMINISTRATION, ARTICLE 6, FINANCE, SECTION 2-267, DEPOSITORY FOR TOWN FUNDS, OF THE FARRAGUT MUNICIPAL CODE, TO CHANGE THE DESIGNATED DEPOSITORY FOR TOWN FUNDS:

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 2, Administration, Article 6, Finance, Section 2-267, of the Farragut Municipal Code,

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

SECTION 1.

The Farragut Municipal Code, Article 6, Finance, Section 2-267. Depository for Town Funds, is amended by deleting subsections (1) and (2) in their entirety and substituting the following in lieu thereof:

- (1) TN Bank is hereby designated as a depository for Town funds.
- (2) The Town recorder is hereby authorized to open said accounts at TN Bank.

SECTION 2.

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

Ralph McGill, Mayor

Allison Myers, Town Recorder

**PROPOSAL FOR BANKING SERVICES
TOWN OF FARRAGUT, TENNESSEE**

PROPOSAL SUBMITTED BY:

Bank:	TNBANK
Address:	Main Office - 401 South Illinois Avenue, Oak Ridge, TN 37830 (865) 483-9444
	Farragut Office, 11200 Kingston Pike, Farragut, TN 37934
	(865) 675-9444

Proposal Submitted:	Please check below
Interest Only	☒
Traditional Method (cost/earnings)	☐

This proposal contains all the information requested in the Request for Proposal, including the following exhibits:

1)	Exhibit A: Proposal Response Forms (1) one hardcopy, and additional copy provided on a portable storage device
2)	Exhibit B: Deviations to the Requirements in the RFP (Must be submitted with proposal. Additional pages may be used if necessary. If no exceptions, please state so on form.)
3)	Bank's Availability Schedule
4)	Bank's financial statements for the previous two years (provided on a portable storage device)
5)	Most recent rating from a National Credit Rating Agency (Moody's, Standard and Poors or Fitch) and CAEL rating.
6)	Bank's local contact name, e-mail address, mailing address, and phone number
7)	List of bank holidays
8)	Hours of Operation
9)	Cut-off times for Deposits, ACH and Wire Transfers
10)	List of 3-5 references of other municipal government customers and clients currently using the services outlined in the RFP

We have read the RFP and fully understand its intent and agree to fully comply with all specifications, except as noted on Exhibit B of this proposal. We certify that we have adequate personnel, equipment, and facilities to fulfill the requirements within. We understand that all information included in, attached to, or required by this RFP shall become public record upon delivery.

Signature	
Typed Name	Leslie England
Title	TNBANK Sr. Vice President of Retail Banking
Date	11/22/2017

Exhibit A
Response Form 1

Interest Earnings

All accounts shall be interest bearing and it shall be assumed that all accounts will earn interest at the same rate. The Town's preference is to have interest earnings quoted in terms of Federal Funds or some other nationally recognized benchmarking index plus or minus xx basis points. Floors or caps may be proposed.

Please indicate the current rate that would be paid for an account with a \$2,000,000 balance and indicate the basis on which interest will be paid in the future.

Interest Rate for an account with a \$2,000,000 balance .35 & .80 %
Basis of determining the rate:

TNBANK would propose its Non-Profit Platinum Account for the Town's primary operating account. The Non-Profit Platinum has no maintenance fees and pays a competitive interest rate on collected funds (0.35% APY*). We would also propose linking the Non-Profit Platinum acct with a Non-Profit Checking/Savings acct to "sweep" excess funds on a daily basis so that the Town can earn the maximum interest on its money while still maintaining immediate access to deposited funds. Non-Profit Checking/Savings currently pays 0.80% APY**. This could be used for HRA & Flex Accounts.

* Based on \$2,000,000 in checking, annual earnings are approximately \$7000.00.

Approximate monthly earnings are \$575.00.

**Based on \$2,000,000 in checking/savings, annual earnings are approximately \$16,000.00.

Approximate monthly earnings are \$1,315.00.

This interest income should be taken into consideration when looking at monthly fees.

Deduct the monthly fees from the income generated to see a more accurate picture.

Example: Earned Interest \$575 minus monthly fees \$140 = \$435 net revenue

*Acct is Account

Another way to provide The Town of Farragut more income is using Layered or Leveling CDs. You will have a Concierge Team that will work to provide the most income for your deposit(s).

Exhibit A
Response Form 2

Minimum Services
Required

The financial institution must substantially provide each of these services. Please indicate either yes or no for each of the following.

	MINIMUM SERVICES REQUIRED	Yes or No		Notes
1	Regular Account Maintenance	X		
2	Account Reconciliation (e.g., Positive Pay)	X		
3	ACH Credits to Employees	X		
4	ACH Credits to Vendors	X		
5	Online Outgoing Wire Transfers	X		
6	Incoming Wires	X		
7	Online Stop Payments	X		
8	Electronic/Digitized Storage of Paid Checks (Front and Back of Checks)	X		
9	Remote Data Capture	X		
10	Online Internal Funds Transfers	X		
11	Courier Services		X	Currently do not have but could be retained and negotiated.
12	Same Month Posting of Interest Earnings	X		
13	Online Balance and Transaction Reporting/Exports Including Wire Transfers and Internal Transfers	X		
14	Monthly Bank Statements (online preferred)	X		
15	Monthly Analysis Statements (online preferred)	X		this is not an analysis account , its better!
16	Offer Banking Services to Employees w/ Direct Deposit at No Charge	X		We have a free employee account (brochure included).
17	Member of State Collateral Pool	X		
18	Provide deposit slips and Endorsement	X		
19	Fraud Protection	X		Positive Pay/ACH Guardian Analytics