



**FARRAGUT BOARD OF MAYOR AND ALDERMEN
AGENDA
JULY 23, 2020**

**WORKSHOP
5:45 PM
Sign Ordinance Review**

**BEER BOARD
6:50 PM**

**BMA MEETING
7:00 PM**

- I. Roll Call**
- II. Approval of Agenda**
- III. Mayor's Report**
- IV. Approval of Minutes**
 - A. July 9, 2020
- V. Business Items**
 - A. Approval of Bids for three (3) new mowers, an Ex-Mark 48" Commercial Turf Tracer Walk Behind, John Deere Z997R Zero Turn and a Toro Groundsmaster 3300 4WD
 - B. Approval of Bid for one (1) new 2021 Chevrolet 2500HD 4WD Double Cab Pickup
 - C. Approval of Bid for a Replacement Purchase of one (1) New 2020 4WD Pickup
- VI. Ordinances**
 - A. First Reading
 - 1. Ordinance 20-08, an ordinance to define a drug treatment facility/clinic, medical, dental, or veterinary facility/clinic, and pain management facility/clinic and to provide for drug treatment and pain management facilities/clinics and associated development criteria in the Regional Commercial (C-2) District.

2. Ordinance 20-10, ordinance to rezone Parcel 019, Tax Map 162, 1013 McFee Road, 24.85 Acres, from Agricultural (A) to Open Space Mixed Residential Overlay (R-1/OSMR) (Rackley Engineering, Applicant)

- VII. Town Administrator's Report**
- VIII. Town Attorney's Report**
- IX. Citizens Forum**

This meeting can be viewed live on Charter channel 193 and TDS channel 3. The meeting will be held virtually, authorized by Governor Lee's executive orders regarding the COVID-19 pandemic. Meeting comments, including your name and address, may be emailed to comments@townoffarragut.org and must be received by 12:00pm on July 23 to be included in the record of the meeting.

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 end of each business 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 Recorder 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.

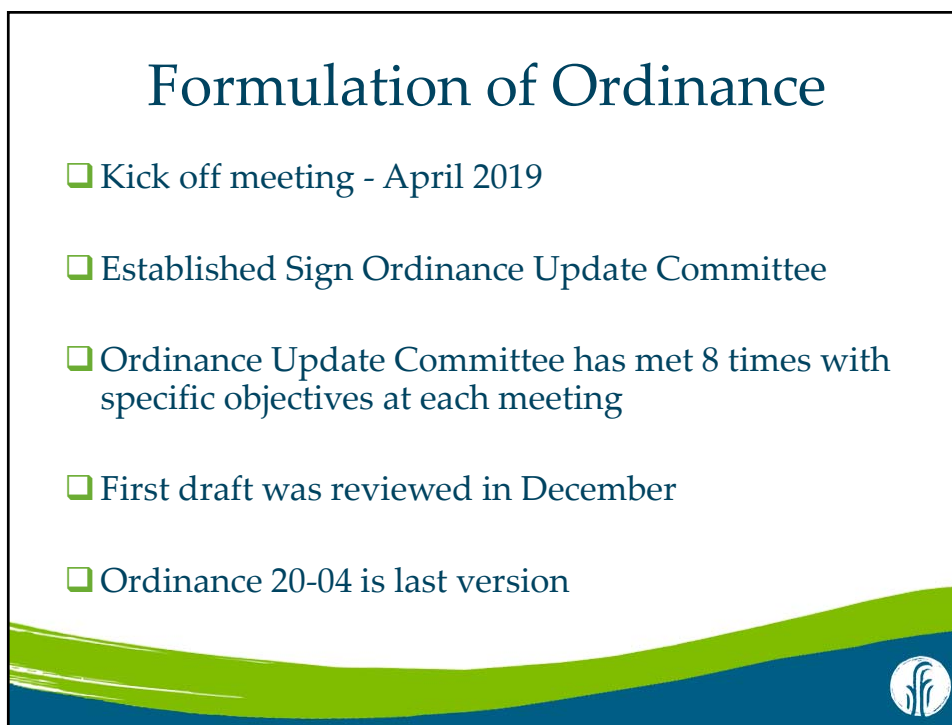
1. The Mayor shall maintain and control the meeting to provide a professional and objective environment;
2. Anyone interested in speaking should fill out a blue comment card stating which agenda item they would like to comment on and turn in to the Town Recorder or a staff member;
3. Speakers shall come to the podium and identify themselves by name and street 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; each speaker should have their own thought;
6. Comments shall address issues, not individuals or personalities;
7. Comments may support or oppose 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.

Each speaker will be asked if they can agree to abide by the Comment Protocol. If so, please be prepared to speak when your name is called.



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Ordinance Overview

□ Primary Objectives

- ✓ Content Neutral – Compliance with Reed
- ✓ Clarifications
- ✓ Ease of Use
- ✓ Retain existing provisions where possible
- ✓ Retain long standing Town standards with respect to sign regulation
- ✓ Provisions to maximize visual impact



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Main Objective: Reed Compliance - How does this look?

Current Ordinance Language (Size regulations removed for clarity)

Signs permitted in all zoning districts. The following signs are permitted in all zoning districts:

- a. **Building memorial**/cornerstone signs.
- b. **Environmental award** signs.
- c. **Government flags**.
- d. Historic plaques.
- e. **Landscape award** signs.
- f. **Political signs**.
- g. Public or quasi-public information, safety, and regulatory signs.
- h. **Security system** signs.
- i. Temporary decorations for **recognized holidays**.
- j. Temporary signs approved with a **special events permit**.

Reed Compliant Ordinance Language (1)

Signs permitted in all zoning districts. The following signs are permitted in all zoning districts subject to compliance with all applicable provisions of this ordinance:

- a. Signs authorized in accordance with the Manual on Uniform Traffic Control Devices (MUTCD), as amended.
- b. Signs placed by or on behalf of a governmental entity.
- c. Street or address identification numbers/letters as stipulated by the MUTCD and/or adopted Building and Fire Code.
- d. Permanent parcel sign.
- e. Temporary parcel sign.



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Specific Changes Included in Ordinance

- ❑ Re-organization
 - ❑ Re-organized the sections – more logical
 - ❑ Authority and Purpose at beginning
- ❑ Presentation of Information
 - ❑ Section headings to find information
 - ❑ Exhibits/Diagrams (working on finalizing – will not be part of ordinance)
- ❑ Purpose Section
 - ❑ Re-worked Purpose section
 - ❑ Specifically addressed content in Purpose section



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Specific Changes Included in Ordinance

- ❑ Severability and Substitution Sections
- ❑ Definitions (re-worked many)
 - ❑ Added or clarified a number of definitions
- ❑ Administration Section
 - ❑ Added clarifications (when to consult VRRB, filing and application submittal requirements)
 - ❑ Require signage to be coordinated with site and landscape plans
- ❑ Enforcement, Appeals, and Legal Nonconforming Signs Sections
 - ❑ Added clarifications and updated to electronic process



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Specific Changes Included in Ordinance

□ General Restrictions Section

- Removed content provisions from “Signs not requiring permits” and “Prohibited signs”
- Lessened the types of signs not requiring a permit
- Added clarifications to prohibited signs
- Signs currently prohibited remain prohibited
- Established clear provisions for sign area determination – have developed illustrations to supplement ordinance



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Content Comparison – Signs Not Requiring Permits

Existing Sign Ordinance

1. Address signs
2. Building Memorial/cornerstone signs
3. Construction signs
4. Environmental award signs
5. General occupant signs
6. Town, state, and American flags
7. Height clearance signs
8. Historic plaques
9. Landscape award signs
10. News racks and other vending machine signs
11. Neon border
12. Political Signs
13. Public and regulatory signs
14. Real estate signs
15. Scoreboards on public owned fields
16. Security system signs
17. Subdivision construction signs
18. Subdivision real estate signs
19. Temporary decorations for recognized holidays
20. Temporary signs approved with a special events permits
21. Temporary window signs

Proposed Sign Ordinance

1. Traffic safety MUTCD signs
2. Signs placed by or on behalf of a government entity
3. Street or address identification numbers/letters
4. Permanent parcel sign
5. Signs specifically provided for in TCA
6. Temporary signs unless a permitting process is required
7. Flags
8. Window signs



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Signs Not Requiring Permits



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Prohibited signs remain the same



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Sign Regulations by Land Use and/or Zoning Districts

- ☐ Contains most of the regulations in the ordinance
- ☐ Uses the same categories as existing ordinance
- ☐ Includes signs permitted in all zoning districts
- ☐ Signs for residential
- ☐ Signs for single use non-residential
- ☐ Signs for multiple use non-residential
- ☐ Signs for specific uses that may have unique signage needs



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Signs Permitted in All Zoning Districts

- ☐ Removed content provisions (e.g. government flag, environmental award, landscape award, real estate, political, security system, etc.)
- ☐ New provision include mostly either government or public safety related signage or signs of a temporary nature



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Signs Permitted in all Zoning Districts



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Signs Permitted on Land for Residential Uses

- ☐ Most physical requirements unchanged
- ☐ Added some clarifications
- ☐ Added some specific language for lighting and landscaping
- ☐ Re-worded existing signs to be content-neutral, for example....
 - ☐ "Subdivision construction sign" becomes "Temporary freestanding subdivision entrance sign"
 - ☐ "Real estate sign" becomes "Temporary parcel sign"



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Signs Permitted on Land for Residential Uses



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Signs Permitted for Single-Use Non-Residential

- ☐ Most physical requirements unchanged
- ☐ Added some clarifications
- ☐ Added some specific language for ground mounted signs
 - ☐ Landscaping, lighting, sign base requirements, and compatibility
- ☐ Re-worded existing signs to be content-neutral, for example....
 - ☐ "Construction sign and Real Estate signs" become "Temporary parcel signs"



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Signs Permitted for Single-Use Non-Residential

- ☐ Clarified and modified wall mounted signage
 - ☐ Sign area determination
 - ☐ Signage on corner lots
 - ☐ Compatibility
- ☐ Provided for an Interior accessory sign
 - ☐ 60 feet from all property lines
- ☐ Provided for Peripheral accessory signs
 - ☐ Same as directional parking signs currently permitted (enter/exit)
- ☐ Simplified Window signage
- ☐ Provided for a building frontage sign
- ☐ Modified Interstate poles signage
- ☐ Modified athletic field signage and provisions for flags



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Signs Permitted for Multiple-Use Non-Residential

- ❑ Most physical requirements unchanged (same maximum size of sign face on ground mounted signs)
- ❑ Added some specific language for ground mounted signs
 - ❑ Addressing, landscaping, lighting, sign base requirements, and compatibility
- ❑ Provided for two smaller signs in lieu of one 60 sq ft sign
- ❑ Modified height provisions to enhance architectural elements and legibility
 - ❑ Require 2 foot visible base
 - ❑ Current maximum height is 90 inches – counting address
 - ❑ Proposed maximum height is 110 inches – counting address
- ❑ Re-worded existing signs to be content-neutral, for example....
 - ❑ “Construction sign and Real Estate signs” become “Temporary parcel signs”



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Signs Permitted for Multiple-Use Non-Residential

- ☐ Clarified and modified wall mounted signage
 - ☐ Sign area determination
 - ☐ Signage on corner lots
 - ☐ Modified shared entrance signage
 - ☐ Compatibility (new and older centers)
- ☐ Provided for an Interior accessory sign
 - ☐ 60 feet from all property lines
 - ☐ Same as directory signs currently permitted
- ☐ Provided for Peripheral accessory signs
 - ☐ Same as directional parking signs currently permitted (enter/exit)
- ☐ Simplified Window signage
- ☐ Provided for a building frontage sign and projecting sign in Town Center and Mixed Use Neighborhood
- ☐ Modified athletic field signage and provisions for flags



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Other Provisions

- ☐ Retained most existing provisions since they do not specify content for:
 - ☐ Three and Five story office zoning districts
 - ☐ Banks
 - ☐ Drive-thrus
 - ☐ Gas stations
 - ☐ Large medical campuses



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Sign Ordinance Review

General Framework for Content Neutral Sign Ordinance (Ordinance Recommended by the Planning Commission on June 18)

Review legend: Areas in red reflect new or otherwise modified provisions.

Section 109-1. Authority.

Remain the same as currently worded but moved to the beginning of the ordinance.

This chapter shall be known as the "Sign Ordinance of the Town of Farragut, Tennessee." This chapter is adopted under the authority granted by T.C.A. § 6-2-201.

Section 109-2. Purpose, Intent, and General Scope.

This section is proposed to be replaced with the following that specifically addresses content. The section has also been moved to the second section of the ordinance:

(a) The purpose and intent of this chapter is the following:

- (1) Regulate the number, location, size, type, illumination, and other physical characteristics of signs within the Town in order to promote the public health, safety and welfare.
- (2) Maintain, enhance, and improve the aesthetic environment of the Town by preventing visual clutter.
- (3) Improve the visual appearance of the Town while providing for effective means of communication, consistent with constitutional guarantees.
- (4) Avoid signage that is a threat to safety due to its placement and other physical characteristics.
- (5) Ensure the safe construction and maintenance of signs, and
- (6) Support businesses in the Town by providing for fair and consistent sign allocations and enforcement of the sign regulations set forth herein.

(b) This ordinance is not intended to regulate the message on any sign, any building design, any display not defined as a sign, or any sign which cannot be viewed from outside a building.

Section 109-3. Provisions declared to be minimum requirements.

Remain the same as currently worded.

The provisions of this chapter are considered to be minimum requirements. Wherever there is a discrepancy between the minimum standards noted in this

chapter and those contained in any other lawfully adopted regulation or ordinance of the town, the **strictest** standard shall apply.

Section 109-4. Severability.

This section has been added in the event that some aspect of the sign ordinance is challenged and found invalid.

If any section, subsection, sentence, clause, or phrase of this chapter is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 109-5. Substitution.

This section has been added to avoid claims that an ordinance favors commercial signs over noncommercial messages.

Signs containing noncommercial speech are permitted anywhere that advertising or business signs are permitted, subject to the same regulations applicable to such signs.

Section 109-6. Definitions.

Many of the terms in the current sign ordinance are content based. As a result, this section has been mostly replaced. This section has also been moved from the beginning of the ordinance to a more logical location.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Abandoned sign means any sign, including its supporting structure, erected in conjunction with a particular use, for which the use has been discontinued for a period of 90 days or more, or a lawfully erected temporary sign for which the time period allowed for display of the sign has expired.

Architectural compatibility means visual harmony and consistency with regard to color, building/sign materials, style, mounting, and **illumination**.

Athletic field means a piece of land designed, approved, and dedicated for playing a game.

Banner sign means any sign of flexible lightweight material that allows movement caused by wind. A flag, as defined herein, shall not be considered a banner sign.

Changeable copy sign means any sign where letters or numbers displayed on the sign are designed to be changed frequently to display different messages.

Dilapidated sign means a sign that is in a bad, unsafe, or unsightly condition due to neglect or misuse.

Flag means a fabric sign of a non-commercial nature with a distinctive color and design that is used as an emblem, standard, decoration, or symbol and that is hoisted on a permanent freestanding flagpole or mounted with a pole attached to a building.

Freestanding sign means a sign that is either anchored in the ground or secured so that it is not subject to being moved by wind and that is independent of any building.

Freestanding building frontage sign means a non-illuminated sign of a solid material with copy that is meant to be readable only to a pedestrian and that is placed near the front of a building.

Gas pump signs means permanent signs, including Federally required safety information, adhered to a gas pump island and reviewed through a sign permit process.

Ground-mounted sign means a sign erected on a freestanding frame and not attached to any building. Such signs may be two-sided, provided that both sides cannot be seen simultaneously from any point. **Such signs have a solid base with no exposed poles.**

Interior accessory freestanding sign means a sign permitted interior to a development and not meant to be readable from a public street, public access easement, or adjacent property.

Interstate/interchange pole sign means a sign permitted near the interstate interchange as stipulated in this ordinance.

Legibility means how easy a sign is to read. This is based on the characteristics of letters, numbers, and characters that make it possible to differentiate one from another.

Manual on Uniform Traffic Control Devices (MUTCD) means the manual produced by the Federal Highway Administration that addresses three specific types of signs: guide, warning, and directional. The manual includes minimum size, height, and placement standards to achieve readability and prevent traffic accidents.

Non-commercial means not naming, advertising, or calling attention to a business or commercial product, service, or activity.

Normal maintenance means replacing lights, painting, staining, repairing a damaged element of a sign, or replacing a sign face that has faded over time with exposure to the elements with an identical sign face. Normal maintenance shall not include any other modifications to a sign.

Peripheral accessory freestanding sign means a sign permitted near the entrance and exit points to a development.

Permanent ground mounted subdivision sign means a permanent sign permitted near the entrance to a subdivision.

Permanent parcel sign means a wall mounted sign permitted on a principal dwelling unit.

Portable sign means a sign not permanently attached to the ground or a building and is easily removable using ordinary hand tools.

Primary permanent ground mounted sign means the primary sign permitted for a single-use or multiple use non-residential development.

Primary permanent wall mounted sign means the primary wall sign for a development or tenant.

Prohibited sign means any sign not specifically permitted in this ordinance or that is not compliant with the applicable provisions of this ordinance.

Projecting sign means a sign, other than a wall mounted sign, which is affixed to and projects from a building, wall, or support structure such as a column, forming an angle between said building or wall and the face of the sign.

Public access easement means a recorded access easement that runs with the land and that provides direct two-way public access to at least two parcels.

Roof sign means any sign attached to a building which projects in part or in whole above the top edge of a building wall.

Sandwich board sign means a freestanding temporary sign, with no moving parts or lights, displayed outside a business during business hours. It is not intended as permanent business signage.

Sign means any letter, number, figure, symbol, trademark, graphic, logo, design, or device mounted or otherwise placed and intended to be visible from outside of a building, used to attract attention in order to advertise, identify, announce, notify, direct, or communicate. Sculptures, artwork, and architectural accents shall not generally be considered a sign unless they would otherwise be used as outlined in this definition.

Sign area means the entire face of a sign, including the advertising surface and any framing, trim, or molding but not including the supporting structure.

Snipe sign means a sign affixed to trees, utility poles, light poles, fences, or other objects.

Temporary means related to an event or activity that has a limited amount of time.

Temporary freestanding subdivision entrance sign means a sign permitted on a temporary basis near the entrance to a subdivision.

Temporary parcel sign means a sign permitted on a parcel for a temporary event or activity.

Temporary freestanding subdivision sign means a sign permitted on a temporary basis for a subdivision.

Under-canopy sign means a sign that is hung perpendicular to a building under a canopy which projects over the public entrances into a building.

Visibility obstruction means a sign that by virtue of its placement has created a visibility obstruction harmful to the public safety.

Wall sign means a sign attached parallel to and projecting not more than 12 inches from the wall of a building and does not project in part or in whole above the top edge of a building wall.

Window sign means a sign that is painted on, attached to, or suspended directly behind or in front of a window or the glass portion of the door.

Section 109.7. Administration.

Remains largely the same with proposed changes in red. Most updates reflect addressing issues with past application submittal requirements and acknowledging the Town's transition from a paper to an electronic application process.

- (a) *Sign administrator to enforce chapter.* The Town administrator or his/her designee shall act as the sign administrator and shall enforce and carry out all provisions of this chapter. In the event there is a question concerning the general intent or meaning of any provision of this chapter, the sign administrator shall have the authority to make such administrative decisions and interpretations. Administrative interpretation shall in no way be construed as permitting or granting an exception to the provisions of this chapter. When the definition of a sign or an issue concerning architectural compatibility, illumination, or some unique physical characteristic of a sign are questioned by the sign administrator, the sign administrator may consult with the Visual Resources Review Board about such question.
- (b) *Application and permit process.* Unless otherwise provided by this chapter, permits are required for all types of signs. It shall be unlawful for any person, agency, firm, or corporation to erect, structurally repair (other than normal maintenance), replace, alter, relocate, change the panels of, change the establishment being advertised on a sign, as defined in this chapter, without first obtaining a permit to do so from the Town.
 - (1) *General application requirements and fees.* Applicants shall submit a completed sign application and the required fee to the Town prior to commencing any work on installation of a new or replacement sign. The required fee is per the schedule approved by the Town Board of Mayor and

Aldermen. Per the approved fee schedule, an additional penalty fee shall be paid if work is commenced prior to receiving a permit from the Town. Government or government sponsored entities are waived from the fee requirement.

- (2) *Application required for each sign.* A separate application must be completed and submitted for each new or replacement sign.
- (3) *Wall mounted sign application reviews.* Wall sign applications shall be reviewed by the sign administrator for conformance with the requirements. The sign administrator shall approve or deny the application within 15 working days of submittal. When architectural compatibility, illumination, or some unique physical characteristic of a sign are questioned by the sign administrator, the sign administrator may consult with the Visual Resources Review Board about such matter.
- (4) *Wall mounted sign application submittal requirements.* All wall sign applications shall include the following:
 - a. A dimensioned schematic drawing of the building showing the proposed sign location.
 - b. A photograph of the businesses located on either side which demonstrates the color, material, and illumination of these adjacent signs.
 - c. The width of the building wall or lease space upon which the sign is to be mounted.
 - d. A dimensioned colored drawing (or simulated photograph) of the sign showing the copy on the sign face, and
 - e. An indication of how the sign is to be mounted and illuminated.
- (5) *Ground-mounted sign application reviews.* Ground-mounted sign applications shall be reviewed by the Visual Resources Review Board for conformance with the requirements of this chapter and any overlapping regulations, including the Architectural Design Standards, as amended, prior to the issuance of a sign permit.
- (6) *Ground-mounted sign submittal deadlines.* Ground-mounted sign applications shall be submitted in accordance with the deadlines established by the Town for the meeting at which the ground mounted sign is to be considered by the Visual Resources Review Board.
- (7) *Ground-mounted sign coordination with site and landscape plans.* As part of a site plan and landscape plan review process with the Planning Commission and Visual Resources Review Board, applicants for new developments or redevelopments shall take into account anticipated locations for ground mounted signs. These should be shown on both the site and

landscape plans in order to help lessen conflicts with landscaping, utilities, and other site development components.

- (8) *Ground-mounted sign application submittal requirements.* All ground-mounted sign applications shall be accompanied by complete sets of plans which include the following:
- a. A dimensioned site plan of the parcel showing the proposed sign location in relation to property lines and platted easements.
 - b. A proposed landscaping plan for the area around the sign base.
 - c. A detail of the sign lighting, including lighting placement, type, and lumens.
 - d. A detail of the materials and colors used for the sign structure.
 - e. A dimensioned colored drawing of the sign showing the copy on the sign face, height and length of the sign face and sign structure, overall height of the sign, and size of the address numbers required at the top of the sign.
 - f. Information that may be requested by the sign administrator to help verify compliance with the Architectural Design Standards, and
 - g. An acknowledgment that an as-built survey may be required by the sign administrator to verify compliance with applicable provisions associated with ground-mounted signs.
- (9) *Expiration of sign permits.* A sign permit shall become null and void if installation of the sign has not been initiated within 180 days of issuance. If work authorized by such permit is suspended or abandoned for 180 days any time after the work has been initiated, the sign permit shall be void and a new permit shall be first obtained to resume work. After a permit expires, a partially completed sign structure must be removed within 30 days if no new permit is issued.
- (10) *Changes to an approved sign permit.* A new permit may be required, as determined by the sign administrator, where changes have been made to an approved sign that would alter the physical characteristics of the sign.
- (11) *Temporary parcel sign application reviews.* Temporary parcel signs provided for in Section 109-12 (c)(2) and 109-12 (d)(2) and that are restricted to a total of 40 calendar days per year shall be permitted through a Town of Farragut Temporary Sign Permit Application. The application shall cover a ten-day period and an applicant is permitted to apply for four applications per calendar year. Each application shall be reviewed and approved by the sign administrator and shall include the following:
- a. Verification that the entity has a valid Certificate of Occupancy.
 - b. An indication of the dates when the sign will be installed and removed.

- c. A dimensioned drawing showing the height and length of the sign face and the overall height of the sign.
 - d. A verification that the material used is a minimum of ten millimeters (.39 inches) in thickness and will be supported by metal t-posts.
 - e. A verification that the sign will be set back at least 20 feet from the back of the public street curb or edge of street where curbing is not provided.
 - f. An acknowledgment that banners, pennants, streamers, and similar flexible or wind activated signs shall not be used.
- (c) *Text amendment process.* Amendments to the text of this chapter shall first be reviewed by the Visual Resources Review Board and the Town Municipal Planning Commission with recommendations regarding the proposed change forwarded to the Town Board of Mayor and Aldermen.

Section 109-8. Enforcement.

Remain the same as currently worded.

- (a) *Sign enforcement process.* Noncompliance with this chapter shall be deemed a violation. When the sign administrator finds violations of the provisions of this chapter, the administrator shall document such findings and take the appropriate action to correct said violations. A citation to municipal court may be issued to the owner, agent, or employee for violations of this chapter.
- (b) *Separate offense.* Each day a violation continues shall be considered a separate offense. The owner or tenant of any building, sign, premises, or sign thereon, and any architect, builder, contractor, agent, or other person who commits, or participates in, assists in, or maintains any violation hereunder may be found responsible for a separate offense. Nothing herein contained shall prevent the town from taking such lawful action as is necessary to prevent or remedy any violation of this article.

Section 109-9. Appeals.

Remain largely the same with a minor change that acknowledges the Town's transition from a paper to an electronic application process.

- (a) The Town Board of Zoning Appeals shall have the following responsibilities:
 - (1) *Interpretations/General Appeals.* To hear and decide appeals where it is alleged by the appellant that there is an error in any order, requirement, permit, decision, or refusal made by the sign administrator and/or the Visual

Resources Review Board in the carrying out or enforcement of any provision of this chapter, and

- (2) *Variances.* To authorize, upon an appeal relating to said property, a variance from such strict application so as to relieve such difficulties or hardship. Variances shall not be granted to allow a larger sign or a sign which is otherwise not permitted in this chapter. Variances shall be granted only whereby special physical characteristics of the lot, parcel, or tract exist, that the strict application of the provisions of this chapter would deprive the applicant of an otherwise permitted sign.

(b) Appeals procedure.

- (1) *Denial required.* After a written denial of a sign permit from the sign administrator, a party may make an application for an interpretation or a variance.
- (2) *General application requirements and fees.* The application shall be submitted to the Town in accordance with the deadlines established by the Town for the meeting at which the application is to be considered by the Board of Zoning Appeals. The required fee associated with the application is per the schedule approved by the Town Board of Mayor and Aldermen. The Board of Zoning Appeals shall consider and decide all appeals within 30 days of first hearing the appeal, and
- (3) *Minutes.* The minutes of the Board of Zoning Appeals shall fully set forth such circumstances or conditions warranting the granting of a variance.

Section 109-10. Legal nonconforming signs.

Remain largely the same with proposed changes in red.

- (a) *Definition.* Existing signs which were legally in existence prior to the adoption of the ordinance from which this chapter is derived which do not conform to the specific provisions of this article are declared legal nonconforming signs.
- (b) *Continuance.* Any legal nonconforming sign may be continued in operation and maintenance after the effective date of the ordinance from which this chapter is derived, provided:
 - (1) The sign is not relocated or replaced.
 - (2) The structure or size of the sign is not altered in any way except toward compliance with this chapter.
 - (3) No new or additional signs are added to the premises, and
 - (4) Other than changing the text of changeable copy signs or normal maintenance, no other existing permanent signs are changed or replaced on the premises.

- (c) *Maintenance/damage/deterioration.* A legal nonconforming sign is subject to all requirements of this **chapter** regarding safety, maintenance, and repair. However, if the sign suffers more than 50 percent damage or deterioration, as based on a **certified** appraisal, it must be brought into conformance with this **chapter** or removed.

Section 109-11. General restrictions.

The existing section “signs not requiring permits” is heavily content based and inconsistent with the purpose and intent of this chapter. The proposed list below is more limited and content neutral.

- (a) All signs erected, replaced, reconstructed, expanded, or relocated on any property within the Town shall conform with the provisions of this section.

(1) Signs not requiring permits. *The following types of signs are exempted from permit requirements but must be in conformance with all other requirements of this chapter:*

- a. Signs authorized in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), as amended.
- b. Signs placed by or on behalf of a governmental entity.
- c. Street or address identification numbers/letters as stipulated in the adopted building and/or fire code.
- d. Permanent parcel signs.
- e. Political or campaign signs, as provided for in TCA, Title 2, Chapter 7, Section 143. Tennessee Freedom of Speech Act.
- f. Temporary signs of any kind, unless a permitting process is specifically required in association with specific events, programs, or community objectives promoted by the Town of Farragut.
- g. Flags, and
- h. Window signs.

Modify the “prohibited signs” section as follows (proposed language is shown in red):

(2) Prohibited signs. *The following types of signs are prohibited within the Town:*

- a. Abandoned **or dilapidated signs**, which shall be removed by the property owner **or responsible entity**.
- b. Any sign placed on public property or right-of-way without the written consent of the public authority having jurisdiction over the property.
- c. Any sign which bears or contains statements, or words of an obscene, pornographic, or immoral character, **as defined by the United States Supreme Court**.
- d. Any signs with flashing, chasing, pulsating, twinkling, dancing, scintillating, and/or oscillating lights or any other rotating, revolving, or otherwise moving part **or the appearance of moving parts or motion**. **This**

- includes individuals holding signs not otherwise provided for in accordance with the United States Constitution.
- e. Off-premises signs, unless required by and in accordance with the MUTCD or placed by or authorized on behalf of or by a governmental entity.
 - f. Off-premises outdoor advertising (billboards).
 - g. Banners, feather flags, pennants, ribbons, festoons, buntings, streamers, spinners, balloons, or other types of lighter-than-air or wind-activated signs and attention getting devices.
 - h. Advertisement displays hung internal in an automobile service bay where such display is visible from a street or a public access easement.
 - i. Bollard covers, tire stack covers, and similar signs.
 - j. Portable signs that do not comply with the location, size, or use restrictions of this chapter.
 - k. Search lights.
 - l. Signs attached to, suspended from, or painted on any vehicle or similar mobile structure which is regularly parked or situated on any street, parking lot, or private property when one of the purposes of so locating such vehicle or similar mobile structure is to display, demonstrate, advertise, or attract the attention of the public.
 - m. Signs imitating or resembling official traffic or government signs or signals.
 - n. Roof signs, or signs extending beyond the main roof line, provided that signs may be mounted on an architectural feature extending beyond the roof line if such feature is fully enclosed and considered an integral part of the occupied space, such as an atrium or high ceiling.
 - o. Snipe signs, and
 - p. All other signs not specifically permitted or that are not a lawful nonconforming sign.

Modify the “criteria in determining sign area” section as follows:

(3) Criteria in determining sign area.

- a. Ground Mounted and Other Non-Wall Mounted Signs.
 - (1) The sign area for all ground mounted (and other non-wall mounted) signs shall include and encompass the entire sign face, framing, trim, and associated moldings. The area shall not include the supporting sign structure.
 - (2) For a sign with two parallel faces, only the area of a single face shall be considered. If the faces of a sign are not parallel, then the total sign area shall be the sum of the areas of the individual, non-parallel faces.
 - (3) Where a ground mounted sign is mounted on a larger ornamental wall structure, such as on a subdivision entrance wall feature, its area shall be measured in the same fashion as a wall mounted sign (see part b. below).

b. Wall Mounted Signs.

- (1) For cabinet type/style signs, the sign area shall include the external perimeter of the entire cabinet measured to include all sign elements, including any internal spaces where such sign includes cut-out areas.
- (2) For signs that include channel letters and/or other individual elements (letters, logos, etc.) mounted on raceways or directly on a wall, the sign area shall be measured by drawing an imaginary single, regular geometric shape of a rectangle, circle, or equilateral triangle around and encompassing all sign elements. The text and other graphics (sign elements) do not have to be physically, visually, or topically related, or physically connected to be included in the measured area.
- (3) For window signs, the sign area shall be calculated separately for each window sign and, for each sign, shall include all background, framing, or other supporting material that forms the physical extent of the sign.

(4), (5), (6), and (7) - *Remain generally the same as currently worded.*

(4) *Criteria in determining sign height for ground-mounted signs.* Unless provided for otherwise in this chapter, the sign height shall be measured by the vertical dimension from the ground level at the base of the sign, including the supporting structure, to the top most point of the sign and/or its associated framing/support, exclusive of the additional 18 inches permitted to accommodate address numbers. Unless otherwise specified in this chapter, if the ground level at the base of the sign is lower than the adjacent street grade, the height shall be computed from the adjacent street grade, excluding elevated bridges or interchanges.

(5) *Criteria in determining setback for ground-mounted and pole signs.* The setback shall be measured from the farthest most protrusion of the sign to the nearest point of a property line. All signs shall be located outside of the visibility triangle. For the purposes of this article, the interstate highway right-of-way shall be considered a side or rear lot line.

(6) *Construction specifications.* All signs shall be installed in compliance with all building and fire codes adopted by the Town. All electrical service to ground-mounted and pole signs shall be under ground. Any lighting of signs shall be installed to prevent any glare upon adjoining properties or rights-of-way.

(7) *Sign maintenance and removal.*

- a. All signs shall be properly maintained. Exposed surfaces shall be clean and painted if paint is required. Defective parts shall be replaced. The sign administrator shall have the right to order the repair or removal of any sign which is defective, damaged, or substantially deteriorated.
- b. When any sign is removed, all structural components shall be removed with the sign and such removal shall be in compliance with all building and fire

codes adopted by the Town. All structural components of ground-mounted and pole signs shall be removed to ground level. The structural components of all other signs, including painted wall signs, shall be removed back to the original building configuration. All visual remains of the sign shall be removed.

Section 109-12. Sign regulations by land use and/or zoning districts.

All signs shall comply with the following regulations. Any sign that is not specifically permitted shall be prohibited.

This section was heavily content based and has been replaced with the following:

- (a) *Signs permitted in all zoning districts.* The following signs are permitted in all zoning districts **subject to compliance with all applicable provisions of this chapter or other applicable Town regulations, standards, or requirements:**
- (1) **Flags.**
 - (2) **Signs authorized in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), as amended.**
 - (3) **Political or campaign signs, as provided for in TCA, Title 2, Chapter 7, Section 143. Tennessee Freedom of Speech Act.**
 - (4) **Signs placed by or on behalf of a governmental entity.**
 - (5) **Street or address identification numbers/letters as stipulated in the adopted building and/or fire code.**
 - (6) **Temporary parcel sign, and**
 - (7) **Temporary signs specifically authorized by the Town to promote specific events, programs, or community objectives.**

The existing section governing “Signs permitted on land for residential uses” should be replaced with the following so that reference to content is removed:

- (b) *Signs permitted on land for residential uses.* The following signs are permitted on land used for residential purposes. Recreational facilities developed as part of a residential development shall also follow these regulations:
- (1) ***Permanent ground mounted subdivision sign.*** Once a preliminary plat or a site plan has been approved in relation to a subdivision, a permanent ground mounted subdivision sign shall be permitted as follows:
 - a. ***Sign area.*** A subdivision is permitted a total of 40 square feet per single-family or multi-family development entrance, with either one ground-mounted sign not to exceed 40 square feet or two ground mounted signs not to exceed 20 square feet each.
 - b. ***Sign placement.*** Such signs and the structures/walls on which they are affixed shall be out of any platted drainage or utility easements and shall

- be set back a minimum of ten feet from any front property line(s) and five feet from any side or rear property line. Such signs and the structures/walls on which they are affixed shall be located on either a platted open space lot or within a platted sign easement. Any signs or structures proposed within the public right of way as part of a streetscape plan submittal, shall be recommended for approval by the Planning Commission and Visual Resources Review Board before being presented to the Board of Mayor and Aldermen for approval.
- c. *Sign height.* Permanent freestanding subdivision signs, excluding the supporting structure, shall not exceed six feet in height.
 - d. *Sign illumination.* If such sign or its supporting structures are to be illuminated, external illumination shall be used and such illumination shall be directed only onto the sign face. Each individual light fixture shall not exceed 850 lumens per fixture and shall be shielded so that no glare is created, and
 - e. *Sign landscaping.* Each sign shall be landscaped with at least six shrubs that are a minimum of 12 inches in height and/or an evenly distributed area of seasonal or perennial flowers with such area being not less than 50 square feet. All qualifying landscaping shall be within seven feet of the sign base.
- (2) *Temporary freestanding subdivision entrance sign.* One hard surface (minimum of one inch in thickness) non-illuminated temporary sign is permitted per public street entrance into a new subdivision development, provided the following criteria are met:
- a. The sign shall not exceed 32 square feet.
 - b. The sign shall not exceed ten feet in overall height.
 - c. The sign shall be set back a minimum of 20 feet from the back of street curb.
 - d. The sign shall not be erected until a preliminary plat or site plan has been approved, and
 - e. The sign shall be removed within 15 days of the installation of the permanent freestanding subdivision sign.
- (3) *Temporary freestanding subdivision sign.* One hard surface (minimum of one inch in thickness) non-illuminated temporary sign is permitted per new subdivision development provided the following criteria are met:
- a. The sign shall not exceed 32 square feet.
 - b. The sign shall not exceed ten feet in overall height.
 - c. The sign shall be set back a minimum of 20 feet from the back of street curb.
 - d. The sign shall not be erected until a preliminary plat or site plan has been approved, and

- e. The sign shall be removed when at least 75% of the units/lots within the development, as based on the approved preliminary plat, have received Certificates of Occupancy.

- (4) *Permanent parcel sign.* Each individual house lot shall be permitted one non-illuminated permanent wall mounted sign not to exceed two square feet.
- (5) *Temporary parcel sign.* Each individual house lot shall be permitted one temporary parcel sign not to exceed six square feet in area and six feet in overall height. This may include a sign where the owner consents and the property is being offered for sale or lease. A temporary parcel sign shall be removed within two days of the termination of the event/activity for which the sign was used. Where the termination of an event/activity is questioned by the sign administrator, the burden shall be on the sign holder to verify that the event/activity has not terminated.
- (6) *Flag.* Each single-family house lot with an occupied dwelling unit shall be permitted one freestanding flagpole not to exceed 25 feet in height with up to two flags not to exceed 15 square feet each being permitted on such pole. The flagpole shall meet the setbacks that apply to the principal building (the dwelling unit).

In lieu of a freestanding flagpole, one house mounted flagpole shall be permitted provided the pole does not exceed six feet in length and the flag does not exceed 15 square feet.

- (7) *Subdivision exit sign.* One non-illuminated ground-mounted sign not to exceed six square feet in size and four feet in height shall be permitted per single-family or multi-family development entrance. Such sign shall be placed at the rear of the permanent subdivision sign so that it is only visible to vehicles exiting the development.

Where a single-family or multi-family development does not have a permanent subdivision sign at its egress point or because of the setback or angle of the permanent subdivision sign is such that the message area would not be readable; one non-illuminated single-faced freestanding homeowner association notification sign shall be permitted per egress point. Such freestanding sign shall be set back a minimum of five feet from all property lines and shall be located on property which is part of the subdivision and which is zoned the same as the subdivision.

Where such sign is proposed on property which is not owned by the homeowners' association, an appropriate easement shall be recorded as a condition for approval of the sign. Such signs shall be landscaped per this

chapter and the sign face shall be oriented so that it is only visible to vehicles exiting the development. The back of the sign face shall be constructed of material which is non-reflective and the sign shall be generally compatible with other entrance features in the immediate area.

The existing section governing “Signs permitted on land for freestanding commercial purpose, office, country club, golf course, school or government-owned facilities” should be replaced with the following:

(c) Signs permitted for developments being used for single-use non-residential purposes, including freestanding churches and schools, are as follows:

- (1) Primary permanent ground mounted sign.* Unless provided for otherwise in this chapter, one primary permanent ground mounted sign shall be permitted provided the following criteria are met:
 - a. Sign area and setback determination.* The sign area is based on its setback from the front property line. The minimum setback from a front property line is ten feet with the maximum permitted sign face area being 20 square feet. For each additional foot that the sign is set back from the ten-foot minimum, the sign face area may be increased by two square feet with the maximum sign face area being 40 square feet at a 20-foot setback. Sign structures shall also be outside of any platted easements and at least ten feet from any side or rear property line.
 - b. Corner lot.* If a property accesses two different public streets, a primary permanent ground mounted sign shall be permitted for each street provided the signs are at least 150 feet apart, as measured from a straight line connecting the closest points of each sign structure. Each sign shall face, in a perpendicular manner, the nearest public street from which the access is provided.
 - c. Signs on same frontage.* If a property fronts the same public street for at least 400 feet, a second primary permanent ground-mounted sign shall be permitted along such frontage provided the structure of such sign is at least 350 feet from the structure of the other sign permitted along the same frontage.
 - d. Height Determination.* Permitted sign height is based on the setback from the front property line. Unless otherwise provided for in Section 109-11. (4), where the sign is set back the minimum of ten feet from the front property line, the maximum permitted height shall be six feet. Beyond this point, two inches of increased allowable sign height shall be permitted for each additional one foot of setback from the front property line up to a maximum of 7.66 feet (92 inches) in overall height (exclusive of addressing) at a 20-foot setback from the front property line.

- e. *Addressing.* An additional 18 inches of overall sign height is permitted to enclose or otherwise provide for address numbers. Address numbers shall be at the top of the sign and shall be eight inches in number height. Where a property abuts two public streets and has a sign facing each street, the address numbers shall be required on the sign that is perpendicular to the street with the assigned address.
 - f. *Landscaping.* Each sign shall be landscaped with at least six shrubs that are a minimum of 12 inches in height and/or an evenly distributed area of seasonal or perennial flowers with such area being not less than 50 square feet. All qualifying landscaping shall be within seven feet of the sign base. Ground-mounted sign placement and site landscaping shall be coordinated to the greatest extent possible as part of the site plan and landscape plan review processes. Landscaping proposed around a ground mounted sign shall also be specifically evaluated in terms of ensuring that the copy on a sign face is not obstructed.
 - g. *Illumination.* If external illumination is used, such illumination shall be directed only onto the sign face and shall be shielded so that no glare is created. Each individual light fixture shall not exceed 850 lumens per fixture, and
 - h. *Sign base and architectural compatibility.* Each new primary permanent ground mounted sign, regardless of permitted height and sign face area, shall have a minimum two-foot above grade base below the sign face. The sign base shall be solid with no exposed poles. The base and other elements of the support structure of the sign shall be constructed of material that is compatible with the primary exterior material(s) used on the principal building(s).
- (2) *Temporary parcel sign.* Unless provided for otherwise in this chapter, one temporary parcel sign shall be permitted for the development provided the following criteria are met:
- a. Such sign does not exceed 20 square feet in area and six feet in overall height and is placed at least 20 feet from the back of the public street curb or edge of street where curbing is not provided. Temporary parcel signs shall be a minimum of ten millimeters (.39 inches) in thickness and supported by metal t-posts. Banners, pennants, streamers, and similar flexible or wind activated signs shall not be permitted.
 - b. A temporary parcel sign shall be permitted for no more than 40 calendar days per year with such time tracked through a temporary sign permitting process. During any period when a parcel is offered for sale or property within the parcel is offered for lease, one additional temporary parcel sign shall be permitted on the parcel. Such additional sign shall not be subject to the 40-day limitation but shall be subject to all other physical

requirements associated with temporary parcel signs and shall be removed within two days of the termination of the event/activity for which the sign was used. Where the termination of an event/activity is questioned by the sign administrator, the burden shall be on the sign holder to verify that the event/activity has not terminated.

(3) *Primary permanent wall mounted sign.* Unless provided for otherwise in this chapter, each principle building shall be permitted one wall mounted sign which may be installed on any single building elevation subject to the following criteria:

- a. *Sign area.* The sign area, unless provided for otherwise in this chapter, shall be based on the width of the building wall (same horizontal plane) on which the sign is to be mounted with one square foot of sign area being permitted for each one linear foot of building width, as measured from exterior wall edge to exterior wall edge. Such signs shall not exceed 350 square feet, unless provided for otherwise in this chapter.
- b. *Corner lot.* Where a principle building directly faces more than one public street or public access easement that provides access to the property, one wall mounted sign shall be permitted for up to two frontages. One of the permitted signs shall be limited to .75 square feet of sign area for each one (1) linear foot of building wall on which the sign is to be mounted.
- c. *Buildings exceeding 300 linear feet of wall length.* If a building has more than 300 linear feet of wall length, there shall be a maximum of one sign per principal building entrance. Such signs shall be located within the entrance vicinity. One additional sign may be located anywhere on the building wall. All such signs shall be spaced a minimum of 50 feet apart. Each sign shall be calculated separately with the total sign area of all signs combined not exceeding a ratio of one square foot of sign area for each one linear foot of building wall on which the sign is to be mounted. No individual sign shall exceed 350 square feet. Such signage shall be limited to one wall.
- d. *Developments with no paved surfaces in front yard.* If a building has no paved surfaces located in the front yard between the building and the street, one wall mounted sign shall be permitted on the side of the building which fronts upon a public street(s) and one wall mounted sign shall be permitted on the side of the building which faces upon a customer parking area. One of the permitted signs shall be limited to .75 square feet of sign area for each one linear foot of building wall on which the sign is to be mounted. In the case of a corner lot, the owner is permitted a total of two wall mounted signs. The owner may choose between placing the sign on any two of the three qualifying elevations. One of the two permitted signs

shall be limited to .75 square feet of sign area for each one linear foot of building wall on which the sign is to be mounted.

- e. *Developments abutting the Interstate.* Within the C-2, Regional Commercial District, one wall mounted sign shall be permitted on the building elevation that faces the interstate, provided such elevation is at least 100 linear feet in length. Such building elevation is permitted one square foot of sign area for each one linear foot of building wall on which the sign is to be mounted not to exceed 350 square feet, and
- f. *Compatibility.* All wall signs shall be architecturally compatible with the principal building and shall be consistent in terms of sign material, general color, mounting style, and illumination with the other signs on the same building.

(4) *Interior accessory freestanding sign.* For each public street or public access easement that provides direct access to the property, one interior accessory freestanding sign shall be permitted provided the following criteria are met:

- a. Such sign shall not exceed six square feet in sign area and four feet in overall height.
- b. Such sign shall be at least 60 feet from any property line.
- c. Such sign shall be at least five feet from any parking lot or accessway curb.
- d. Such sign shall not create a visibility obstruction, and
- e. Such sign shall have a base constructed of material that is compatible with the primary exterior material used on the principal building(s).

(5) *Peripheral accessory freestanding sign.* For each public street or public access easement that provides direct access to the property, one peripheral accessory freestanding sign shall be permitted provided the following criteria are met:

- a. Such sign shall not exceed two square feet in sign area and 30 inches in overall height.
- b. Such sign shall have a base that is architecturally compatible with the building it is associated with, and
- c. Such sign shall be at least 15 feet from the back of the public street/access easement curb and at least five feet from any parking lot or accessway curb.

(6) *Window sign.* On each first-floor building elevation, window signage shall be permitted provided the following criteria are met:

- a. Window signage shall not exceed 25% of the total window area of a building elevation or 20 square feet (as measured by the cumulative total of all window signs on the same building elevation), whichever is less, and
- b. Up to six square feet of window signage may be internally illuminated but shall not have any moving, blinking, or flashing message.

(7) *Freestanding building frontage sign.* Along one building elevation, one non-illuminated freestanding building frontage sign shall be permitted, provided the following criteria are met:

- a. Such sign shall be placed within 10 feet of the building.
- b. Such sign shall not obstruct pedestrian facilities.
- c. Such sign shall not interfere with or cause the removal of landscaping.
- d. Such sign shall not exceed six square feet in sign area and four feet in overall height.
- e. Such sign shall only be readable by pedestrians at the building frontage of the development.
- f. Such sign shall be removed during non-business hours, and
- g. Such sign shall be of a solid (non-flexible) material, such as a sandwich board sign. Banners, pennants, streamers and similar flexible or wind activated signs shall not be permitted.

(8) *Interstate/interchange pole sign.* Establishments located within the C-2 Regional Commercial District shall be permitted one internally illuminated interchange pole sign, subject to the following criteria:

- a. The existing lot of record (at the time of this ordinance adoption) for the establishment shall be located within 200 feet of the right of way of the Campbell Station Road/I40 Interchange.
- b. Such sign shall not exceed 400 square feet.
- c. Such sign shall be set back a minimum of 20 feet from the front property line and ten feet from the side and rear property lines.
- d. Such sign shall have a maximum of two sides provided both sides cannot be seen simultaneously from any point, and
- e. The maximum height for such sign relative to mean sea level shall be 1,030 feet or 60 feet above the centerline elevation of the interstate road at the point nearest the sign, whichever is less. A certified survey which verifies the sign height shall be submitted to the sign administrator within ten days after the sign is installed.

(9) *Athletic fields.* Athletic field signage on non-government property shall not be visible from public rights of ways and adjacent properties.

- (10) *Flag.* Two flags shall be permitted on one freestanding flagpole per 400 feet of property frontage on a public street. Such flags shall not individually exceed 25 square feet in size and 25 feet in mounted height. Flag poles shall meet the setback requirements for principal buildings in the corresponding zoning district.

In lieu of a freestanding flagpole, one building mounted flagpole shall be permitted on the principal building provided the pole does not exceed six feet in length and the flag does not exceed 15 square feet.

- (d) *Signs permitted on land for multiple use buildings or multiple building complexes for commercial purposes, offices, or government facilities.* The following signs are permitted on land used for multiple use buildings (including schools and churches with multiple buildings) used for commercial purposes, offices, or government facilities or land used for multiple building complexes used for commercial purposes, offices, or government facilities:

- (1) *Primary permanent ground mounted sign.* Unless provided for otherwise in this chapter, one primary permanent ground mounted sign is permitted provided the following criteria are met:

- a. *Sign area and setback determination.* The sign area is based on its setback from the front property line. Signs with only one entity represented on the sign face shall be subject to the provisions for primary permanent ground mounted signs that govern freestanding establishments in Section 109-12 (c)(1).
 - i. Where a building has more than one tenant and more than one entity represented on the sign face, the minimum setback from a front property line is ten feet with the maximum permitted sign face area being 20 square feet. Beyond this minimum, for each additional one foot the sign is set back from the ten foot minimum setback, the sign face area may be increased by four square feet up to a maximum permitted sign face area of 60 square feet at the 20 foot setback from the front property line.
 - ii. Where a development fronts the same public street for at least 400 feet, the above provided 60 square foot sign may be substituted with two smaller signs along this 400 feet of street frontage. Each smaller sign shall not exceed 40 square feet and shall be at least 150 feet apart, as measured from a straight line connecting the closest points of each sign structure. Such signs shall be set back a minimum of 15 feet from the front property line. This sign option shall be permitted for each 60

square foot sign that would otherwise qualify for the property based on its public street frontage.

- iii. In addition to the setback from the front property line, all primary permanent ground-mounted signs and the structures on which they are mounted shall be placed outside of any platted easements and set back at least ten feet from any side or rear property line.
- iv. An applicant may use the allocated sign face area to distribute tenant listings in any manner desired, provided the sign administrator and the Visual Resources Review Board approve the arrangement in terms of its legibility, compatibility, and general appearance. As a general guide, the outer dimension of an individual tenant panel should be at least eight inches in height to provide for the space necessary to improve legibility.
- b. *Corner lot.* If a property accesses two different public streets, a primary permanent ground mounted sign shall be permitted for each street provided the signs are at least 150 feet apart, as measured from a straight line connecting the closest points of each sign structure. Each sign shall face, in a perpendicular manner, the nearest public street from which the access is provided.
- c. *Signs on same frontage.* If a property fronts the same public street for at least 400 feet, a second primary permanent ground-mounted sign shall be permitted along such frontage, provided the structure of such sign is at least 350 feet from the structure of the other sign permitted along the same frontage.
 - i. Should a development qualify, as provided for in Subsection a. ii., above, for two smaller primary permanent ground-mounted signs in lieu of one larger 60 square foot primary permanent ground-mounted sign, each 400 feet of public street frontage may have two smaller signs, provided these smaller signs are at least 150 feet apart. Should an owner with the qualifying frontage mix a 60 square foot sign with two smaller 40 square foot signs, the sign nearest the 60 square foot sign shall be at least 350 feet from such sign.
- d. *Height Determination.* Permitted sign height is based on the setback from the front property line. Unless otherwise provided for in Section 109-11. (4), where the sign is set back the minimum of ten feet from the front property line, the maximum permitted height shall be six feet. Beyond this point, a sign with more than one tenant shall be permitted two inches of increased allowable sign height for each additional one foot of setback from the front property line up to a maximum of 7.66 feet (92 inches) in overall height (exclusive of addressing) at a 20-foot setback from the front property line.

- e. *Addressing.* An additional 18 inches of overall sign height is permitted to enclose or otherwise provide for address numbers. Address numbers shall be at the top of the sign and shall be eight inches in number height. Where a property abuts two public streets and has a sign facing each street, the address numbers shall be required on the sign that is perpendicular to the street with the assigned address.
 - f. *Landscaping.* Each sign shall be landscaped with at least six shrubs that are a minimum of 12 inches in height and/or an evenly distributed area of seasonal or perennial flowers with such area being not less than 50 square feet. All qualifying landscaping shall be within seven feet of the sign base. The placement of landscaping should be evaluated as part of the sign permit review process to ensure that selected landscaping will not block the sign message.
 - g. *Illumination.* If external illumination is used, such illumination shall be directed only onto the sign face and shall be shielded so that no glare is created. Each individual light fixture shall not exceed 850 lumens per fixture.
 - h. *Sign base and architectural compatibility.* Each new primary permanent ground mounted sign, regardless of permitted height and sign face area, shall have a minimum two-foot above grade base below the sign face. The sign base shall be solid with no exposed poles. The base and other elements of the support structure of the sign shall be constructed of material that is compatible with the primary exterior material(s) used on the principal building(s), and
 - i. *Legibility.* All written and numerical information included on a multiple tenant permanent ground mounted sign shall be legible for a person driving the posted speed limit on the corresponding street. Individual letters or figures used within a logo or emblem are not required to be legible. However, the logo or emblem, as a whole, must be legible. The background color shall be consistent on all tenant panels so that the sign in its entirety has a general cohesion and no single tenant panel appears out of place.
- (2) *Temporary parcel sign.* Unless provided for otherwise in this chapter, each tenant is permitted one temporary parcel sign provided the following criteria are met:
- a. Such sign does not exceed 20 square feet in area and six feet in overall height and is placed at least 20 feet from the back of the public street curb or edge of street where curbing is not provided. Temporary parcel signs shall be a minimum of ten millimeters (.39 inches) in thickness and supported by metal t-posts. Banners, pennants, streamers, and similar flexible or wind activated signs shall not be permitted.
 - b. A temporary parcel sign shall be permitted for no more than 40 calendar days per year with such time tracked through a temporary sign permitting

process. During any period when a parcel is offered for sale or property within the parcel is offered for lease, one additional temporary parcel sign shall be permitted for the entire development (not each tenant). Window signage may be used for individual tenant spaces for lease. Such additional sign shall not be subject to the 40-day limitation but shall be subject to all other physical requirements associated with temporary parcel signs and shall be removed within two days of the termination of the event/activity for which the sign was used. Where the termination of an event/activity is questioned by the sign administrator, the burden shall be on the sign holder to verify that the event/activity has not terminated.

(3) *Primary permanent wall mounted sign.* Unless provided for otherwise in this chapter, each separate use within a building which has its own separate and exclusive exterior public entrance to the building shall be permitted one wall mounted sign provided the following criteria are met:

- a. *Sign area.* The sign area shall be based on the width of the tenant space on the exterior building wall (same horizontal plane) on which the sign is to be mounted with one square foot of sign area being permitted for each one linear foot of tenant space width as measured from the centers of the exterior wall where the tenant separations occur. If a tenant is on the end of the building, the recognized tenant space would terminate at the end of the building. Such signs shall not exceed 350 square feet, unless provided for otherwise in this chapter. Such wall mounted sign shall be limited to the side of a building which fronts upon a public street/public access easement, faces upon a customer parking area, faces upon a pedestrian mall, or is the point of the principal public access into the establishment.
- b. *Corner lot.* Where a tenant directly faces more than one public street or public access easement that provides access to the property, one wall mounted sign shall be permitted for up to two frontages. One of the permitted signs shall be limited to .75 square feet of sign area for each one linear foot of building wall on which the sign is to be mounted.
- c. *Tenant space exceeding 300 linear feet.* If an individual tenant has more than 300 linear feet of building wall of lease space, there shall be a maximum of one sign per principal building entrance. Such signs shall be located within the entrance vicinity. One additional sign may be located anywhere on the building wall. All such signs shall be spaced a minimum of 50 feet apart. Each sign shall be calculated separately with the total sign area of all signs combined not exceeding a ratio of one square foot of sign area for each one linear foot of building wall on which the sign is to be mounted. No individual sign shall exceed 350 square feet. Such signage shall be limited to one wall.

- d. *Development with no paved surfaces in front yard.* If a building has no paved surfaces located in the front yard between the building and the street, an individual tenant space which is located in the building and fronts upon a public street and faces upon a customer parking area shall be permitted one wall mounted sign on the side of the building which fronts upon a public street(s) and one wall mounted sign on the side of the building which faces upon a customer parking area. One of the permitted signs shall be limited to .75 square feet of sign area for each one linear foot of building wall on which the sign is to be mounted.
- In the case of a corner lot, the owner is permitted a total of two wall mounted signs. The owner may choose between placing the sign on any two of the three qualifying elevations. One of the two permitted signs shall be limited to .75 square feet of sign area for each one linear foot of building wall on which the sign is to be mounted.
- e. *Shared entrance building.* With the exception of the O-1-3 and O-1-5 Zoning Districts, a building with multiple uses that all share the public exterior entrances into the building shall be allowed to distribute wall mounted signage from an overall square footage determined by applying one square foot of sign area for each linear foot of building wall on which the sign(s) is(are) to be mounted. Such signs may be calculated separately provided the cumulative total square footage of all signs does not exceed the overall square footage permitted. Such signs shall be limited to the side of the building which fronts a public street or faces upon a customer parking area and shall be compatible in terms of sign material, general color, mounting style, and illumination;
- f. *Pedestrian mall.* In the case where a building has a pedestrian mall, the property owner may opt for a different wall signage alternative. When a wall has a pedestrian mall access, each separate use which faces upon such wall shall be permitted one wall sign not to exceed 25 square feet. In addition, each separate use which faces upon the pedestrian mall shall be permitted one wall sign not to exceed 25 square feet with the total signage for mall uses not to exceed 100 square feet. In no case shall a use have more than one sign. Such signs shall be placed on the wall that has the pedestrian mall access and which fronts upon a public street or faces upon a customer parking area. The maximum sign area allowed on such wall shall be one square foot per linear foot of building wall length;
- g. *Development abutting the interstate.* Within the C-2, Regional Commercial District, one wall mounted sign shall be permitted on the building elevation that faces the interstate, provided the individual tenant space has at least 100 linear feet of building wall abutting the interstate. Such building elevation is permitted one square foot of sign area for each one linear foot

of building wall on which the sign is to be mounted not to exceed 350 square feet; and

- h. *Compatibility.* Wall mounted signage within a multiple tenant development shall be compatible in terms of sign material, general color, mounting style, and illumination. Where a center has an existing mixture of different types of signs, the property owner shall submit to the sign administrator and the VRRB a plan for ensuring compatibility as individual tenant signs transition. The objective is that over time the center will have wall mounted signs that are compatible with each other.

(4) *Interior accessory freestanding sign.* For each public street or public access easement that provides direct access to the property, one interior accessory freestanding sign shall be permitted, provided the following criteria are met:

- a. Such sign shall not exceed 12 square feet in sign area and six feet in overall height.
- b. Such sign shall be at least 60 feet from any property line.
- c. Such sign shall be at least five feet from any parking lot or accessway curb.
- d. Such sign shall not create a visibility obstruction, and
- e. Such sign shall have a base constructed of material that is compatible with the primary exterior material used on the principal building(s).

(5) *Peripheral accessory freestanding sign.* For each public street or public access easement that provides direct access to the property, one peripheral accessory freestanding sign shall be permitted provided the following criteria are met:

- a. Such sign shall not exceed two square feet in sign area and 30 inches in overall height.
- b. Such sign shall have a base that is architecturally compatible with the building it is associated with, and
- c. Such sign shall be at least 15 feet from the back of the public street/access easement curb and at least five feet from any parking lot or accessway curb.

(6) *Window sign.* On each first-floor building elevation, window signage shall be permitted provided the following criteria are met:

- a. Window signage shall not exceed 25% of the total window area of an individual tenant or 20 square feet (as measured by the cumulative total of all window signs on the same lease space elevation), whichever is less, and
- b. Up to six square feet of window signage may be internally illuminated but shall not have any moving, blinking, or flashing message.

- (7) *Freestanding building frontage sign – Mixed-Use Town Center and Mixed-Use Neighborhood.* Due to its emphasis on the pedestrian, within the Mixed-Use Town Center and Mixed-Use Neighborhood land use areas, each tenant within a multiple tenant development shall be permitted one non-illuminated freestanding building frontage pedestrian-oriented sign, provided the following criteria are met:
- a. Such sign shall be placed within ten feet of the building.
 - b. Such sign shall not obstruct pedestrian facilities and shall only be permitted where the sidewalk along a frontage is at least eight feet in width.
 - c. Such sign shall not interfere with or cause the removal of landscaping.
 - d. Such sign shall not exceed six square feet in sign area and four feet in overall height.
 - e. Such sign shall only be readable by pedestrians at the multiple tenant development.
 - f. Such sign shall be removed during non-business hours, and
 - g. Such sign shall be of a solid (non-flexible) material, such as a sandwich board sign. Banners, pennants, streamers and similar flexible or wind activated signs shall not be permitted.
- (8) *Projecting sign – Mixed-Use Town Center and Mixed-Use Neighborhood.* Due to its emphasis on the pedestrian, within the Mixed-Use Town Center and Mixed-Use Neighborhood land use areas, an individual tenant may be permitted one non-illuminated projecting sign near the principal entrance not to exceed four square feet in size. Such sign shall comply with adopted building code clearance requirements and shall be hung perpendicular to the building.
- (9) *Under canopy sign.* When the roof of a building is extended as a canopy over the public entrances in the building, one non-illuminated sign per principal entrance shall be permitted. Such signs shall not exceed four square feet in size, shall comply with adopted building code clearance requirements, and shall be hung perpendicular to the building.
- (10) *Athletic fields.* Athletic field signage on non-government property shall not be visible from public rights of ways and adjacent properties.
- (11) *Flag.* Two flags shall be permitted on one freestanding flagpole per 400 feet of property frontage on a public street. Such flags shall not individually exceed 25 square feet in size and 25 feet in mounted height. Flag poles shall meet the setback requirements for principal buildings in the corresponding zoning district.

In lieu of a freestanding flagpole, one building mounted flagpole shall be permitted on the principal building provided the pole does not exceed six feet in length and the flag does not exceed 15 square feet.

Sections (5)-(11) below are mostly existing. Staff has removed from these sections language that refers to content. These provisions are related to specific types of zoning districts or developments with unique signage needs. The sign provisions do not stipulate what content must be included on the permitted signs.

(e) *Wall signs in the Office District, Three Stories (O-1-3) and Office District, Five Stories (O-1-5); shared entrance building.*

- (1) A building with multiple uses that all share the public exterior entrances into the building and that has more than 225 feet of building wall facing a public street shall be permitted four wall signs. Each sign shall be roughly proportional in size and general appearance. *Such signs may be calculated separately provided the cumulative total square footage of all four signs shall not exceed one square foot of sign area for each linear foot of building wall which faces a public street. The cumulative square footage of all four wall signs shall not exceed 350 square feet.* Such wall signs shall be limited to two on the side of a building which fronts upon a public street and shall be a minimum of 50 feet apart. Building elevations that do not face a public street shall be limited to one wall sign per elevation and shall be centered on said elevation, and
- (2) All such wall signs shall be architecturally compatible with the principal structure and shall be consistent in terms of style, color, and illumination with the other signs in the complex. All wall signage shall be limited to two colors on all building elevations.

(f) *Signs permitted on land for banks and other lending institutions.* In addition to the applicable regulations above, the following additional signs are permitted on land used for banks and other lending institutions:

- (1) *Automatic teller machines.* One sign which shall not exceed two square feet in sign area, and which is posted at the machine. One sign, which shall not exceed two square feet in sign area, and which is posted above the drive-thru lane on the overhead canopy, and
- (2) *Drive-thru teller lanes.* One sign which shall not exceed two square feet in sign area, and which is posted at the service window. One sign which shall not exceed two square feet in sign area per drive-thru lane, and which is posted above the lane on the overhead canopy.

(g) *Signs permitted on land for theaters.* In addition to the applicable regulations above, the following additional signs are permitted on land used for theaters:

- (1) *Marquee sign.* A marquee sign shall be limited to the side of the theater building with the principal public entrance. Such sign shall not exceed one square foot of sign area for each linear foot of building wall on which the sign is to be mounted, not to exceed 350 square feet, and
 - (2) *Poster case signs.* One poster case sign is permitted per movie screen or stage, which shall each not exceed 16 square feet in sign area, including frames. Illumination shall be in such a manner as to light the poster for readability only. Poster case signs shall be used in lieu of any temporary window signs. Such signs shall be mounted on the building wall with the principal public entrance.
- (h) *Signs permitted on land for other businesses with drive-thru windows.* In addition to the applicable regulations above, the following additional signs are permitted on land used for other businesses with drive-thru windows:
- (1) *Wall signs.* One sign per drive-thru lane which shall not exceed two square feet in sign area, and which shall be posted at the ordering point. One sign per drive-thru lane which shall not to exceed two square feet in sign area, and which shall be posted at the pick-up point, and
 - (2) *Canopy signs.* One sign per drive-thru lane which shall not exceed two square feet in sign area, and which shall be posted above the lane on the overhead canopy.
- (i) *Signs permitted on land for restaurants with drive-thru windows.* In addition to the applicable regulations above, the following additional signs are permitted on land used for restaurants with drive-thru windows:
- Menu board signs (outside of the Mixed-Use Town Center land use area):
- (1) *Generally.* One sign per drive-thru lane which shall not exceed 30 square feet in sign area and six feet in overall height, and
 - (2) *Order box signs.* One sign per drive-thru lane which shall not exceed one square foot in sign area and 30 inches in overall height.
- (j) *Signs permitted for gasoline stations/convenience stores.* For the purposes of this chapter, gasoline service stations/convenience stores shall be considered single-use non-residential and such sign regulations shall apply. If such establishments also have a restaurant with a drive-thru window, such drive-thru window sign regulations shall apply. In addition to these signs, the following additional signs are permitted:
- (1) *Canopy signs.* Two signs which shall each not exceed nine square feet in sign area, and which shall be posted on two different sides of the canopy over the gas pumps.
 - (2) *Gas pump signs.* Any number of signs calculated separately, and which shall not exceed a cumulative sign area of eight square feet per side of each gas pump

island. Only one sign permit shall be required for all the gas pump islands on the site.

- (3) *Car wash signs.* In addition to the wall signs permitted elsewhere in this chapter, one additional wall sign shall be permitted on the wall of the vehicle entrance at a car wash. Such wall sign shall be permitted one square foot of sign area for each linear foot of building wall on which the sign is to be mounted, and
- (4) *Car wash order box signs.* One sign per car wash entrance which shall not exceed one square foot in sign area and 30 inches in overall height.
- (k) *Signs permitted on land for large medical campuses on tracts of land ten acres or larger.* For the purposes of this chapter, large medical campuses shall be considered multiple use/multiple building complexes. In addition to the applicable regulations provided for in association with multiple use/multiple building complexes, the following additional signs are permitted on land used for large medical campuses located on tracts of land larger than ten acres:
 - (1) *Parking lot directory signs.* Parking lot directory signs shall be located at key decision-making locations within the parking lot in relation to building entrances. The physical layout of the campus shall determine the total number of signs needed. Such signs are not intended to be legible from adjacent streets and shall meet the following criteria:
 - a. Such signs shall be set back a minimum of 35 feet from side and rear property lines, 60 feet from front property lines, and five feet from the edge of driveway pavement.
 - b. The entire sign structure shall not exceed 30 square feet, the sign area of such signs shall not exceed 12 square feet, and the sign shall not exceed six feet in overall height.
 - c. At a single key decision making location within the parking lot, if one parking lot directory sign is not large enough to accommodate the essential directional information, two such signs may be placed side by side.
 - d. The letters and numbers on the signs shall not exceed five inches in height with each tenant/occupant listing to be limited to the same color, size, and shape, and
 - e. Such signs shall be architecturally compatible with the principal building.
 - (2) *Wall signs.*

With the exception of individual medical offices, each separate principal medical use within a building shall be allowed one wall sign. Such wall signs shall be limited to the side of a building which fronts upon a public street or faces upon a customer parking area. The permitted sign area shall be as provided for in this chapter.

Due to its unique safety related characteristics, an emergency room shall be allowed one wall sign for each building wall approach to the emergency room

portion of the building. The permitted sign area shall be as provided for in this chapter.

Section 11 of the existing sign ordinance provides for signage for churches and other places of worship. Since these signs are now provided for in the remainder of this chapter, Section 11 has been deleted.

FARRAGUT BEER BOARD

July 23, 2020

6:50 PM

I. Approval of Minutes

- A. March 12, 2020

II. Beer Permit Request

- A. Approval of Class 6, special occasion beer permit for Dog Daze IV
- B. Approval of Class 6, special occasion beer permit for Taste of Farragut
- C. Approval of Class 5, Off-premise beer permit for Evolve Smoke Shop,
715 N. Campbell Station Road

FARRAGUT BEER BOARD

March 12, 2020

Minutes

Alderman Pinchok, Chairman, called the beer board meeting to order at 6:55 PM. Members present were Mayor Williams, Aldermen Burnette, Meyer, Pinchok and Povlin.

Approval of Minutes

Motion was made to approve the minutes of January 23, 2020 as presented. Moved by Alderman Povlin, seconded by Alderman Meyer; voting yes; Mayor Williams, Aldermen Burnette, Meyer, Pinchok and Povlin

Beer Permit Request

Approval of Class 6, special occasion beer permit for Southern Tequila & Taco Festival, April 24, 2020

Motion was made to approve the Class 6, special occasion beer permit for Southern Tequila & Taco Festival, April 24, 2020. Moved by Alderman Povlin, seconded by Alderman Meyer; voting yes; Mayor Williams, Aldermen Burnette, Meyer, Pinchok and Povlin

Approval of Class 6, special occasion beer permit for Fido Fest, May 16, 2020

Motion was made to approve the Class 6, special occasion beer permit for Fido Fest, May 16, 2020. Moved by Alderman Povlin, seconded by Alderman Meyer; voting yes; Mayor Williams, Aldermen Burnette, Meyer, Pinchok and Povlin

Ron Pinchok, Chairman

Allison Myers, Town Recorder

REPORT TO THE BEER BOARD

PREPARED BY: Allison Myers, Town Recorder

SUBJECT: Approval of a special occasion beer permit for the Farragut Business Alliance Dog Daze IV

DISCUSSION:

The Farragut Business Alliance is planning a Dog Daze IV event and is requesting a special occasion beer permit. The Town's Municipal Code governing special occasion beer permits is below.

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

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

- (1) The beer board is authorized to issue a special occasion beer permit to bona fide charitable or nonprofit organizations for special events.
- (2) The special occasion beer permit shall not be issued for longer than one (1) forty-eight-hour period, unless otherwise specified by the beer board, subject to the limitations on the hours, imposed by law.
- (3) The application for the special occasion beer permit shall state whether the applicant is a charitable or nonprofit organization, include documents showing evidence of the type of organization, and state the location of the premise upon which alcoholic beverages shall be served and the purpose for the request of the license.
- (4) For purposes of this section:

Bona fide charitable or nonprofit organization means any corporation or other legal entity which has been recognized as exempt from federal taxes under section 501(c) of the Internal Revenue Code.
- (5) No charitable or nonprofit organization possessing a special occasion beer permit shall purchase, for sale or distribution, beer from any source other than a licensee as provided pursuant to state law.
- (6) Failure of the special occasion permittee to abide by the conditions of the permit and all laws of the State of Tennessee and the Town of Farragut will result in a denial of a special occasion beer permit for the sale of beer for a period of two (2) years.

The Farragut Business Alliance is a nonprofit organization and is requesting the permit for August 14-16, 2020. If the event date changes, the approval of this special event permit is valid until December 31, 2020. The FBA is also requesting the \$100 application fee be waived as the Town is an event sponsor of the event.

RECOMMENDATION BY:

Allison Myers, Town Recorder, for approval.

PROPOSED MOTION:

Motion to waive the \$100 application fee and approve the special occasion beer permit for the Dog Daze IV for August 14-16, 2020 and valid through December 31, 2020.

BOARD ACTION:

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

APPLICATION FOR BEER PERMIT

STATE OF TENNESSEE

TOWN OF FARRAGUT

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

- Reason for application: New Business ____ New Ownership ____ Name Change ____ Other ☒
- Type of permit requested, please circle all that apply:

Class 1 On-Premise

Class 2 On-Premise, Other

Class 3 On-Premise, Hotel/Motel

Class 4 On-Premise, Tavern

Class 5 Off-Premise

Class 6, Special Occasion

- Name of Applicant(s) (Owner(s) of Business) Farragut Business Alliance

- Type of applicant (check one):

Person ____ Firm ____ Corporation ☒ Joint-Stock Company ____ Syndicate ____ Other ____

- List all persons, firms, corporations, joint-stock companies, syndicates, or associations having at least a 5% ownership interest in the business:

n/a

- Applicant's present home address:

10609 Chevy Drive Knoxville, TN 37922

- Date of Birth 10/04/55 Home Telephone Number 865-288-0672

Business Telephone Number 865-307-2486 Social Security Number -

- Representative Email Address: steve@farragutbusiness.com

- Under what name will the business operate? SHOP FARRAGUT

- Business address PO BOX 23583 Farragut, TN 37933

Business Telephone number 865-307-2486

11. Specify the identity, email and physical address of the person to receive annual privilege tax notices and any other communication from the Town:

12. Information of any manager, other than the applicant:

Name: _____ Birth Date: _____

Address: _____

Phone Number: _____

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

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

15. Name and address of property owner, if other than the business owner:

White Realty, attn: Davis Overton P.O. Box 10028 Knoxville, TN 37939

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

Faith Lutheran

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

FHS

18. Special Occasion Event Name: DOG DAZE IV

Location of the special occasion event: SE end of Village Green Shopping Ctr.

Event Date & Times: August 14-15-16, 2020

Representative name & phone number: Stephen Kremphaskey 865-307-2486

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

19. Tennessee Sales Tax Number: _____

20. Town of Farragut Business License Number _____

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

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

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

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

Signature of Applicant/Owner (or authorized Corporate Official)

Sworn to and subscribed before me this 9 day of June, 2020

Notary Public

My Commission Expires: ~~My Commission Expires April 27, 2021~~



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

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

FOR OFFICE USE ONLY

Application is hereby: Approved _____ Denied _____

On this date: _____, 20__

Beer Board Chairman

Town Recorder

REPORT TO THE BEER BOARD

PREPARED BY: Allison Myers, Town Recorder

SUBJECT: Approval of a special occasion beer permit for the Taste of Farragut event

DISCUSSION:

The Farragut Business Alliance is planning its Taste of Farragut event and is requesting a special event beer permit. The Town's Municipal Code governing special occasion beer permits is below.

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

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

- (1) The beer board is authorized to issue a special occasion beer permit to bona fide charitable or nonprofit organizations for special events.
- (2) The special occasion beer permit shall not be issued for longer than one (1) forty-eight-hour period, unless otherwise specified by the beer board, subject to the limitations on the hours, imposed by law.
- (3) The application for the special occasion beer permit shall state whether the applicant is a charitable or nonprofit organization, include documents showing evidence of the type of organization, and state the location of the premise upon which alcoholic beverages shall be served and the purpose for the request of the license.
- (4) For purposes of this section:

Bona fide charitable or nonprofit organization means any corporation or other legal entity which has been recognized as exempt from federal taxes under section 501(c) of the Internal Revenue Code.
- (5) No charitable or nonprofit organization possessing a special occasion beer permit shall purchase, for sale or distribution, beer from any source other than a licensee as provided pursuant to state law.
- (6) Failure of the special occasion permittee to abide by the conditions of the permit and all laws of the State of Tennessee and the Town of Farragut will result in a denial of a special occasion beer permit for the sale of beer for a period of two (2) years.

The Farragut Business Alliance is a nonprofit organization and is requesting the permit for October 4, 2020. If the event date changes, the approval of this special event permit is valid until December 31, 2020. The FBA is also requesting the \$100 application fee be waived as the Town is an event sponsor of the event.

RECOMMENDATION BY:

Allison Myers, Town Recorder, for approval.

PROPOSED MOTION:

Motion to waive the \$100 application fee and approve the special occasion beer permit for the Taste of Farragut event, October 4, 2020 and valid through December 31, 2020.

BOARD ACTION:

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

APPLICATION FOR BEER PERMIT

STATE OF TENNESSEE

TOWN OF FARRAGUT

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

- Reason for application: New Business ____ New Ownership ____ Name Change ____ Other ☒
- Type of permit requested, please circle all that apply:

Class 1 On-Premise

Class 2 On-Premise, Other

Class 3 On-Premise, Hotel/Motel

Class 4 On-Premise, Tavern

Class 5 Off-Premise

Class 6, Special Occasion

- Name of Applicant(s) (Owner(s) of Business) Farragut Business Alliance

- Type of applicant (check one):

Person ____ Firm ____ Corporation ☒ Joint-Stock Company ____ Syndicate ____ Other ____

- List all persons, firms, corporations, joint-stock companies, syndicates, or associations having at least a 5% ownership interest in the business:

- Applicant's present home address:

10609 Chevy Drive Knoxville, TN 37922

- Date of Birth 10/04/55 Home Telephone Number ____

Business Telephone Number 865-307-2486 Social Security Number ____

- Representative Email Address: steve@farragutbusiness.com

- Under what name will the business operate? SHOP FARRAGUT

- Business address PO BOX 23583 Farragut, TN 37933

Business Telephone number 865-307-2486

11. Specify the identity, email and physical address of the person to receive annual privilege tax notices and any other communication from the Town:

12. Information of any manager, other than the applicant:

Name: _____ Birth Date: _____

Address: _____

Phone Number: _____

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

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

15. Name and address of property owner, if other than the business owner:

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

One Life Church 144 West End Ave

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

Farragut High School

18. Special Occasion Event Name: THE TASTE of FARRAGUT

Location of the special occasion event: 11240 Kingston Pike (Parking Lot)

Event Date & Times: Friday May 1, 2020 6:30-9:30 pm

Representative name & phone number: Stephen F. Krempasky 865-307.2486

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

19. Tennessee Sales Tax Number: _____

20. Town of Farragut Business License Number _____

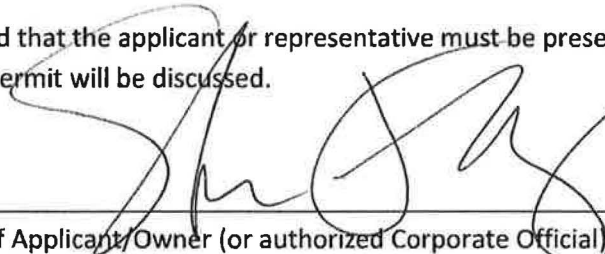
October 4, 2020

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

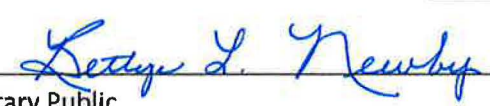
I understand that this application is subject to the Tennessee Public Records Act and shall be open for inspection and reproduction by any citizen. Tennessee Code Annotated 10-7-503.

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

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


Signature of Applicant/Owner (or authorized Corporate Official)

Sworn to and subscribed before me this 3 day of March, 2020


Notary Public

My Commission Expires: My Commission Expires April 27, 2021



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

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

FOR OFFICE USE ONLY

Application is hereby: Approved _____ Denied _____

On this date: _____, 20__

Beer Board Chairman

Town Recorder

REPORT TO THE BEER BOARD

PREPARED BY: Allison Myers, Town Recorder

SUBJECT: Approval of Class 5, Off-premise beer permit for Evolve Smoke Shop, 715 N. Campbell Station Road

DISCUSSION:

The purpose of this agenda item is the approval of a Class 5, Off-premise beer permit for Evolve Smoke Shop, 715 N. Campbell Station Road.

The applications and information are in order.

RECOMMENDATION BY:

Allison Myers, Town Recorder, for approval.

PROPOSED MOTION:

To approve a Class 5, Off-premise beer permit for Evolve Smoke Shop, 715 N. Campbell Station Road.

BOARD ACTION:

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

<u>VOTE/TOTAL</u>	<u>WILLIAMS</u>	<u>PINCHOK</u>	<u>POVLIN</u>	<u>MEYER</u>	<u>BURNETTE</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

RECEIVED

JUL 9 2020

TOWN OF FARRAGUT

APPLICATION FOR BEER PERMIT

STATE OF TENNESSEE

4LE250

TOWN OF FARRAGUT

865-337-0705

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

1. Reason for application: New Business ☒ New Ownership ☐ Name Change ☐ Other ☐
2. Type of permit requested: Off-Premise On-Premise On/Off-Premise Special Occasion
3. Name of Applicant(s) (Owner(s) of Business) Avani J. Patel
Dhruv R. Patel
4. Type of applicant (check one):
Person ☐ Firm ☒ Corporation ☐ Joint-Stock Company ☐ Syndicate ☐ Other ☐
5. List all persons, firms, corporations, joint-stock companies, syndicates, or associations having at least a 5% ownership interest in the business:
Avani J. Patel 40%
Dhruv R. Patel 60%
6. Applicant's present home address: Farragut Commons Dr. Knoxville TN 37934
7. Date of Birth 09/12/1987 ^{cell} Home Telephone Number 865 337-0705
Business Telephone Number Avani Social Security Number
8. Representative Email Address:
9. Under what name will the business operate? Evolve Smoke Shop. (Evolve 16 Inc)
10. Business address 715 N Campbell station Rd. Knoxville TN 37934
Business Telephone number
11. Specify the identity, email and physical address of the person to receive annual privilege tax notices and any other communication from the Town:
evolve 16 smoke@gmail.com
12. Information of any manager, other than the applicant:
Name: Birth Date:
Address:

Phone Number: _____

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

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

15. Name and address of property owner, if other than the business owner:

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

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

Farragut High School 11273 Kingston Pike Knoxville

18. Special Occasion Event Name: _____

Location of the special occasion event: _____

Event Date & Times: _____

Representative name & phone number: _____

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

19. Tennessee Sales Tax Number: _____

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

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

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

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

Board of Mayor and Aldermen July 9, 2020 Minutes

Mayor Williams called the meeting to order at 7:00 PM. Roll Call for attendance: Aldermen Burnette, yes; Alderman Meyer, yes; Alderman Povlin, yes; Mayor Williams, yes; Alderman Pinchok was absent; in addition to staff and members of the press. The meeting was held via WebEx Governor Lee's orders and the Knox County Health Department's orders regarding the COVID-19 pandemic.

Approval of Agenda

Motion was made to approve the amended agenda with the addition of Item V.D. Approval of bid for one (1) new 2020 2-Wheel Drive ½ Ton Pick-Up Truck. Moved by Alderman Povlin, seconded by Alderman Burnette; voting yes, Aldermen Burnette, yes; Alderman Meyer, yes; Alderman Povlin, yes; Mayor Williams, yes; Alderman Pinchok was absent; no nays; motion passed.

Mayor's Report

Alderman Meyer thanked Mayor Williams for being a great example and leader at this time.

Approval of Minutes

Motion was made to approve the amended minutes of June 25, 2020. Moved by Alderman Povlin, seconded by Alderman Burnette; voting yes, Alderman Meyer, abstained; Alderman Povlin, yes; Aldermen Burnette, yes; Mayor Williams, yes; Alderman Pinchok was absent; no nays; motion passed.

Business Items

Approval of request for a variance from the distance between driveways requirement for arterial streets as provided for in the Driveways and Other Accessways Ordinance in relation to a conceptual site plan for 13036 and 13038 Kingston Pike, two Acres, Zoned C-1 (MBH, Inc., Applicant)

Motion was made to approve the request for a variance from the distance between driveways requirement for arterial streets as provided for in the Driveways and Other Accessways Ordinance in relation to a conceptual site plan for 13036 and 13038 Kingston Pike, two Acres, Zoned C-1. Moved by Alderman Povlin, seconded by Alderman Meyer; voting yes, Aldermen Burnette, yes; Alderman Meyer, yes; Alderman Povlin, yes; Mayor Williams, yes; Alderman Pinchok was absent; no nays; motion passed.

Approval of Charter Amendments to the Farragut Education Relations Committee and Parks and Athletics Council

Alderman Povlin requested the approval of the revised Education Relations Committee Charter and to have a total of eight committee members and youth representatives from Farragut High School, Concord Christian and Knoxville Christian School. Moved by Alderman

Povlin, seconded by Alderman Meyer; voting yes, Aldermen Burnette, yes; Alderman Meyer, yes; Alderman Povlin, yes; Mayor Williams, yes; Alderman Pinchok was absent; no nays; motion passed.

Motion was made to approve the amended Parks & Athletics Council and the Tourism Advisory Committee Charters as presented. Moved by Alderman Povlin, seconded by Alderman Meyer; voting yes, Aldermen Burnette, yes; Alderman Meyer, yes; Alderman Povlin, yes; Mayor Williams, yes; Alderman Pinchok was absent; no nays; motion passed.

Appointments to the Parks and Athletics Council and Tourism Advisory Committee

The following were appointed to the Parks & Athletics Council and the Tourism Advisory Committee:

Parks & Athletics Council

2-year Appointment:

Bob Brock

Jeff Devlin

Debbie Pinchok

Bill McAdams

1-year Appointment:

Mark Geller

Tourism Advisory Committee

2-year Appointment:

Candace Viox, Dining Representative

Trent Walker, Lodging Representative

Amit Patel, At Large

Charlotte Jenson, At Large

Alex Bhakta, At Large

Michael Bellamy, At Large

Approval of bid for one (1) new 2020 2-Wheel Drive ½ Ton Pick-Up Truck

Motion was made to approve the purchase of an in-stock 2020 2-wheeled drive ½ Ton pick-up truck not to exceed \$26,025.30. Moved by Alderman Povlin, seconded by Alderman Meyer; voting yes, Aldermen Burnette, yes; Alderman Meyer, yes; Alderman Povlin, yes; Mayor Williams, yes; Alderman Pinchok was absent; no nays; motion passed.

Town Administrator's Report

David Smoak, Town Administrator, announced that early voting begins July 17 at the Farragut town hall and that the Town received the GFOA CAFR award for the 26th year in a row.

Citizens Forum

Laura Squires, Tran Tu and Cathey Sharp submitted citizen comments concerning the 5G infrastructure.

Meeting adjourned at 7:49 PM.

AGENDA NUMBER: V.A. **MEETING DATE:** July 23, 2020

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: William E. McKelvey, Public Works Director

SUBJECT: Approval of Bids for three (3) new mowers, an Ex-Mark 48" Commercial Turf Tracer Walk Behind, John Deere Z997R Zero Turn and a Toro Groundsmaster 3300 4WD

INTRODUCTION: The purpose of these agenda items is to seek approval of the purchase of three (3) mowers, which includes the addition of two new mowers to the fleet, a 2021 Ex-Mark 48" Turf Tracer Commercial Walk Behind and a 2020 Toro Groundsmaster 3300 4WD. Lastly a 2020 John Deere Z997R Zero Turn which replaces an existing mower currently in use by Public Works.

BACKGROUND: The purchase of an Ex-Mark 48" Turf Tracer Commercial Walk Behind and the Toro Groundsmaster 3300 4 WD will be required for the new mowing crew being added to Public Works. The purchase of the John Deere Z997R is a replacement mower for the 2015 John Deere Zero Turn.

DISCUSSION: Below is the bid information for each piece of equipment.

- Bids from Farragut Lawn & Tractor through Source Well, a cooperative purchase organization authorized by the State of Tennessee.
 - 2021 Ex-Mark 48" Turf Tracer Commercial Walk Behind in the amount of \$6,214.00
 - 2020 John Deere Z997R Zero Turn in the amount of \$20,460.33
- Bid from Smith Turf & Irrigation through the Tennessee Statewide Contract #242
 - 2020 Toro Groundsmaster 3300 4WD in the amount of \$26,354.00.

- 2021 Ex-Mark 48" Turf Tracer Commercial Walk Behind in the amount of \$6,214.00
- 2020 John Deere Z997R Zero Turn in the amount of \$20,460.33

- 2020 John Deere Z997R Zero Turn in the amount of \$20,460.33

- Bid from Smith Turf & Irrigation through the Tennessee Statewide Contract #242
 - 2020 Toro Groundsmaster 3300 4WD in the amount of \$26,354.00.

- 2020 Toro Groundsmaster 3300 4WD in the amount of \$26,354.00.

FINANCIAL SECTION: (if needed)

Account Number: 314-43949-949

<u>Total Budget</u>	<u>Requested Amount</u>	<u>Expenditures to Date</u>	<u>Remaining Amount</u>
\$208,240	\$53,028.33	\$26,026.30	\$129,185.37

Approved By: A. Myers

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

PROPOSED MOTION: Approval of the purchase of a 2021 Ex-Mark 48” Turf Tracer Commercial Walk Behind for \$6,214.00, a 2020 John Deere Z997R Zero Turn for \$20,460.33, from Farragut Lawn and Tractor; and a 2020 Toro Groundsmaster 3300 4WD for \$26,354.00 from Smith Turf & Irrigation.



Quote Id: 22274989

Prepared For:
Town Of Farragut

Prepared By: **Wayne Davis**

Farragut Lawn and Tractor
13131 Kingston Pike
Knoxville, TN 37934

Tel: 865-966-6576
Mobile Phone: 865-414-5313
Fax: 865-966-3528
Email: jdvol1@tds.net

Date: 02 July 2020

Offer Expires: 31 July 2020



Quote Summary

Prepared For:
Town Of Farragut
TN

Prepared By:
Wayne Davis
Farragut Lawn and Tractor
13131 Kingston Pike
Knoxville, TN 37934
Phone: 865-966-6576
Mobile: 865-414-5313
jdv01@tds.net

Quote Id:	22274989
Created On:	02 July 2020
Last Modified On:	02 July 2020
Expiration Date:	31 July 2020

Equipment Summary	Selling Price	Qty	Extended
2021 EXMARK TTS600GKA483E0	\$ 5,954.00 X	1 =	\$ 5,954.00
Equipment Total			\$ 5,954.00

Quote Summary

Equipment Total	\$ 5,954.00
SubTotal	\$ 5,954.00
Est. Service Agreement Tax	\$ 0.00
Total	\$ 5,954.00
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 5,954.00

Salesperson : X _____

Accepted By : X _____



JOHN DEERE

Selling Equipment

Quote Id: 22274989

2021 EXMARK TTS600GKA483E0				
Hours:		0		
Stock Number:				
Code	Description	Qty	Unit	Selling Price
TTS600	MOWER-COMMERCIAL WALK BEHIND 48"	1	\$ 5,954.00	\$ 5,954.00
Suggested Price				\$ 5,954.00
Customer Discounts				
Customer Discounts Total			\$ 0.00	\$ 0.00
Total Selling Price				\$ 5,954.00

2 wheel Velke 260.00
\$ 6214.00





JOHN DEERE

Quote Id: 22297277

Prepared For:
Town Of Farragut

Prepared By: **Wayne Davis**

Farragut Lawn and Tractor
13131 Kingston Pike
Knoxville, TN 37934

Tel: 865-966-6576

Mobile Phone: 865-414-5313

Fax: 865-966-3528

Email: jdvol1@tds.net

Date: 07 July 2020

Offer Expires: 31 July 2020



Quote Summary

Prepared For:
Town Of Farragut
TN

Prepared By:
Wayne Davis
Farragut Lawn and Tractor
13131 Kingston Pike
Knoxville, TN 37934
Phone: 865-966-6576
Mobile: 865-414-5313
jdv01@tds.net

Quote Id: 22297277
Created On: 07 July 2020
Last Modified On: 07 July 2020
Expiration Date: 31 July 2020

Equipment Summary	Selling Price	Qty	Extended
JOHN DEERE Z997R DIESEL W 72 In. 7 IRON PRO SIDE DISCHARGE DECK	\$ 20,460.33 X	1 =	\$ 20,460.33
Equipment Total			\$ 20,460.33

Quote Summary

Equipment Total	\$ 20,460.33
SubTotal	\$ 20,460.33
Est. Service Agreement Tax	\$ 0.00
Total	\$ 20,460.33
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 20,460.33

Salesperson : X _____

Accepted By : X _____



JOHN DEERE

Selling Equipment

Quote Id: 22297277

JOHN DEERE Z997R DIESEL W 72 In. 7 IRON PRO SIDE DISCHARGE DECK

Hours:

Stock Number:

				Selling Price
				\$ 20,460.33
Code	Description	Qty	Unit	Extended
091ETC	Z997R DIESEL W 72 In. 7 IRON PRO SIDE DISCHARGE DECK	1	\$ 25,889.00	\$ 25,889.00
Standard Options - Per Unit				
001A	United States/Canada	1	\$ 0.00	\$ 0.00
1150	26x12x12 Pneumatic Turf Tires	1	\$ 0.00	\$ 0.00
Standard Options Total				\$ 0.00
Technology Options				
	CANOPY	1	\$ 495.00	\$ 495.00
Technology Options Total				\$ 495.00
Value Added Services Total				
				\$ 0.00
Other Charges				
	EnviroCrate	1	\$ 40.00	\$ 40.00
Other Charges Total				\$ 40.00
Suggested Price				\$ 26,424.00
Customer Discounts				
Customer Discounts Total			\$ -5,963.67	\$ -5,963.67
Total Selling Price				\$ 20,460.33

2020 John Deere Z997R Zero Turn



SMITH TURF & IRRIGATION

DISTRIBUTORS

Quoted To:

Town of Farragut



Quoted From:

Nashville Office
525 Fairground Court
Nashville, TN 37211
615-726-8811

Attn:

Bud McKelvey

Territory Manager: G. Timothy Long, SCPS

Qty	Model	Description	Unit Price	Extended
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Tennessee Statewide Contract, 242

1	31902	Groundsmaster 3300 4WD		\$26,354.00
1	31972	72 Inch Side Discharge Deck		
1	31982	Air Ride Suspension Seat		
1	30669	Universal Sunshade, White		

Payment Terms: Net 10th Prox (Upon Credit Approval)

Prices And Terms Shown Will Be Valid For 30 Days From Date Quoted.
After This Period, We Reserve The Right To Make Any Necessary
Adjustments To Prices And/Or Payment Terms.

Sub Total

***Sales Tax
Total**

Quote Prepared By: G. Timothy Long

Date: 7/2/2020

Quote Accepted By:

Date:

* Sales Tax is subject to change based on the current rules and regulations in effect at the time of delivery.

TORO

Groundsmaster® 3200/3300

OUT-FRONT ROTARY MOWERS

FEATURES

Power & Durability

- Powerful 24.7 HP (18.4 kW) or 37.4 HP (27.9 kW) Yanmar EPA Tier 4/Stage V diesel engines
- Rugged 7-gauge high-strength steel rotary decks Available 60" (152 cm) or 72" (183 cm) width of cut. Side and rear discharge options

Performance

- CrossTrax® all-wheel drive provides superior traction
- 7.8" (19.9 cm) ground clearance for exceptional maneuverability

Productivity

- Innovative tilt-up deck for easy cleaning and maintenance
- Up to 15 mph (24 km/h) ground speed
- 1"-6" (25-152 mm) height of cut with a simple pin adjustment
- Comfortable operator platform
- Easy to access maintenance points

Versatility

- Rotary and Fine Cut Flail mowing decks available
- Year-round versatility with a variety of multi-season attachments
- Cab option helps keep operators comfortable and productive all season long

A Revolution in Out-Front Rotaries.

Toro has been creating world-class out front rotary mowers for over 45 years.

We are continuing this legacy with the new Groundsmaster 3200/3300.

The Groundsmaster 3200/3300 delivers unparalleled productivity. Featuring a powerful 37.4 HP (27.9 kW) or 24.7 HP (18.4 kW) engine, CrossTrax® all-wheel drive and legendary Groundsmaster decks, the Groundsmaster 3200/3300 makes quick work in even the toughest terrain while delivering an exceptional quality of cut. From the fully-adjustable suspension seat and steering column, the fingertip engine controls and optional all-season cab, this new mower is designed for all-day comfort. Routine maintenance is also easy with the Groundsmaster 3200/3300. The innovative Tilt-Up Deck design making blade maintenance and deck cleaning simple. Additionally, all engine maintenance points are easily accessible to help ensure your Groundsmaster runs smoothly and reliably for years. Productivity, comfort, reliability. That's the all-new Groundsmaster 3200/3300.

toro.com/outfront



Call your Toro distributor at 800-803-8676

Groundsmaster® 3200/3300 Specifications

	GROUNDMASTER 3200 2WD, MODEL 31900	GROUNDMASTER 3200 AWD, MODEL 31901	GROUNDMASTER 3300 AWD, MODEL 31902	GROUNDMASTER 3310 AWD CAB, MODEL 31903
ENGINE	Yanmar®, 3 Cylinder, liquid cooled diesel, Power: 24.7 HP (18.4kW) @ 3000 rpm, Torque peak: 50.9 ft.-lbs. (69 Nm) @ 2100 rpm, Displacement 1267cc, High Idle: 3230 rpm (no load), Remote mounted Donaldson air cleaner, Fuel filter water separator, EPA Tier 4 / Stage V compliant		Yanmar, 3 Cylinder, liquid cooled diesel, Power: 37.4 HP (27.9kW) @ 3000 rpm, Torque peak: 80.4 ft.-lbs. (109 Nm) @ 1950 rpm, Displacement 1642, High Idle: 3150 rpm (no load), Remote mounted Donaldson air cleaner, Fuel filter water separator, EPA Tier 4 / Stage V compliant	
RADIATOR	Rear mount, cross flow, 8.5 fins per 1" (25 mm), 7 quart (6.6 liter) capacity		Rear mount, cross flow, 8.5 fins per 1" (25 mm), 8 quart (7.6 liter) capacity	
FUEL CAPACITY	12 gallon (45 L)			
TRACTION DRIVE	2WD Parallel hydraulic traction system. Parallel hydraulic flow between the front wheel motors powered by hydrostatic pump	Patented CrossTrax® AWD, Series parallel hydraulic traction system w/full time, bi-directional 4-wheel drive, Parallel hydraulic flow between front and rear wheels.		
GROUND SPEED	Up to 12.5 MPH (20 km/h)		Up to 15 MPH (24 km/h)	
MAIN FRAME	All welded tubular and formed steel			
IMPLEMENT DRIVE	Engine mounted 350 ft. lb. (475 Nm) rated electro-magnetic PTO clutch drives 2" (5 cm) telescoping shaft. Rotary deck connection allows for tip-up service position without disconnection of PTO.			
IMPLEMENT LIFT	Twin 2.5" (6.4 cm) bore, 1.25" (3.2 cm) rod hydraulic cylinders operate lift arms, Hydraulic counterbalance for optimum traction and stability.			
TIRES	Front: 23 x 10.5 - 12 4-ply, Rear: 16 x 6.5 - 8, 4-ply	Front: 23 x 10.5 - 12 4-ply, Rear: 18 x 9.5 - 8, 4-ply	Front: 24 x 12 - 12, 4-ply, Rear: 18 x 9.5 - 8, 4-ply	
BRAKES	Dynamic braking through hydrostat and foot pedal. Parking Brake: Hand-actuated drum type on front left and right traction wheels			
SEAT	Deluxe Bolstered Seat (model 31980), Mechanical Suspension Seat (Model 31981), Air Ride Suspension Seat (Model 31982)			
STEERING	Hydraulic Power Steering, Tilt steering wheel released and locked by a foot actuated lever			
OPERATOR AREA	Operator step, beverage holder, control arm, retractable seat belt, standard			
INSTRUMENTATION	InfoCenter™: Onboard LCD display shows gauges, alerts/faults, service reminders, electrical system diagnostics. Indicates coolant temps, oil pressure, alternator voltage, engine hours, (37.4 HP models, engine RPM).			
CONTROLS	Foot-operated pedal for forward and reverse. Manually adjustable forward speed limiter. Control arm includes hand-operated throttle, PTO switch, deck/implement lift lower switch, ignition switch, (24.7 HP models, glow plug switch)			
ELECTRICAL	12V maintenance-free battery with 540 cold cranking amps at 0 degrees F (-18 degrees C), 80 minute reserve capacity at 80 degrees F (27 degrees C), 40-amp alternator on 24.7 HP models, 55-amp alternator on 37.4 HP models, Seat, PTO, lift/lower, traction and parking brake interlock switches. Easy access to fuse panel.			
GROUND CLEARANCE	8.3" (21 cm) traction unit only			
LENGTH	107" (271.7 cm)			
WIDTH	52" (132 cm)		53.1" (134.8 cm)	
HEIGHT	79" (200.6 cm) with ROPS up			89" (226 cm)
WHEELBASE	51.5" (130.8 cm)			
WEIGHT	1,751 lbs. (794 kg)		1,886 lbs. (855 kg)	2,486 lbs. (1128 kg)
SAFETY CAB	Optional ROPS certified cab with heat only. Tempered curved windshield, tinted side and rear glass (50% tint); front wiper/washer; interior mirror and exterior side mirrors; SMV sign; road light kit and work light kit sold separately. All glass windows meets ANSI Z-26.1999 and ECE R43			Factory installed, ROPS certified cab with AC and heat. Tempered curved windshield, tinted side and rear glass (50% tint); front wiper/washer; interior mirror and exterior side mirrors; SMV sign; road light kit and work light kit sold separately. All glass windows meets ANSI Z-26.1999 and ECE R43
WARRANTY	Two-year limited warranty. Refer to operators manual for further information.			
ACCESSORIES	LED work light kit, LED road light kit, beacon, recycler kits, slope sensor kit, optional cab (heat only)			

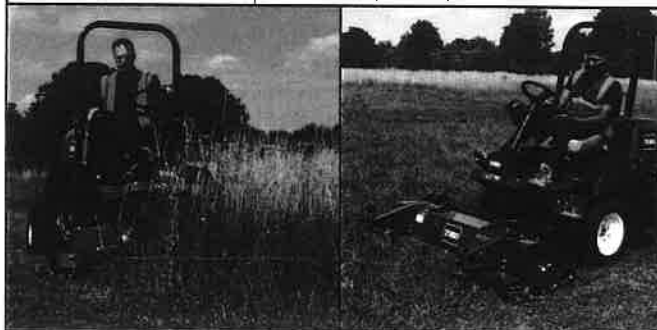


Groundsmaster® 3200/3300 Specifications continued

CUTTING DECK CONFIGURATIONS	CUTTING DECKS (SOLD SEPARATELY)			
	60" (152 CM) SIDE DISCHARGE DECK, MODEL 31970	72" (183 CM) SIDE DISCHARGE DECK, MODEL 31972	60" (152 CM) REAR DISCHARGE DECK, MODEL 31971	72" (183 CM) REAR DISCHARGE DECK, MODEL 31973
CONSTRUCTION	7-gauge (4.5 mm) high-strength steel, 5.5" (14 cm) deep; welded deck with grass discharged on the right side. A 5/16" (8 mm) thick rubber discharge chute covers the discharge opening to limit the throw distance of clippings. Adjustable baffle.		7-gauge (4.5 mm) high-strength steel, 5.5" (14 cm) deep; welded deck with a rear rubber flap to direct clippings down through the rear of the machine	
SERVICE POSITION	Cutting deck can tip up to the service position from the transport position to conduct routine maintenance quickly. Driveshaft stays connected during tip up.			
HEIGHT OF CUT	1"-6" (25 - 152 mm) adjustable in 0.25" (6 mm) increments.			
MOWING RATE**	Up to 4.2 acres (1.7 hectares) per hour	Up to 5 acres (2.1 hectares) per hour	Up to 4.2 acres (1.7 hectares) per hour	Up to 5 acres (2.1 hectares) per hour
SPINDLE ASSEMBLY	Ductile cast iron 9" (23 cm) diameter conical spindle housing; Dual greaseable tapered roller bearings; Spindle shaft is 1.25" (3.2 cm) diameter, solid cold finished steel, splined connection between spindle shaft and pulley; Welded blade retainer plus anti-scalp cups.			
CUTTER DRIVE	Solid mounted, splined PTO-driven gearbox transfers power to three separate spindles via one "B" section belt.			
BLADES	Three 0.25" (6 mm) thick, 2.5" (63 mm) wide, heat-treated steel blades.			
BLADE TIP SPEED (3000 RPM)	17,500		16,000	
DECK SUSPENSION	Independent, 2" (5 cm) square tubing, lift/push arms each attached to separate castor arms.			
BELT IDLER	Spring-loaded (torsion) idler			
DECK SKID	Replaceable, bolt-on, non-marking UHMW skid on both sides for rear discharge decks and on left side only for side discharge decks. Interchangeable left to right.			
ANTI SCALP	Anti-scalp cup located on each blade spindle. Additional anti-scalp gauge wheels.			
DECK COVERS	Quick-release type latches			
LIFT ARMS	Independent lift arms and hydraulic weight transfer provide deck flotation.			
SHIPPING WEIGHT	450 lbs. (204 kg)	510 lbs. (231 kg)	460 lbs. (208 kg)	512 lbs. (232 kg)
OPTIONAL ACCESSORIES	Recycler kits, blade options (low sail, medium sail, high sail, atomic), blowout baffle, roller stripper		Recycler kits, blade options (low sail, medium sail, high sail, atomic)	

CAB	OPTIONAL ATTACHMENTS	
	UNIVERSAL SUNSHADE	ROTARY BROOM
	Heat only cab that fits ROPS models.	60" (152 cm) clearing width, from M-B®.
		53" (134 cm) clearing width, from Erskine®.
		60" (152 cm) straight blade, from BOSS®.

FRAME CONSTRUCTION	60" (152 CM) F60 FLAIL CUTTING DECK, MODEL 02835	
	ROTOR CONSTRUCTION	HEIGHT OF CUT
	Welded, high strength steel frame	0.75" - 4" (20-100 mm)
	4" (100 mm) diameter, dynamically balanced flail rotor. Greaseable tapered roller bearings mounted in rigid mounted bearing housings. Rotor can be removed from frame without prior removal of bearings and bearing housings.	MOWING RATE**
		Up to 4.2 acres (1.7 hectares) per hour
		BLADES
		32x TEMPEST™ paddle-style flail blades
		BELT IDLER
		Mechanical adjustable idler. Locked with M20 bolt.
		DECK SKID
		Replaceable, bolt-on steel skid
		CASTOR WHEELS
		8 x 3.5-4 4-Ply, pneumatic, sealed ball bearings.
		LIFT ARMS
		Independent lift arms and hydraulic weight transfer provide deck flotation. Supplied complete with the flail.
		SHIPPING WEIGHT
		564 lbs. (256 kg)
		OPTIONAL ACCESSORIES
		Fine Cut Baffle Kit, Mulching Bar, Back to Back Flail Blades, Replacement Blade Kits, choice of 2x blades or 16x blades (2x per flail required)



*Specifications and design subject to change without notice. Products depicted in this literature are for demonstration purposes only. Actual products offered for sale may vary in use, design, required attachments and safety features. See distributor for details on all warranties.

**Assumes 7 mph (11.3 km/h) mow speed, no overlap and 100% efficiency.



REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: William E. McKelvey, Public Works Director

SUBJECT: Approval of Bid for one (1) new 2021 Chevrolet 2500HD 4WD Double Cab Pickup

INTRODUCTION: The purpose of this agenda item is to approve the purchase of one (1) new 2021 Chevrolet 2500HD 4WD Double Cab Pickup.

BACKGROUND: This vehicle will replace our 2008 Ford F250 plow truck. The current truck has 150,000 miles and has rust underneath from twelve years of plowing and salt spreading. Due to the rust, staff has had to replace all six of the body mounts and rebuilt the brake system in the rear of the vehicle.

DISCUSSION: Attached is pricing through State of Tennessee contracting for a new 2021 Chevrolet 2500HD 4WD Double Cab pickup from Wilson County Motors in the amount of \$34,170.20.

FINANCIAL SECTION: (if needed)

Account Number: 314-43949-949

<u>Total Budget</u>	<u>Requested Amount</u>	<u>Expenditures to Date</u>	<u>Remaining Amount</u>
\$208,240	\$34,170.20	\$79,054.63	\$95,015.17

Approved By: A. Myers

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

PROPOSED MOTION: Approval of the purchase of a 2021 Chevrolet 2500HD 4WD Double Cab Pickup from **Wilson County Motors for \$34,170.20.**

BOARD ACTION:

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

<u>VOTE / TOTAL</u>	<u>Williams</u>	<u>Povlin</u>	<u>Pinchok</u>	<u>Meyer</u>	<u>Burnette</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____



Wilson County Motors

Danielle Rodriguez | 615-444-9642 | danielle@wilsoncountyauto.com

Town of Farragut 2021 2500 DBL

Vehicle: [Fleet] 2021 Chevrolet Silverado 2500HD (CK20953) 4WD Double Cab 162" LT





Wilson County Motors

Danielle Rodriguez | 615-444-9642 | danielle@wilsoncountyauto.com

Vehicle: [Fleet] 2021 Chevrolet Silverado 2500HD (CK20953) 4WD Double Cab 162" LT (Complete)

Price Summary

PRICE SUMMARY

	Invoice	MSRP
Base Price	\$40,996.80	\$43,800.00
Total Options	(\$8,421.60)	\$745.00
Vehicle Subtotal	\$32,575.20	\$44,545.00
Dealer Advertising Adjustment	\$0.00	\$0.00
Destination Charge	\$1,595.00	\$1,595.00
Grand Total	\$34,170.20	\$46,140.00
	Plow	7280.00
	Total	41450.20

This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.

Data Version: 11289. Data Updated: Jun 28, 2020 9:51:00 PM PDT.

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: William E. McKelvey, Public Works Director

SUBJECT: Approval of Bid for the Replacement Purchase of one (1) New 2020 In-stock Chevy Colorado 4WD Pickup

INTRODUCTION: The purpose of this agenda item is to approve the replacement purchase of one (1) new 2020 Chevy Colorado 4WD Pickup.

BACKGROUND: The Engineering Department has a 2005 Ford F150 4WD Pickup with 88,000 miles. The engine has had an internal failure and the motor has locked up. Repairs will cost \$7,100.00 and the current value of the pickup is less than the repair cost.

DISCUSSION: Attached is pricing through State of Tennessee contracting for a new 2020 In-stock Chevy Colorado 4WD Pickup from Wilson County Motors in the amount of \$29,297.18.

FINANCIAL SECTION:

Account Number: 314-43949-949

<u>Total Budget</u>	<u>Requested Amount</u>	<u>Expenditures to Date</u>	<u>Remaining Amount</u>
\$208,240	\$29,297.18	\$113,224.83	\$65,717.99

Approved By: A. Myers

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

PROPOSED MOTION: Approval of the replacement purchase of one (1) new 2020 In-stock Chevy Colorado 4WD Pickup from **Wilson County Motors for \$29,297.18.**

BOARD ACTION:

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

<u>VOTE / TOTAL</u>	<u>Williams</u>	<u>Povlin</u>	<u>Pinchok</u>	<u>Meyer</u>	<u>Burnette</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____



Vehicle Locator

Dealer Information

WILSON COUNTY CHEVROLET BUICK GMC
903 SOUTH HARTMANN DRIVE
LEBANON, TN 37090
Phone: 615-444-9642
Fax: 615-449-4315

\$29,297¹⁸
~~27~~

1GCGTBEN9L1234528

Model Year: 2020
Make: Chevrolet
Model: Colorado
12M43-WT Crew Cab, Short Box
PEG: 4WT-Work Truck Option Package 4WD
Primary Color: GAZ-Summit White
Trim: H2R-Jet Black / Dark Ash Cloth Interior Trim
Engine: LGZ-Engine: 3.6L, 6Cyl Gas
Transmission: M5T-8-Speed Automatic Transmission

Event Code: 5000-Delivered to Dealer

Order #: XNQV4M

MSRP: \$34,270.00

Order Type: TRE-Retail Stock

Stock #: N/A

Inventory Status: Available

Total Cash Allowance: N/A

Additional Vehicle Information

GM Marketing Information

Vehicle Options

Chargeable Options

	MSRP
G80-Automatic Locking Rear Differential	\$325.00
JL1-Trailer Brake Controller, Integrated	\$230.00
PCN-WT Convenience Package	\$530.00
VK3-Front License Plate Kit	\$40.00
Z82-Trailer Package	\$250.00

No Cost Options

FE9-Federal Emissions
GU6-Rear Axle, 3.42 Ratio
LGZ-Engine: 3.6L, 6Cyl Gas
M5T-8-Speed Automatic Transmission

Chevrolet Colorado



REPORT TO THE BOARD OF MAYOR AND ALDERMEN**PREPARED BY:** Mark Shipley, Community Development Director**SUBJECT:** Ordinance 20-08, an ordinance to define a drug treatment clinic or facility, medical, dental, or veterinary clinic or facility, and pain management clinic or facility and to provide for drug treatment and pain management clinics or facilities and associated development criteria in the Regional Commercial (C-2) District (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: In response to community concerns, staff conducted a workshop in March with the Board of Mayor and Aldermen on the issue of regulating pain management and drug treatment clinics and facilities. It was noted that the Town's current zoning ordinance does not specifically define such uses or make any distinction between types of medical facilities. Because of this, pain management and drug treatment clinics or facilities would fall within the broader "medical, dental, and veterinary facilities" use category listed as a permitted use within most of the Town's commercial, business, and office related zoning districts. In addition, there are no supplemental location or separation requirements applied to these uses under the current zoning ordinance.

During the Board's workshop and workshop sessions with the Planning Commission in April and May, staff presented different discussion items. These items included new definitions, separation distances from identified community facilities, and the most appropriate zoning district(s) location for both pain management and drug treatment clinics or facilities within the Town.

Based on the input received, staff presented Ordinance 20-08 at the Planning Commission meeting in June. The ordinance provides specific definitions for both a drug treatment clinic or facility, and a pain management clinic or facility. It also clarifies the Town's existing zoning definition for a medical, dental, or veterinary clinic or facility. The ordinance also restricts both drug treatment and pain management clinics or facilities to the C-2, Regional Commercial District, and it provides for development criteria that must be met before any such clinic or facility is established. This includes a minimum 1000-foot separation requirement from any public or private school, zoning regulated child-care facility, public library, and community center or public park.

RECOMMENDATION: At their meeting on June 18, 2020, the Planning Commission unanimously recommended approval of Ordinance 20-08. Community Development Director, Mark Shipley, also recommends approval of Ordinance 20-08 on first reading.

PROPOSED MOTION: To approve Ordinance 20-08 on first reading.**BOARD ACTION:****MOTION BY:** _____ **SECONDED BY:** _____

<u>VOTE/TOTAL</u>	<u>WILLIAMS</u>	<u>MEYER</u>	<u>PINCHOK</u>	<u>POVLIN</u>	<u>BURNETTE</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

ORDINANCE: 20-08
PREPARED BY: Hobbs/Hose
REQUESTED BY: Staff
1ST READING:
2ND READING:
PUBLISHED IN:
DATE:

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 2., DEFINITIONS, TO DEFINE DRUG TREATMENT CLINIC OR FACILITY, MEDICAL, DENTAL, OR VETERINARY CLINIC OR FACILITY, AND PAIN MANAGEMENT CLINIC OR FACILITY, AND AMENDING CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION XV. – REGIONAL COMMERCIAL DISTRICT (C-2) TO ADD, AS PERMITTED USES, DRUG TREATMENT AND PAIN MANAGEMENT CLINICS OR FACILITIES.

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 2, Definitions, and Chapter 3, Specific District Regulations, of the Farragut Zoning Ordinance, Ordinance 86-16,

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

SECTION 1.

The Farragut Municipal Code, Appendix A, Zoning, Chapter 2, Definitions, is amended by adding the following definitions:

Drug Treatment Clinic or Facility: A facility licensed by the State for the counseling of patients and/or the issuing of a prescription for methadone, suboxone, or similar medications, in the treatment, maintenance, and/or detoxification of persons, for outpatient, non-residential purposes only.

Medical, Dental, or Veterinary Clinic or Facility: A facility operated by one or more physicians, dentists, chiropractors, psychiatrists, physiotherapists, other licensed practitioners of the healing arts, or veterinarians for the examination and treatment of persons solely on an outpatient basis, or for the examination and treatment of their pets and animals. Medical/dental offices/clinics also include alternative medicine clinics, such as acupuncture and holistic therapies, and physical therapy offices for physical rehabilitation. Urgent care facilities, and "minute clinics" are considered medical/dental offices/clinics. This term shall not include drug treatment or pain management clinics or facilities, as defined herein.

Pain Management Clinic or Facility: A privately-owned facility in which a medical doctor, an osteopathic physician, an advanced practice nurse, and/or a physician assistant provides pain management services to patients, a majority of whom are issued a prescription for opioids, benzodiazepine, barbiturates, or carisoprodol, or similar medications, for more than ninety (90) days in a twelve (12) month period. A pain management clinic does not include:

1. A medical or dental school, an osteopathic medical school, a nursing school, a physician assistant program or an outpatient clinic associated with any of the foregoing schools or programs;
2. A hospital as defined in T.C.A. § 68-11-201, including any outpatient facility or clinic of a hospital;
3. Hospice services as defined in T.C.A. § 68-11-201;
4. A nursing home as defined in T.C.A. § 68-11-201;
5. A facility maintained or operated by the state government; or
6. A hospital or clinic maintained or operated by the federal government.

SECTION 2.

The Farragut Municipal Code, Appendix A, Zoning; Chapter 3, Specific Zoning Regulations; Section XV, Regional Commercial District (C-2); Subpart B, Permitted Principal and Accessory Uses and Structures, is amended by adding item 18 as follows:

18. Drug Treatment, and Pain Management Clinics or Facilities, provided the following development criteria are met:
 1. The approval by the Town of a pain management or drug treatment clinic or facility shall be contingent upon the receipt of the appropriate license and certificate of need by the State of Tennessee Department of Health or Department of Mental Health and Substance Abuse.
 2. Applicants seeking approval of a pain management or drug treatment clinic or facility shall provide written documentation that the Knox County Sheriff's Department has been notified in writing regarding the facility's proposed location, hours of operation, programs and treatment methods offered, and staffing levels and qualifications.
 3. The clinic or facility shall not be located within one thousand (1,000) feet of any public or private school, child-care facility as regulated in Chapter 4, public library, community center or public park, as measured from property line to property line.
 4. For newly constructed free-standing facilities, off-street parking shall be provided for the facility at a rate of five (5) spaces per one thousand (1,000) square feet of clinic floor area.
 5. The facility shall see patients on the basis of appointments only.

6. The clinic or facility shall have its own separate and exclusive exterior public entrance to the building.

SECTION 3.

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

Ron Williams, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this _____ day of _____, 2020,
with approval recommended.

Rita Holladay, Chairman



Rose Ann Kile, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION



1,000 ft Use Restriction Setback from Childcare Facilities

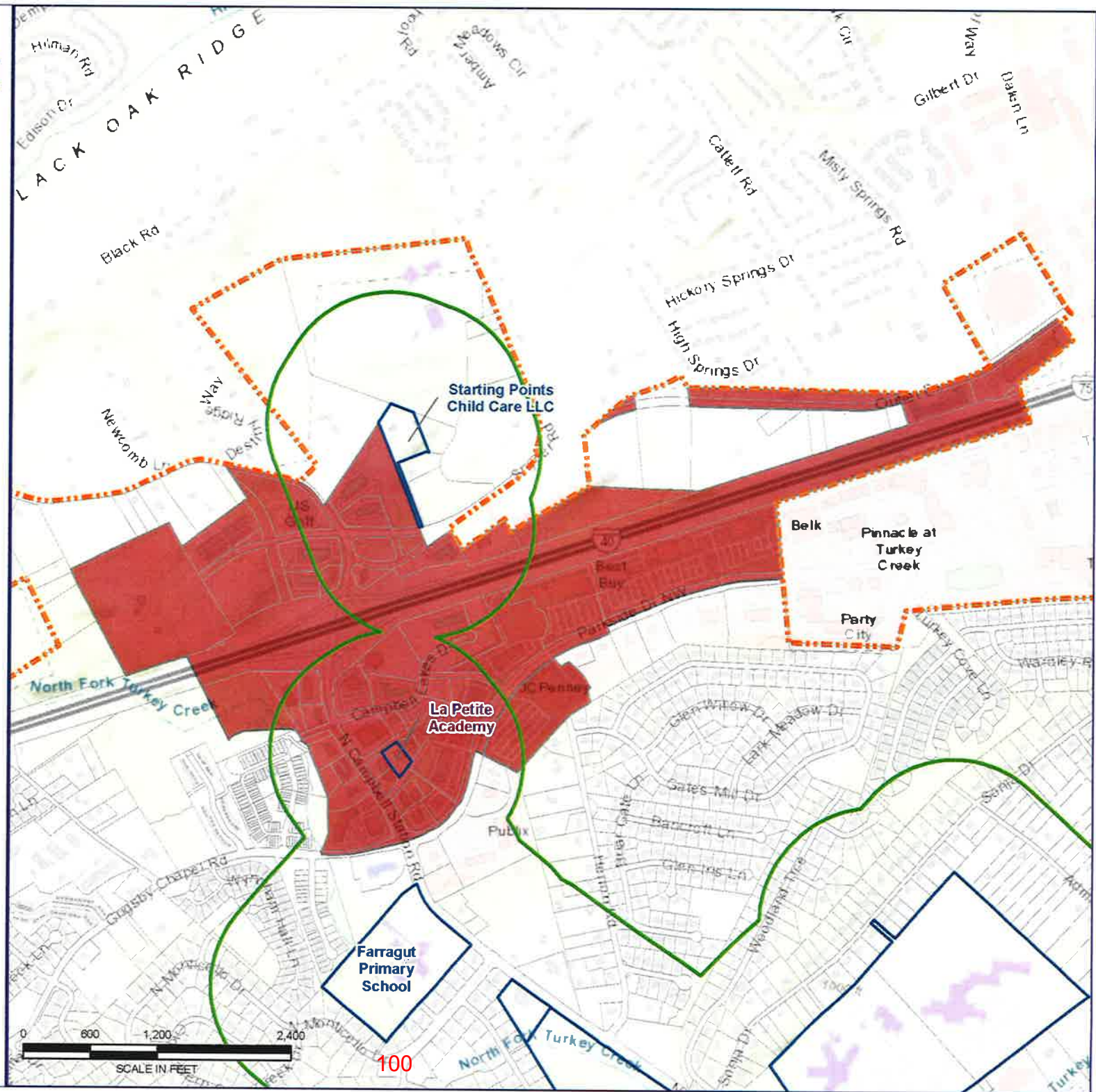
- Legend**
- Schools, Daycare, Parks & Community Center
 - 1,000' Buffer
 - Parcels
 - Town of Farragut Boundary
 - C-2, Regional Commercial



1 inch = 1,200 feet
Map Prepared: 6/4/2020

CONTACTS:

GIS:
Carrie Smith
carrie.smith@aecom.com



RESOLUTION PC-20-05

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 2., DEFINITIONS, TO DEFINE DRUG TREATMENT CLINIC OR FACILITY, MEDICAL, DENTAL, OR VETERINARY CLINIC OR FACILITY, AND PAIN MANAGEMENT CLINIC OR FACILITY, AND AMENDING CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION XV. – REGIONAL COMMERCIAL DISTRICT (C-2) TO ADD, AS PERMITTED USES, DRUG TREATMENT AND PAIN MANAGEMENT CLINICS OR FACILITIES.

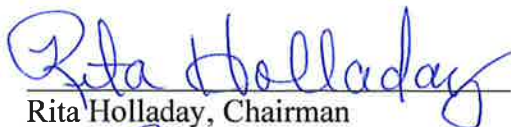
WHEREAS, the Tennessee Code Annotated, Section 13-4-201 et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

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

WHEREAS, a public hearing was held on this request on June 18, 2020;

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 20-08.

ADOPTED this 18th day of June 2020.


Rita Holladay, Chairman


Rose Ann Kile, Secretary

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Ordinance 20-10, an ordinance on first reading to rezone Parcel 019, Tax Map 162, 1013 McFee Road, 24.85 Acres, from Agricultural (A) to Open Space Mixed Residential Overlay (R-1/OSMR) (Rackley Engineering, Applicant)

INTRODUCTION AND BACKGROUND: This agenda item involves the Gibson farm property that is south of the parcel that is immediately south of McFee Park on the west side of McFee Road. The property is currently zoned Agricultural (A). Due to the presence of a major overhead transmission line easement that runs horizontally through the property and a drainageway along the western portion of the property, the applicant is asking for a rezoning to the Open Space Mixed Residential Overlay (R-1/OSMR) Zoning District. This is the same zoning district as the Cottages at Pryse Farms on the east side of McFee Road just north of McFee Park.

DISCUSSION: As discussed with the Planning Commission, the OSMR District permits both attached and detached single family but the overall density is the same as the standard Open Space Residential (OSR) District which permits only detached single family. The density is based on the Rural Residential (R-1) Zoning District, which provides for a 20,000 square foot minimum lot size. The OSR is a much more common district and includes a number of newer developments throughout the Town, including Bridgemore, Sheffield, Brass Lantern, and Brookmere – all of which are located in the general area.

In the case of the Gibson farm property, the total number of permitted dwelling units (attached and detached) would be 54. From the applicant's perspective, the large overhead utility line and associated 100-foot easement divides the property and makes it more beneficial to be able to cluster the attached portion of the development in a smaller area that can be separated from the detached portion of the development.

A few months ago, the McFee Road corridor south of McFee Park was the subject of a public workshop where input was provided with regards to the future of this portion of Town. The predominant recommendation was that the future land use map show most of the area, including the property that is the subject of this rezoning request, as Open Space Cluster Residential. Both the OSR and the OSMR Districts would be consistent with this land use designation.

When this rezoning was discussed with the Planning Commission, staff noted that a consideration concerning the OSR vs. the OSMR is that this is generally a rural area (hence the current zoning of Agricultural) and is the more-dense form of an attached development appropriate for this area or would an OSR Zoning District be a better fit? If this property were rezoned to OSMR, would it make it more likely that other properties in the area would also be rezoned for attached single-family developments? Again, the density would not be affected. It would be more of a form-based or bulk consideration and whether this is appropriate for the general area.

RECOMMENDATION: Included in your packet is Resolution PC-20-06 and Ordinance 20-10. At their meeting on June 18, the Planning Commission recommended approval of Ordinance 20-10 with a roll call vote of 8-1 with Mayor Williams voting in opposition. Staff would note that R-1/OSR or R-1/OSMR are consistent with the future land use map. The difference is in form and bulk.

PROPOSED MOTION: To approve Ordinance 20-10 on first reading.

BOARD ACTION:

MOTION BY:_____ SECONDED BY:_____

<u>VOTE/TOTAL</u>	<u>WILLIAMS</u>	<u>MEYER</u>	<u>PINCHOK</u>	<u>POVLIN</u>	<u>BURNETTE</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

ORDINANCE:	20-10
PREPARED BY:	Hose/Shiple
REQUESTED BY:	Town of Farragut
CERTIFIED BY FMPC:	June 18, 2020
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 019, Tax Map 162, said property being located at 1013 McFee Road and including approximately 24.85 acres, from Agricultural (A) to Open Space Mixed Residential Overlay (R-1/OSMR (See Exhibit A).

SECTION 2.

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

Ron Williams, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this _____ day of _____, 2020,
with approval recommended by the Farragut Municipal Planning Commission (FMPC).

Rita Holladay, Chairman



Rose Ann Kile, Secretary



**Future Land Use
February 2020**

Legend

-  Civic/Institutional
-  Office/Light industrial
-  LU Industrial
-  Commercial
-  Regional Commercial
-  Open Space
-  Parks and Rec
-  Open Space Cluster Residential
-  Rural Residential (> 1 Acre lots)
-  Very Low Density Residential (2-4 DUs / Acre)
-  Low Density Residential (3-6 DUs / Acre)
-  Med Density Residential (6-8 DUs / Acre)
-  High Density Residential (9-12 DU's/Acre)
-  Mixed Use Neighborhood (6-8 DUs / Acre)
-  Mixed Use Town Center (8-15 DUs / Acre)
- FPD, Floodplain District**
-  100 Year Floodplain
-  500 Year Floodplain





**Exhibit A
Ordinance 20-10**

**Rezone
Parcel 19
Tax Map 162
1013 McFee Road**

From
A (Agricultural)

to

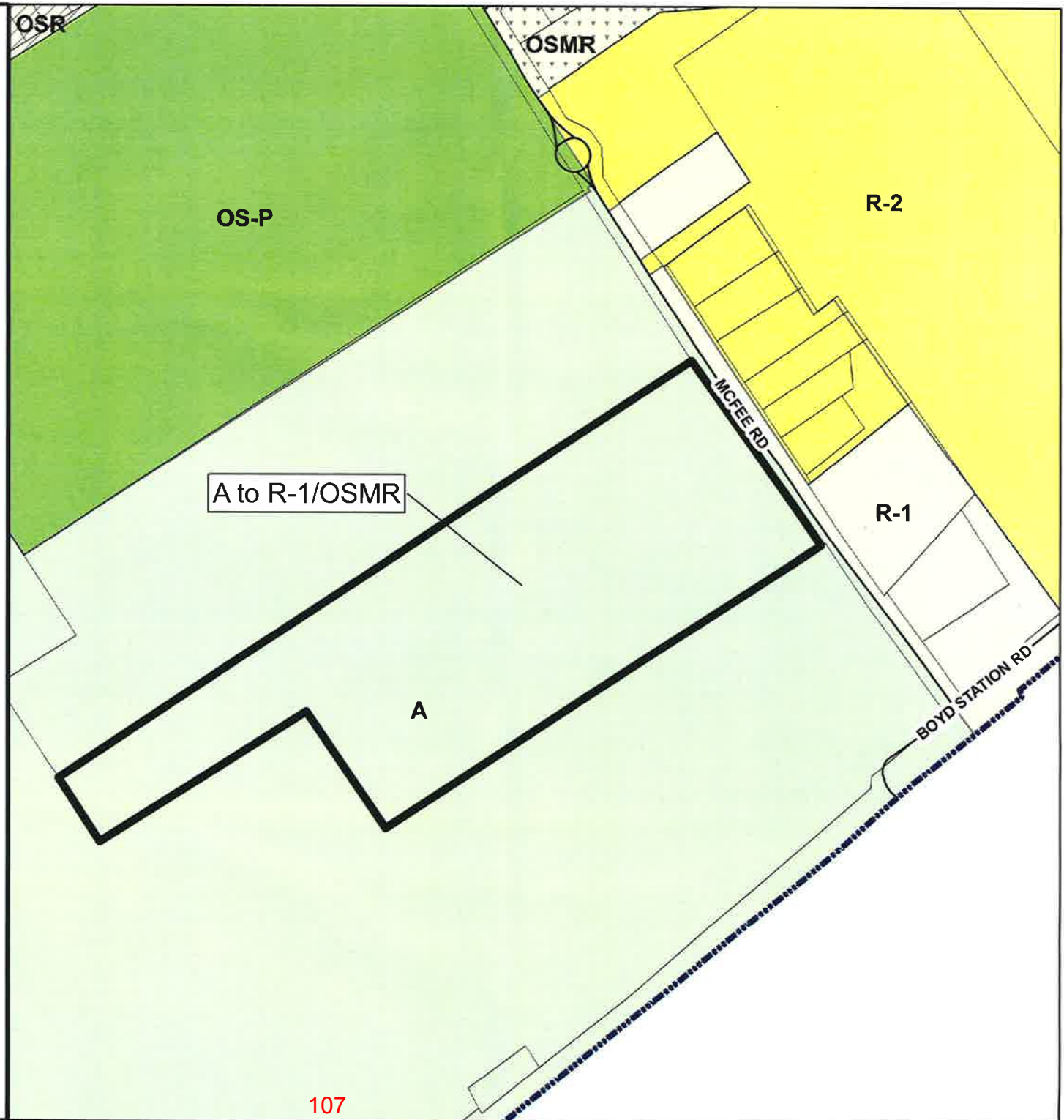
R-1/OSMR (Rural Single-Family
Residential/Open Space Mixed
Residential Overlay)

Legend

-  Subject Property
-  Town Limit
-  Streets
-  Parcels
-  A, Agricultural
-  OS-P, Open Space/Park
-  R-1, Rural Single-Family Residential
-  R-2, General Single-Family Residential
-  R-1/OSR, Open Space Residential Overlay
-  R-1/OSMR, Open Space Mixed Residential Overlay



1 in = 400 ft



RESOLUTION PC-20-06

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 019, TAX MAP 162, 1013 MCFEE ROAD, FROM AGRICULTURAL (A) TO OPEN SPACE MIXED RESIDENTIAL OVERLAY (R-1/OSMR)

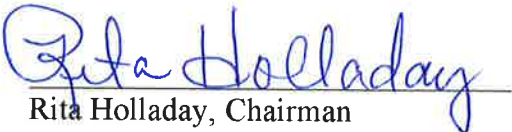
WHEREAS, the Tennessee Code Annotated, Section 13-4-201et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

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 June 18, 2020;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval of Ordinance 20-10 to the Farragut Board of Mayor and Aldermen, an ordinance amending the Farragut Zoning Ordinance and Map, Ordinance 86-16, by rezoning the above noted property.

ADOPTED this 18th day of June 2020.


Rita Holladay, Chairman


Rose Ann Kile, Secretary