



**FARRAGUT BOARD OF MAYOR AND ALDERMEN
AGENDA**

September 10, 2020

**WORKSHOP
Short-Term Rentals
6:20 PM**

**BEER BOARD
6:55 PM**

**BMA MEETING
7:00 PM**

- I. Roll Call**
- II. Approval of Agenda**
- III. Approval of Minutes**
 - A. August 27, 2020
- IV. Mayor's Report**
 - A. Daughters of the American Revolution & Constitution Week Proclamations
- V. Ordinances**
 - A. Public Hearing & Second Reading
 - 1. Ordinance 20-09, An ordinance to amend Chapter 4, Alcoholic Beverages, Article 2, Beer, to amend the Class 4 Tavern Permit and to create the Class 7, Brewpub Permit.
 - 2. Ordinance 20-16, an ordinance to amend the Town of Farragut Zoning Ordinance to permit for Brewpubs in commercial zoning districts
 - B. First Reading
 - 1. Ordinance 20-12, an Ordinance to rezone the property at 11824 Kingston Pike, Parcel 025, Tax Map 152C, Group J., 1.81 Acres from Office (O-1) to General Single-Family Residential (R-2) (Troy and Evangella Stavros, Applicant)

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2. Ordinance 20-13, an Ordinance to rezone Parcel 021.03 and a portion of Parcel 021.01, Tax Map 153, from Rural Residential (R-1) to General Single-Family Residential (R-2), 7.35 Acres (Rackley Engineering, Applicant)
3. Ordinance 20-14, an Ordinance to amendment to the Farragut Municipal Code, Chapter 22., Article 5. – Driveways and Other Access Ways, Section 22-150, Specifications; permanent access, (2) Access to and from property being developed, as it relates to circular drives on corner lots with more than 350 feet of total street frontage (Town of Farragut, Applicant)
4. Ordinance 20-15, an Ordinance to amendment to the Farragut Municipal Code, Chapter 113 – Tree Protection, Section 113-4. – Applicability, as it relates to provisions for utilities (Town of Farragut, Applicant)

VI. Business Items

- A. Approval to Close Jamestowne Blvd on Friday, October 30 for the Freaky Friday Event
- B. Approval of Amendments to the Town of Farragut Traffic Calming Policy
- C. Approval of Appointments to the Education Relations Committee
- D. Approval of 2020 Parade of Homes Directional Signage

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 September 10 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 Farragut residents 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. Any Farragut resident 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 for public comment may be amended 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 original viewpoint;
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.

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Trevor Hobbs, Assistant to the Town Administrator

SUBJECT: Short-term Rental Units

INTRODUCTION: The Town of Farragut passed an ordinance prohibiting Short-term Rental Units in all zoning districts on June 27, 2019. In order for a short-term rental unit in Farragut to qualify for grandfathered status, it would need to have been legally operating as of June 27, 2019.

BACKGROUND: The Town of Farragut has always considered Short-term Rental Units to be prohibited in all zoning districts. However, amendments to State Law (T.C.A 13-7-603) in May 2018 provided existing rental units the ability to continue operating under the existing regulations prior to the passage of an ordinance which prohibits them.

At the time of adopting the Ordinance 19-20 (now Appendix A, Zoning, Chapter 4, General Provisions and exceptions, Sec. X, Short-term Rental Units) in June 2019, the Town considered short-term rental units to already be prohibited by virtue of not being listed as a permitted use in any zoning district. When board members voiced concerns that the Town's regulations needed to be strengthened, the purpose of the ordinance was to make it clear that short-term rental units were not permitted to operate in the Town of Farragut.

According to the grandfathering provisions of T.C.A 13-7-603, the ordinance, resolution, regulation, rule, or other requirement in effect at the time the property began being used as a short-term rental unit is the law that governs the use of the property as a short-term rental unit until it loses its grandfathered status.

Prior to the passage of the Short-term Rental ordinance, though the Town did not require a Short-term Rental Unit permit, the town did require businesses operating within the Town to obtain a Business Privilege License (FMC Part I, Chapter 8, Sec. 8-20(a)).

Therefore, in order for a short-term rental unit in Farragut to qualify for grandfathered status under T.C.A 13-7-603, it would need to have been operating as a short-term rental unit and hold a Farragut Business Privilege License prior to June 2019.

Prior to the passage of the Short-term Rental Unit ordinance, the Town had no existing business licenses for Short-term Rental Units, nor did it issue any after the passage. As such, the Town does not have any grandfathered short-term rental units.

DISCUSSION: If it is still the intention of the Town to prohibit short-term rental units from operating in Farragut, the existing Short-term Rental Unit ordinance adequately represents the Town's intentions.

If this is no longer the intention of the Town, staff seek feedback in order to prepare appropriate amendments.

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



FARRAGUT BEER BOARD

September 10, 2020

6:55 PM

I. Approval of Minutes

A. August 27, 2020

II. Beer Permit Request

A. Approval of Class 1, On-Premise Beer Permit for Cracker Barrel Old Country Store 716 N. Campbell Station Road

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FARRAGUT BEER BOARD

August 27, 2020

6:50 PM

Approval of Minutes

Motion was made to approve the minutes of July 23, 2020 as presented. Moved by Mayor Williams, seconded by Alderman Povlin; voting yes, Aldermen Burnette, yes; Alderman Povlin, yes; Alderman Pinchok, yes; Mayor Williams, yes; Alderman Meyer was absent; no nays; motion passed.

Beer Permit Request

Approval of Class 1, On-Premise Beer Permit for Dos Agaves, 11639 Parkside Drive

Motion was made to approve the Class 1, On-Premise Beer Permit for Dos Agaves, 11639 Parkside Drive. Moved by, Alderman Povlin, seconded by Mayor Williams; voting yes, Aldermen Burnette, yes; Alderman Povlin, yes; Alderman Pinchok, yes; Mayor Williams, yes; Alderman Meyer was absent; no nays; motion passed.

Ron Pinchok, Chairman

Allison Myers, Town Recorder

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AGENDA NUMBER II.A.

MEETING DATE September 10, 2020

REPORT TO THE BEER BOARD

PREPARED BY: Allison Myers, Town Recorder

SUBJECT: Approval of Class 1, On-Premise Beer Permit for Cracker Barrel Old Country Store, 716 N. Campbell Station Road

DISCUSSION:

The purpose of this agenda item is the approval of a Class 1, On-Premise Beer Permit for Cracker Barrel Old Country Store, 716 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 1, On-Premise Beer Permit for Cracker Barrel Old Country Store, 716 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	_____	_____	_____	_____	_____

pd
#250
8/24/2020
vbn

APPLICATION FOR BEER PERMIT

STATE OF TENNESSEE

TOWN OF FARRAGUT

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

1. Reason for application: New Business ☒ New Ownership ☐ Name Change ☐ Other ☐
2. Type of permit requested: Off-Premise ☐ On-Premise ☒ On/Off-Premise ☐ Special Occasion ☐
3. Name of Applicant(s) (Owner(s) of Business) Cracker Barrel Old Country Store, Inc.
4. Type of applicant (check one):
Person ☐ Firm ☐ Corporation ☒ Joint-Stock Company ☐ Syndicate ☐ Other ☐
5. List all persons, firms, corporations, joint-stock companies, syndicates, or associations having at least a 5% ownership interest in the business:
Applicant is a publicly traded company. The following companies own 5% or more of the applicant's shares:
BlackRock, Inc. (11.8%); The Vanguard Group, Inc. (10.6%); and Biglari Capital Corp (8.58%).
6. Applicant's present home address:
305 Hartmann Drive, Lebanon, TN 37087
7. Date of Birth Formed 10/16/1969 Home Telephone Number n/a
Business Telephone Number (615) 444-5533 Social Security Number
8. Representative Email Address: alcohollicensing@crackerbarrel.com
9. Under what name will the business operate? Cracker Barrel Old Country Store #75
10. Business address 716 N. Campbell Station Road, Knoxville, TN 37934
Business Telephone number (865) 675-1446
11. Specify the identity, email and physical address of the person to receive annual privilege tax notices and any other communication from the Town:
Cracker Barrel Old Country Store, Inc., Attn: Legal Dept., 305 Hartmann Drive, Lebanon, TN 37087
12. Information of any manager, other than the applicant:
Name: Randy Crafton, District Manager Birth Date: 11/27/1973
Address: 1818 Blue Crane Lane Knoxville TN 37922

Phone Number: 847-284-4219

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:

Stokely Tri-Party Real Estate LLC; 620 N. Campbell Station Road, Suite 27, Knoxville, TN 37934

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?

Knoxville Christian School; 11549 Snyder Road, Knoxville, TN 37932

18. Special Occasion Event Name: n/a

Location of the special occasion event: n/a

Event Date & Times: n/a

Representative name & phone number: n/a

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

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.

CRACKER BARREL OLD COUNTRY STORE, INC.

By: _____

Signature of Applicant/Owner (or authorized Corporate Official)

Richard Wolfson, Sr. Vice President, General Counsel, & Secretary

Sworn to and subscribed before me this 5 day of August, 2020.

Charlotte A. Nehas

Notary Public

My Commission Expires: 12/22/2021



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

Board of Mayor and Aldermen August 27, 2020 Minutes

The Farragut Board of Mayor & Aldermen met on August 13, 2020 for a workshop to gather information about the proposed amendments to the beer ordinance.

The Farragut Board of Mayor & Aldermen met on August 27, 2020 for a workshop to gather information about the traffic calming policy.

Mayor Williams called the meeting to order at 7:00 PM. Roll Call for attendance: Aldermen Burnette, yes; Alderman Pinchok, yes; Alderman Povlin, yes; Mayor Williams, yes; Alderman Meyer 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 agenda with the addition of Item F. Approval of Public Hearing Protocol. Moved by Alderman Povlin, seconded by Alderman Pinchok; voting yes, Aldermen Burnette, yes; Alderman Pinchok, yes; Alderman Povlin, yes; Mayor Williams, yes; no nays; Alderman Meyer was absent; motion passed.

Approval of Minutes

Motion was made to approve the minutes of August 13, 2020 as presented. Moved by Alderman Povlin, seconded by Alderman Burnette; roll call vote, Alderman Povlin, yes; Aldermen Burnette, yes; Alderman Pinchok, yes; Mayor Williams, yes; no nays; Alderman Meyer was absent; motion passed.

Mayor's Report

Mayor Williams congratulated Margie Hagen on her retirement!

Ordinances

Public Hearing & Second Reading

Ordinance 20-04, an ordinance to amend the Farragut Municipal Code, Chapter 109 – Signs, by replacing it in its entirety (Town of Farragut, Applicant)

Motion was made to approve Ordinance 20-04 on second and final reading. Moved by Alderman Pinchok, seconded by Alderman Burnette; roll call vote, Aldermen Burnette, yes; Alderman Pinchok, yes; Alderman Povlin, yes; Mayor Williams, yes; no nays; Alderman Meyer was absent; motion passed.

Ordinance 20-11, Ordinance to Amend the Equipment Fund for the Fiscal Year 2020-2021 budget, passed by Ordinance 20-07

Motion was made to approve Ordinance 20-11 on second and final reading. Moved by Alderman Povlin, seconded by Alderman Pinchok; roll call vote, Alderman Pinchok, yes; Alderman Povlin, yes; Aldermen Burnette, yes; Mayor Williams, yes; no nays; Alderman Meyer was absent; motion passed.

First Reading

Ordinance 20-09, An ordinance to amend Chapter 4, Alcoholic Beverages, Article 2, Beer, to amend the Class 4 Tavern Permit and to create the Class 7, Brewpub Permit.

Motion was made to approve Ordinance 20-09 with the amendment to allow one brewpub on first reading. Moved by Alderman Povlin, seconded by Alderman Pinchok; roll call vote, Alderman Pinchok, yes; Alderman Povlin, yes; Aldermen Burnette, yes; Mayor Williams, yes; no nays; Alderman Meyer was absent; motion passed.

Ordinance 20-16, an ordinance to amend the Town of Farragut Zoning Ordinance to permit for Brewpubs in commercial zoning districts

Motion was made to approve Ordinance 20-16 on first reading. Moved by Alderman Povlin, seconded by Alderman Burnette; roll call vote, Alderman Povlin, yes; Aldermen Burnette, yes; Alderman Pinchok, yes; Mayor Williams, yes; no nays; Alderman Meyer was absent; motion passed.

Business Items

Approval of Resolution R-2020-09, A Resolution Declaring Certain Town Property to be Surplus Property

Motion was made to approve Resolution R-2020-09. Moved by Alderman Povlin, seconded by Alderman Burnette; roll call vote, Aldermen Burnette, yes; Alderman Pinchok, yes; Alderman Povlin, yes; Mayor Williams, yes; no nays; Alderman Meyer was absent; motion passed.

Approval of Resolution R-2020-10, Sourcewell Cooperative Purchasing

Motion was made to approve Resolution R-2020-10. Moved by Alderman Povlin, seconded by Alderman Pinchok; roll call vote, Alderman Pinchok, yes; Alderman Povlin, yes; Aldermen Burnette, yes; Mayor Williams, yes; no nays; Alderman Meyer was absent; motion passed.

Approval of Purchase from CDW-Government for the Purchase of Ten (10) Laptop Computers

Motion was made to approve the purchase from CDW-Government for the Purchase of Ten (10) Laptop Computers. Moved by Alderman Povlin, seconded by Alderman Burnette; roll call vote, Alderman Pinchok, yes; Alderman Povlin, yes; Aldermen Burnette, yes; Mayor Williams, yes; no nays; Alderman Meyer was absent; motion passed.

Approval of Purchase from TN Mask Supply

Motion was made to approve the purchase from TN Mask Supply. Moved by Alderman Povlin, seconded by Alderman Pinchok; roll call vote, Alderman Povlin, yes; Aldermen Burnette, yes; Alderman Pinchok, yes; Mayor Williams, yes; no nays; Alderman Meyer was absent; motion passed.

Approval of 2021 BlueCross Healthy Places Grant

Motion was made to approve the 2021 BlueCross Healthy Places Grant application. Moved by Alderman Burnette, seconded by Alderman Povlin; roll call vote, Aldermen Burnette, yes; Alderman Pinchok, yes; Alderman Povlin, yes; Mayor Williams, yes; no nays; Alderman Meyer was absent; motion passed.

Approval of the Citizen Comments Protocol

Motion was made to approve the Citizen Comment Protocol. Moved by Alderman Povlin, seconded by Alderman Burnette; roll call vote, Alderman Pinchok, yes; Alderman Povlin, yes; Aldermen Burnette, yes; Mayor Williams, yes; no nays; Alderman Meyer was absent; motion passed.

Town Administrator's Report

The following names need to be added to the safety deposit boxes at Region Bank:

Mayor Williams

Allison Myers

Jennifer Hatmaker

Pam Hall

David Smoak

Citizens Forum

Joann Creekmere, 12301 Butternut Circle, submitted a comment concerning the apartment complex at the old Kroger site.

Meeting adjourned at 8:00 PM.

Ron Williams, Mayor

Allison Myers, Town Recorder

Town of Farragut

PROCLAMATION

WHEREAS, The National Society of the Daughters of the American Revolution (DAR), founded October 11, 1890 and incorporated by an act of Congress in 1869, is headquartered in Washington, D.C. acting as a non-profit, non-political volunteer women's service organization; and

WHEREAS, The DAR is dedicated to promoting patriotism, preserving American history, and securing America's future through better education for children with the motto, "God, Home and Country;" and

WHEREAS, DAR members volunteer more than 200,000 hours annually to Veteran patients, award thousands of dollars to students in scholarships and financial aid each year, and support schools for the underprivileged with annual donations exceeding one million dollars; and

WHEREAS, The DAR boasts 185,000 members in 3,000 chapters across the United States and throughout the world; and

WHEREAS, Any woman 18 years or older, regardless of race, religion, or ethnic background who can prove lineal descent from a patriot of the American Revolution is eligible for membership; and

WHEREAS, The Town of Farragut recognizes the Andrew Bogle, Bonny Kate, Cavett Station, Emory Road and Samuel Frazier Chapters on this 130th Anniversary of the founding of the DAR;

NOW, THEREFORE, I, Ron Williams, Mayor of the Town of Farragut, do hereby proclaim October 11, 2020, as

DAUGHTERS of the AMERICAN REVOLUTION DAY

and urge all citizens to join me in this observance.

Signed this 10th day of September 2020.

Ron Williams, Mayor

Town of Farragut

P R O C L A M A T I O N

Constitution Week 2020

WHEREAS: September 17, 2020, marks the two hundred and thirty-third anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS: It is fitting and proper to officially recognize this magnificent document and its memorable anniversary; and to the patriotic celebrations which will commemorate the occasion; and

WHEREAS: Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

NOW, THEREFORE, I, Ron Williams, Mayor of the Town of Farragut do hereby proclaim September 17 through 23, 2020 to be

CONSTITUTION WEEK

in the Town of Farragut and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

Signed this 10th day of September 2020.

Ron Williams, Mayor

AGENDA NUMBER V.A.1. MEETING DATE September 10, 2020

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Trevor Hobbs, Assistant to the Town Administrator

SUBJECT: Ordinance 20-09: An ordinance on second reading to amend Farragut Municipal Code Chapter 4, Alcoholic Beverages, Article 3, Beer to amend the Class 4 Tavern Permit, and to create the Class 7 Brewpub Permit.

INTRODUCTION: The purpose this ordinance is to define Micro-brewery, Brewpub, amend the Tavern Permit to increase the square footage limit, specify a minimum twenty percent food sales requirement, and to create the Class 7 Brewpub permit.

BACKGROUND: Two applicants have applied for text amendments. One applicant has applied to amend the Tavern Permit to increase the square footage. Another applicant has applied to allow for micro-brewing in the context of a Brewpub. Staff workshopped these items with the Board of Mayor and Aldermen in June and then with the Planning Commission in June and July. Staff took Resolution R-20-16 to the Planning Commission at their August 20th meeting, which recommends approval of Ordinance 20-16. BOMA approved this ordinance on First Reading, at their August 27, 2020 meeting. If approved on second reading, Ordinance 20-16 would define micro-brewery and brewpub, and make a Brewpub a new use in all commercial districts of the Town.

DISCUSSION:

The ordinance makes amendments to the Class 4 Tavern Permit, and creates a Class 7 Brewpub Permit.

I. Tavern Permit

The proposed ordinance makes two changes to the Tavern Permit. First, the square footage limit for taverns is increased from 3,500 square feet to 4,500 square feet. Second, it specifies that food sales account for at least twenty (20) percent of gross sales at Taverns.

II. Brewpub

To match the permitted use of Brewpub in the Zoning Ordinance, it is proposed that a new Class 7, Brewpub permit be created with the following requirements:

- a. Be housed in building space and/or tenant space that does not exceed 6,500 gross square feet.
- b. Shall not produce more than 2,500 barrels of beer or malt beverage per year.
- c. Shall not distribute at wholesale more than twenty-five percent of its annual production, in barrels.
- d. Food and non-alcoholic beverage sales shall account for a minimum of twenty percent of gross annual sales from all on-premise sales. For reporting and compliance purposes, sales of alcoholic beverages for off-premise consumption and/or wholesale distribution shall not be included in the gross annual sales total.
- e. In no event will a permit be issued authorizing the manufacture or storage of beer, or the sale of beer within 340 feet of any school or church. The distances shall be measured in a straight line from the nearest point on the building from which the beer will be manufactured, stored or sold to the nearest point on the building of the school or church. No permit shall be suspended, revoked or denied on the basis of proximity of the establishment to a school or church if a valid permit had been issued to any business on that same location, unless beer is not sold, distributed or manufactured at that location during any continuous six-month period.
- f. Provide throughout with an approved, supervised automatic fire sprinkler system installed in accordance with NFPA 13.

A Brewpub permit would be issued to an eating establishment which serves food and beverages to seated patrons, which also serves and sells alcoholic beverages produced at a micro-brewery located on-site. There would be a limit of one brewpub located within the Town.

RECOMMENDATION BY: Staff

PROPOSED MOTION: Approval of Ordinance 20-09 on Second Reading.

BOARD ACTION:

MOTION BY:_____ SECONDED BY:_____

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

ORDINANCE:	20-09
PREPARED BY:	Hobbs
REQUESTED BY:	BOMA
1ST READING:	August 27, 2020
2ND READING:	September 10, 2020
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND FARRAGUT MUNICIPAL CODE CHAPTER 4, ALCOHOLIC BEVERAGS, ARTICLE 3 BEER, TO AMEND THE CLASS 4 TAVERN PERMIT AND TO CREATE THE CLASS 7, BREWPUB PERMIT.

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 4, Article 3, of the Farragut Municipal Code,

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

SECTION 1.

The Farragut Municipal Code, Chapter 4; Alcoholic Beverages, Article 3; Beer, Division 1; Generally, Sec. 4-163; Definitions is amended to insert the following:

Microbrewery: An establishment licensed by the State of Tennessee for the small-scale manufacture, blending, fermentation, processing, packaging, and distribution of beer or malt beverages, for on-site consumption, sale, and limited wholesale distribution, where all on-site consumption shall be associated with a permitted Brewpub meeting all regulatory requirements of the Town of Farragut and the State of Tennessee, in conformance with the Town's Beer Ordinance and related permits.

Brewpub: An establishment licensed by The State of Tennessee, and meeting all regulatory and permitting requirements of The Town of Farragut, which includes a microbrewery, operating in conjunction with an eating establishment involving the preparation and serving of food to seated patrons in addition to on-premise consumption of beer or malt beverages, including beer produced at the micro-brewery on the same premises.

SECTION 2.

The Farragut Municipal Code, Chapter 4; Alcoholic Beverages, Article 3; Beer, Division 3; Permit, Sec. 4-149; Permit for engaging in beer business, is amended to insert item (g) as follows:

g. Class 7 Brewpub permit, where beer is manufactured at a micro-brewery located on-site within and sold and distributed through a Brewpub.

SECTION 3.

The Farragut Municipal Code, Chapter 4; Alcoholic Beverages, Article 3; Beer, Division 3; Permit, Sec. 4-150; Classes of consumption permits, by inserting sup-part 7 as follows:

7. Class 7 Brewpub Permit. A Brewpub permit shall be issued to an eating establishment which serves food and beverages to seated patrons, which also serves and sells alcoholic beverages produced at a micro-brewery located on-site. There shall not be more than one brewpub located within the corporate limits of the town.

To qualify for a class 7 brewpub permit, an establishment must, in addition to meeting the other regulations and restrictions in this article:

- a. Be housed in building space and/or tenant space that does not exceed 7,500 gross square feet.
- b. Shall not produce more than 2,500 barrels of beer or malt beverage per year.
- c. Shall not distribute at wholesale more than twenty-five percent of its annual production, in barrels.
- d. Food and non-alcoholic beverage sales shall account for a minimum of twenty percent of gross annual sales from all on-premise sales. For reporting and compliance purposes, sales of alcoholic beverages for off-premise consumption and/or wholesale distribution shall not be included in the gross annual sales total.
- e. In no event will a permit be issued authorizing the manufacture or storage of beer, or the sale of beer within 340 feet of any school or church. The distances shall be measured in a straight line from the nearest point on the building from which the beer will be manufactured, stored or sold to the nearest point on the building of the school or church. No permit shall be suspended, revoked or denied on the basis of proximity of the establishment to a school or church if a valid permit had been issued to any business on that same location, unless beer is not sold, distributed or manufactured at that location during any continuous six-month period.
- f. Provide throughout with an approved, supervised automatic fire sprinkler system installed in accordance with NFPA 13.

SECTION 4.

The Farragut Municipal Code, Chapter 4; Alcoholic Beverages, Article 3; Beer, Division 3; Permit, Sec. 4-150; Classes of consumption permits, subpart 4(a) is amended to read as follows:

4(a). Be housed in a building and/or tenant space that does not exceed 4,500 gross square feet.

SECTION 5.

The Farragut Municipal Code, Chapter 4; Alcoholic Beverages, Article 3; Beer, Division 3; Permit, Sec. 4-150; Classes of consumption permits, subpart 4(e) is amended to read as follows:

4(e). Food and non-alcoholic beverage sales shall account for a minimum of twenty percent of gross annual sales from all on-premise sales. For reporting and compliance purposes, sales of alcoholic beverages for off-premise consumption shall not be included in the gross annual sales total.

SECTION 6.

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

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Trevor Hobbs, Assistant to the Town Administrator

SUBJECT: Ordinance 20-16, An ordinance on second reading to amend the Town of Farragut Zoning Ordinance to permit for Brewpubs in commercial zoning districts.

INTRODUCTION: The purpose of this ordinance is to amend the Town's zoning ordinance to define micro-brewery, brewpub, and to make a Brewpub a permitted use in all commercial districts of the town and specify related development requirements.

BACKGROUND: The Admiral's Corner, a new restaurant under construction, has applied for text amendments in order to allow for small-scale brewing in the context of a Brewpub. Staff workshopped these topics with the Board of Mayor and Aldermen in June and then discussed the concepts of Microbrewing and the use of a Brewpub with the Planning Commission at their June and July meetings, and again with the Board of Mayor and Aldermen at their August 13th workshop. Based on their feedback, staff took Resolution R-20-11 to the Planning Commission for recommendation at their August 20th meeting, which recommends approval of Ordinance 20-16. BOMA approved Ordinance 20-16 on first reading at their August 27, 2020 meeting.

DISCUSSION:

Combined with the requirements for food sales, and limits on production and distribution proposed in the Class 7 Brewpub Permit, it is intended that a Brewpub would be the only permitted instance of beer manufacturing and distribution.

Ordinance 20-16 would do the following:

1. Define Micro-brewery and Brewpub as follows:

Microbrewery: An establishment licensed by the State of Tennessee for the small-scale manufacture, blending, fermentation, processing, packaging, and distribution of beer or malt beverages, for on-site consumption, sale, and limited wholesale distribution, where all on-site consumption shall be associated with a permitted Brewpub meeting all regulatory requirements of the Town of Farragut and the State of Tennessee, in conformance with the Town's Beer Ordinance and related permits.

Brewpub: An establishment licensed by The State of Tennessee, and meeting all regulatory and permitting requirements of The Town of Farragut, which includes a microbrewery, operating in conjunction with an eating establishment involving the preparation and serving of food to seated patrons in addition to on-premise consumption of beer or malt beverages, including beer produced at the micro-brewery on the same premises.

2. Permit the Brewpub use in the following commercial districts:

- C-1, General Commercial District
- C-1 Mixed Use Town Center overlay district
- C-2, Neighborhood Convenience Commercial
- OD-RE/E, Outlet Drive Regional Entertainment and Employment Districts.

3. Establish the following development criteria:

1. All manufacturing, processing, packaging, and distribution equipment shall be maintained within completely enclosed structures. All related storage shall also be contained completely within enclosed structures.
2. Loading areas in a newly constructed facility shall be screened with opaque materials and shall not be visible from adjacent rights-of-way or residential districts. Such screening shall be architecturally compatible with the building.
3. For adaptive reuse of existing buildings, newly constructed loading areas should be located to minimize impacts on surrounding rights-of-way and residential areas and screened to the extent feasible. Existing loading areas should be screened to the extent feasible from view from rights-of-way or any adjacent residential district.
4. The use is conditioned upon obtaining necessary permits from the Town of Farragut Beer Board.

RECOMMENDATION BY: Staff

PROPOSED MOTION: Approval of Ordinance 20-16 on second reading

BOARD ACTION:

MOTION BY: _____ SECONDED BY: _____

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

ORDINANCE:	20-16
PREPARED BY:	Hobbs/Hose/Shipley
REQUESTED BY:	Staff
1ST READING:	August 27, 2020
2ND READING:	September 10, 2020
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 MICRO-BREWERY AND BREWPUB, AND AMENDING CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTIONS XII – GENERAL COMMERCIAL DISTRICT (C-1), INCLUDING THE MIX USE TOWN CENTER AREA, XIII – NEIGHBORHOOD/CONVENIENCE COMMERCIAL DISTRICT (NCC), XV. – REGIONAL COMMERCIAL DISTRICT (C-2), AND XXIV – OUTLET DRIVE REGIONAL ENTERTAINMENT AND EMPLOYMENT DISTRICT (OD-RE/E) TO ADD, BREWPUB AS A PERMITTED USE.

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:

Microbrewery: An establishment licensed by the State of Tennessee for the small-scale manufacture, blending, fermentation, processing, packaging, and distribution of beer or malt beverages, for on-site consumption, sale, and limited wholesale distribution, where all on-site consumption shall be associated with a permitted Brewpub meeting all regulatory requirements of the Town of Farragut and the State of Tennessee, in conformance with the Town’s Beer Ordinance and related permits.

Brewpub: An establishment licensed by The State of Tennessee, and meeting all regulatory and permitting requirements of The Town of Farragut, which includes a microbrewery, operating in conjunction with an eating establishment involving the preparation and serving of food to seated patrons in addition to on-premise consumption of beer or malt beverages, including beer produced at the micro-brewery on the same premises.

SECTION 2.

The Farragut Municipal Code, Appendix A, Zoning; Chapter 3, Specific Zoning Regulations; Section XII, General Commercial District (C-1); Subpart B, Permitted Principal and Accessory Uses and Structures, is amended by adding item 17 as follows:

17. Brewpub, provided the following development criteria are met:

1. All manufacturing, processing, packaging, and distribution equipment shall be maintained within completely enclosed structures. All related storage shall also be contained completely within enclosed structures.
2. Loading areas in a newly constructed facility shall be screened with opaque materials and shall not be visible from adjacent rights-of-way or residential districts. Such screening shall be architecturally compatible with the building.
3. For adaptive reuse of existing buildings, newly constructed loading areas should be located to minimize impacts on surrounding rights-of-way and residential areas and screened to the extent feasible. Existing loading areas should be screened to the extent feasible from view from rights-of-way or any adjacent residential district.
4. The use is conditioned upon obtaining necessary permits from the Town of Farragut Beer Board.

SECTION 3.

The Farragut Municipal Code, Appendix A, Zoning; Chapter 3, Specific Zoning Regulations; Section XII, General Commercial District (C-1); Subpart F, Mixed Use Town Center, Subpart 2. Permitted Principal and Accessory Uses and Structures, is amended by adding item u. as follows:

u. Brewpub, provided the following development criteria are met:

1. All manufacturing, processing, packaging, and distribution equipment shall be maintained within completely enclosed structures. All related storage shall also be contained completely within enclosed structures.
2. Loading areas in a newly constructed facility shall be screened with opaque materials and shall not be visible from adjacent rights-of-way or residential districts. Such screening shall be architecturally compatible with the building.
3. For adaptive reuse of existing buildings, newly constructed loading areas should be located to minimize impacts on surrounding rights-of-way and residential areas and screened to the extent feasible. Existing loading areas should be screened to the extent feasible from view from rights-of-way or any adjacent residential district.

4. The use is conditioned upon obtaining necessary permits from the Town of Farragut Beer Board.

SECTION 4.

The Farragut Municipal Code, Appendix A, Zoning; Chapter 3, Specific Zoning Regulations; Section XIII, Neighborhood/Convenience Commercial District (NCC); Subpart B, Permitted Principal and Accessory Uses and Structures, is amended by adding item 17 as follows:

17. Brewpub, provided the following development criteria are met:

1. All manufacturing, processing, packaging, and distribution equipment shall be maintained within completely enclosed structures. All related storage shall also be contained completely within enclosed structures.
2. Loading areas in a newly constructed facility shall be screened with opaque materials and shall not be visible from adjacent rights-of-way or residential districts. Such screening shall be architecturally compatible with the building.
3. For adaptive reuse of existing buildings, newly constructed loading areas should be located to minimize impacts on surrounding rights-of-way and residential areas and screened to the extent feasible. Existing loading areas should be screened to the extent feasible from view from rights-of-way or any adjacent residential district.
4. The use is conditioned upon obtaining necessary permits from the Town of Farragut Beer Board.

SECTION 5.

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 15 as follows:

15. Brewpub, provided the following development criteria are met:

1. All manufacturing, processing, packaging, and distribution equipment shall be maintained within completely enclosed structures. All related storage shall also be contained completely within enclosed structures.
2. Loading areas in a newly constructed facility shall be screened with opaque materials and shall not be visible from adjacent rights-of-way or residential districts. Such screening shall be architecturally compatible with the building.
3. For adaptive reuse of existing buildings, newly constructed loading areas should be located to minimize impacts on surrounding rights-of-way and residential areas and screened to the extent feasible. Existing loading areas should be screened to

the extent feasible from view from rights-of-way or any adjacent residential district.

4. The use is conditioned upon obtaining necessary permits from the Town of Farragut Beer Board.

SECTION 6.

The Farragut Municipal Code, Appendix A, Zoning; Chapter 3, Specific Zoning Regulations; Section XXIV, Outlet Drive Regional Entertainment and Employment District (OD-RE/E); Subpart B, Permitted Principal and Accessory Uses and Structures, is amended by adding item 11 as follows:

11. Brewpub, provided the following development criteria are met:

1. All manufacturing, processing, packaging, and distribution equipment shall be maintained within completely enclosed structures. All related storage shall also be contained completely within enclosed structures.
2. Loading areas in a newly constructed facility shall be screened with opaque materials and shall not be visible from adjacent rights-of-way or residential districts. Such screening shall be architecturally compatible with the building.
3. For adaptive reuse of existing buildings, newly constructed loading areas should be located to minimize impacts on surrounding rights-of-way and residential areas and screened to the extent feasible. Existing loading areas should be screened to the extent feasible from view from rights-of-way or any adjacent residential district.
4. The use is conditioned upon obtaining necessary permits from the Town of Farragut Beer Board.

SECTION 7.

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

Scott Russ, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

AGENDA NUMBER V.B.1.

MEETING DATE

September 10, 2020

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Ordinance 20-12, an ordinance on first reading to rezone the property at 11824 Kingston Pike, Parcel 025, Tax Map 152C, Group J., 1.81 Acres from Office (O-1) to General Single-Family Residential (R-2) (Troy and Evangella Stavros, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a rezoning request for an approximately 1.81-acre parcel located along Federal Boulevard and immediately behind the First Bank and West Knox Chamber of Commerce properties. The applicants are seeking to have the property rezoned from Office (O-1) to General Single Family Residential (R-2).

DISCUSSION: The property in question contains an existing residential structure that had previously been converted and used as a small office. The applicants intend to convert the structure back to a residence and will also likely subdivide the existing parcel into three lots at some point in the future. The property abuts R-2 zoned residential lots to the south and west, and two commercially (C-1) zoned lots to the north. The proposed rezoning would be consistent with the Future Land Use Plan and the existing land use and development pattern in the area.

RECOMMENDATION: At their meeting on August 20, the Planning Commission unanimously recommended approval of Ordinance 20-12. Community Development Director, Mark Shipley, recommends approval of Ordinance 20-12 on first reading.

PROPOSED MOTION: To approve Ordinance 20-12 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:	20-12
PREPARED BY:	Hose/Shipley
REQUESTED BY:	Town of Farragut
CERTIFIED BY FMPC:	August 20, 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 the property at 11824 Kingston Pike, Parcel 025, Tax Map 152C, Group J., 1.81 Acres from Office (O-1) to General Single-Family Residential (R-2) (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

Scott Russ, Secretary



**Exhibit A
Ordinance 20-12**

**Rezone
Parcel 25
Tax Map 152
11824 Kingston Pike**

From
O-1 (Office)

to

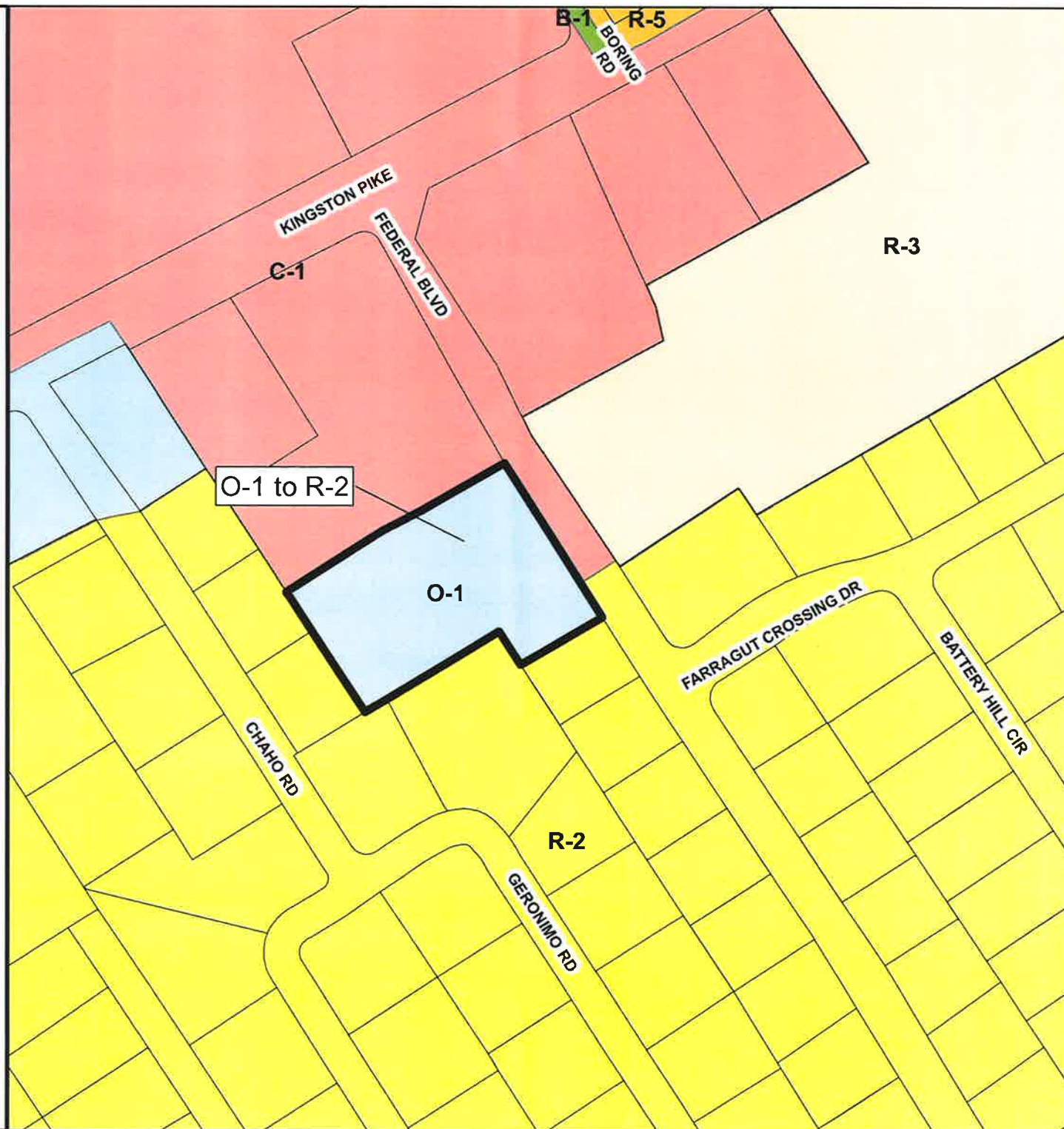
R-2 (General Single-Family Residential)

Legend

-  Subject Property
-  Parcels
-  B-1, Buffer
-  R-2, General Single-Family Residential
-  R-3, Small Lot Single-Family Residential
-  R-5, Two-Family Residential
-  O-1, Office
-  C-1, General Commercial



1 in = 200 ft





Future Land Use Map

From
O-1 (Office)

to

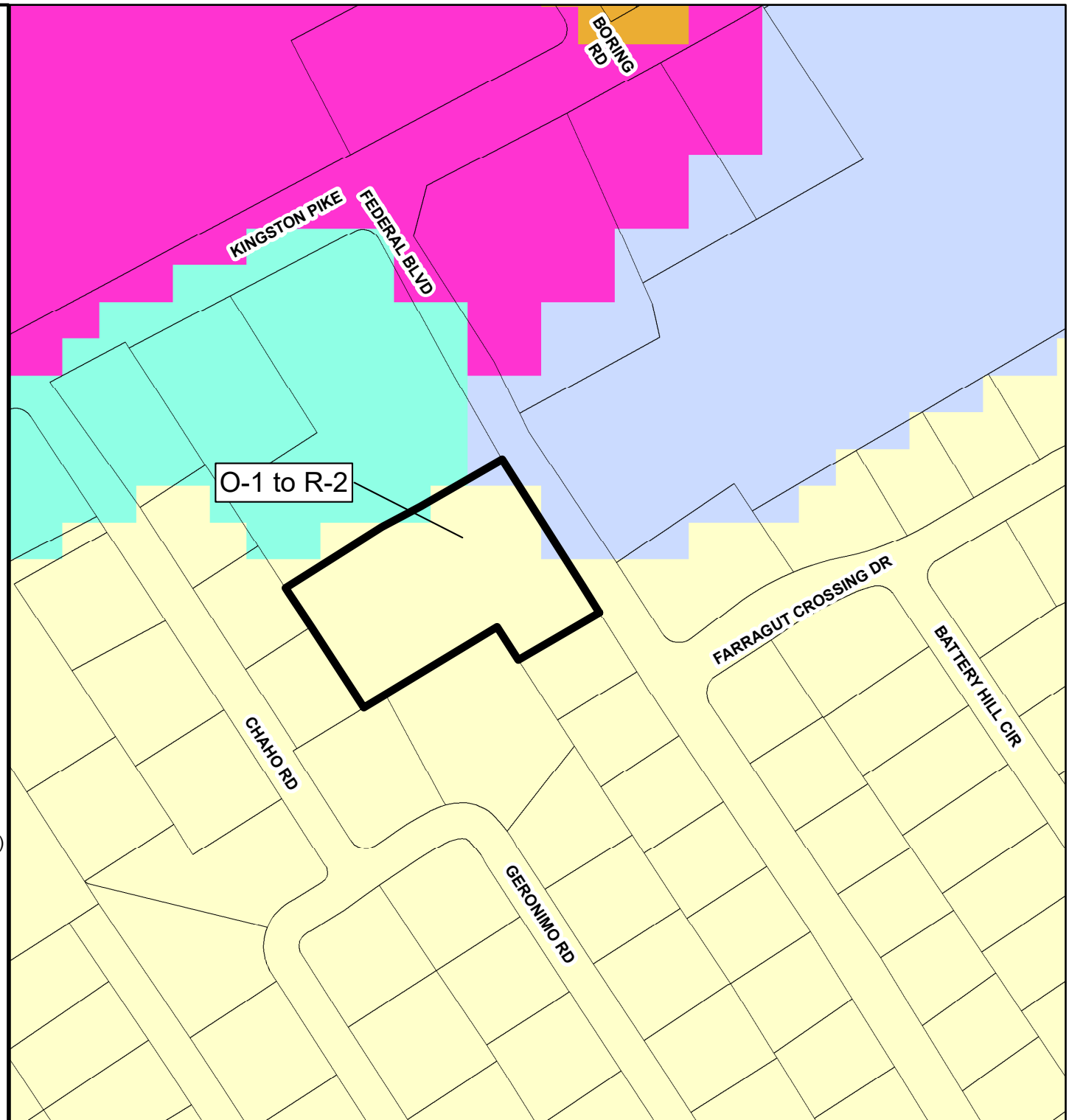
R-2 (General Single-Family Residential)

Legend

-  Subject Property
-  Parcels
-  Civic/Insitutional
-  Office/Light industrial
-  Very Low Density Residential (2-4 DUs / Acre)
-  Med Density Residential (6-12 DUs / Acre)
-  Mixed Use Neighborhood (6-10 DUs / Acre)



1 in = 200 ft



REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Ordinance 20-13, an ordinance on first reading to rezone Parcel 021.03 and a portion of Parcel 021.01, Tax Map 153, from Rural Residential (R-1) to General Single-Family Residential (R-2), 7.35 Acres (Rackley Engineering, Applicant)

INTRODUCTION AND BACKGROUND: This item involves the rezoning of a portion of property that was recently resubdivided and that is between Turkey Creek Road and Unit 3 of the Inverness Subdivision. The applicants are seeking to have the property rezoned from Rural Residential (R-1) to General Single Family Residential (R-2).

DISCUSSION: During discussions with the Planning Commission, it was noted that the lot originally planned for the rezoning request has its only public street access through Spring Branch Lane, a cul-de-sac located within the Inverness Subdivision. Though the plat for Unit 3 of Inverness provides for access onto Spring Branch Lane, the configuration of the cul-de-sac did not appear to be intended for a public street extension into the property proposed for rezoning. The access referenced on the plat note would likely be for a driveway only.

Some discussion at the Planning Commission meeting in July ensued and the applicant was asked about trying to approach the property owner and secure property that would provide for an access off Turkey Creek Road. The applicant asked Commissioners in July that if an access onto Turkey Creek Road could be worked out with the property owner would the Commission still require an access onto Spring Branch Lane. Though not part of the rezoning request, Commissioners expressed an openness to the merits of a variance when the subdivision plat is submitted due to Spring Branch Lane not being constructed to readily access a public street extension and the fact that the development would not likely include more than 12 house lots.

Prior to the Planning Commission's recommendation at the August 20 meeting, the applicant secured an agreement with the property owner to purchase an additional half acre in order to provide for a public street to be constructed to access Turkey Creek Road. A preliminary plat has been filed for consideration at the September 17 Planning Commission meeting. No access onto Spring Branch Lane is shown on the preliminary plat.

With the additional acreage for an access to Turkey Creek Road, Commissioners were receptive to the rezoning since the zoning district requested would be the same as that in much of the Inverness Subdivision and would result in a development density that would be consistent with the Town's Future Land Use Map which identifies the subject property as Very Low Density Residential (1-2 DUs/Acre).

RECOMMENDATION: At their meeting on August 20, the Planning Commission unanimously recommended approval of Ordinance 20-13. Community Development Director, Mark Shipley, recommends approval of Ordinance 20-13 on first reading.

PROPOSED MOTION: To approve Ordinance 20-13 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	_____	_____	_____	_____	_____

RESOLUTION PC-20-08

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 021.03 AND A PORTION OF PARCEL 021.01, TAX MAP 153, FROM RURAL RESIDENTIAL (R-1) TO GENERAL SINGLE-FAMILY RESIDENTIAL (R-2)

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

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

WHEREAS, a public hearing was held on this request on August 20, 2020;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval of Ordinance 20-13 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 20th day of August 2020.

Rita Holladay, Chairman

Scott Russ, Secretary

ORDINANCE:	20-13
PREPARED BY:	Shipley
REQUESTED BY:	Town of Farragut
CERTIFIED BY FMPC:	August 20, 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 021.03 and a portion of Parcel 021.01, Tax Map 153, from Rural Residential (R-1) to General Single-Family Residential (R-2) (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

Scott Russ, Secretary



**Exhibit A
Ordinance 20-13**

**Rezone
Parcel 02103
Tax Map 153
11625 Turkey Creek Rd**

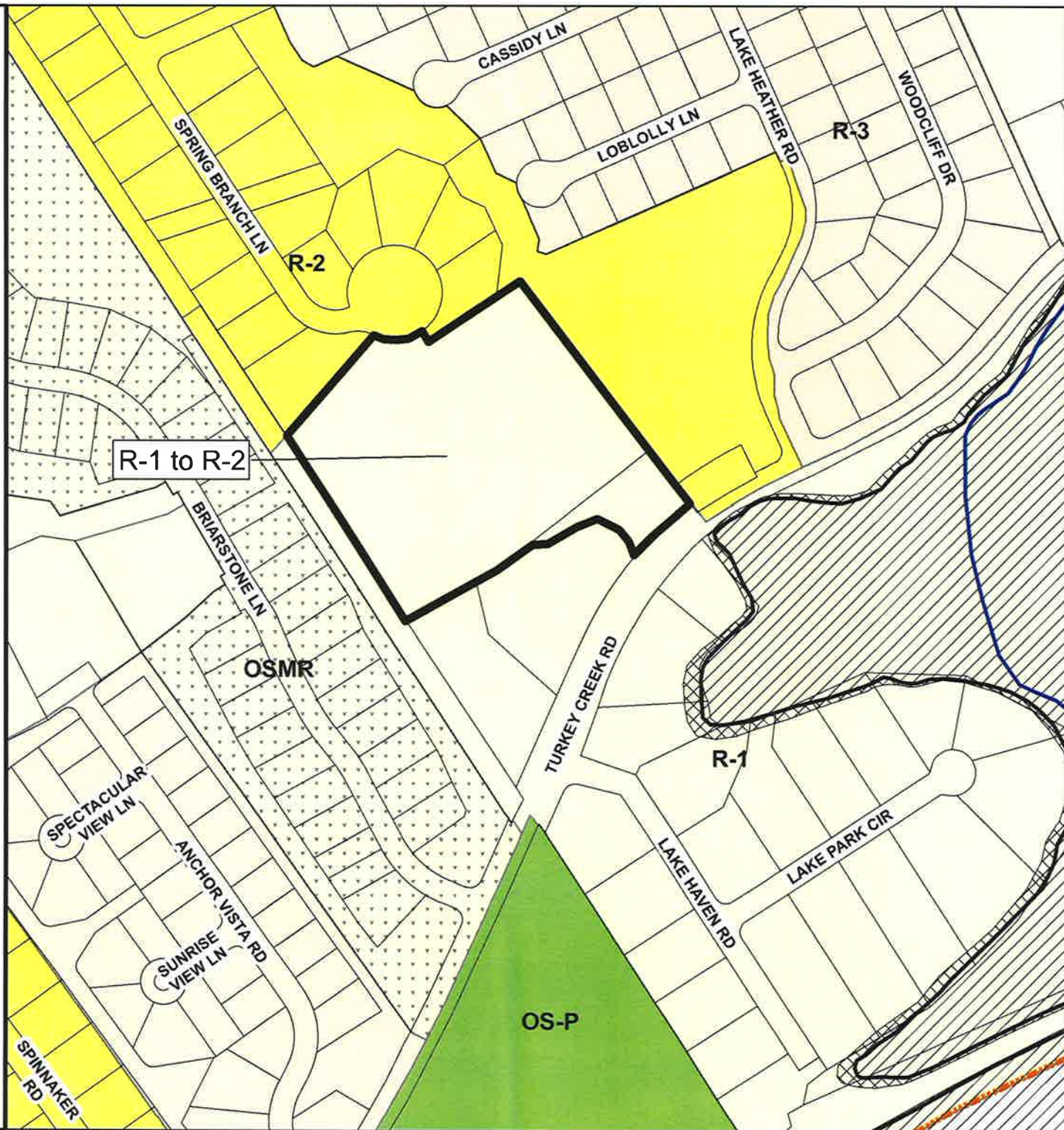
From
R-1 (Rural Single-Family Residential)
to
R-2 (General Single-Family Residential)

Legend

-  Subject Property
-  Town Limit
-  Parcels
-  OS-P, Open Space/Park
-  R-1, Rural Single-Family Residential
-  R-2, General Single-Family Residential
-  R-3, Small Lot Single-Family Residential
-  R-1/OSMR, Open Space Mixed Residential Overlay
-  Floodway
-  100 year Flood Zone
-  500 year Flood Zone



1 in = 300 ft





Future Land Use Map

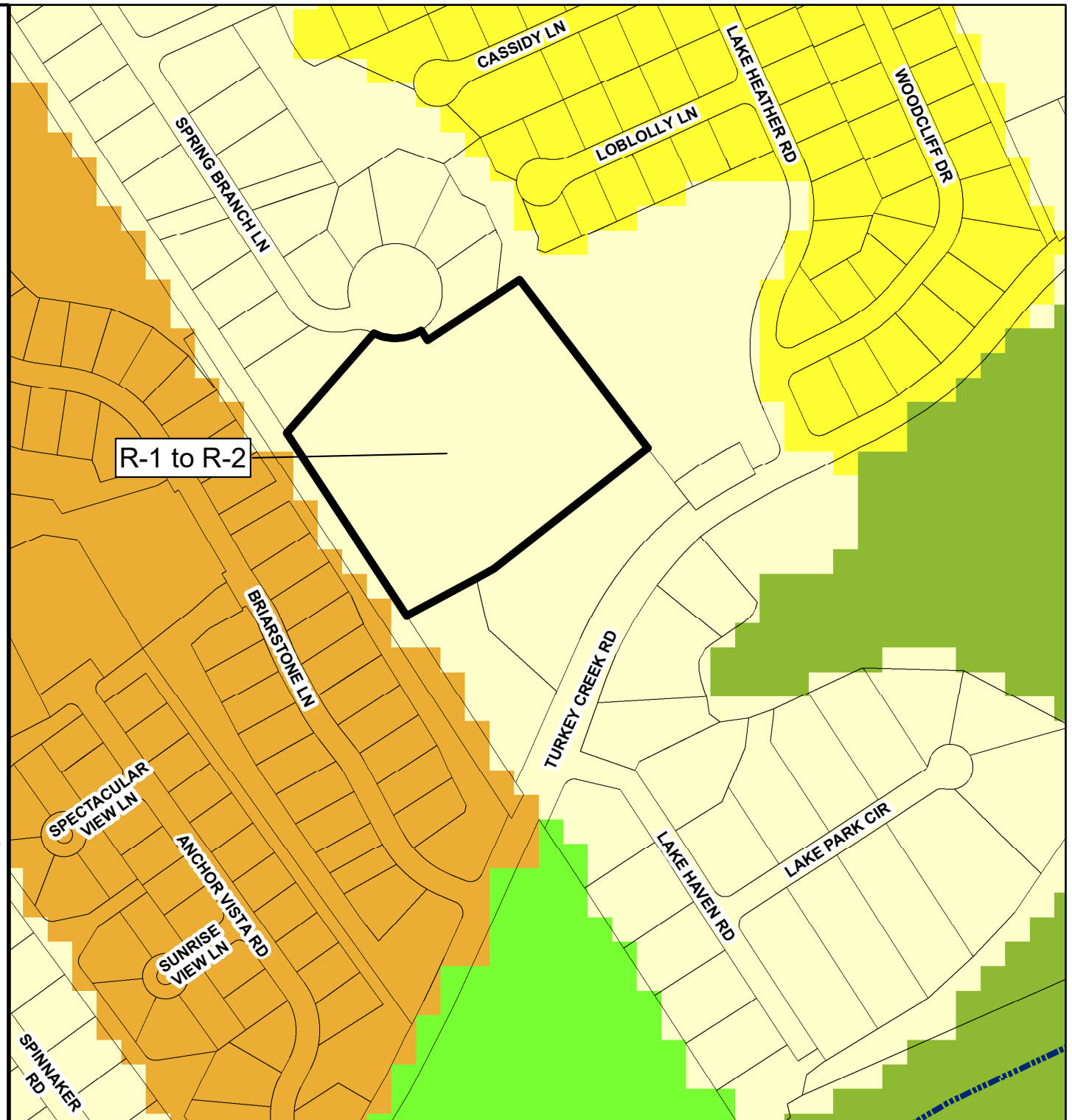
From
R-1 (Rural Single-Family Residential)
to
R-2 (General Single-Family Residential)

Legend

-  Subject Property
-  Town Limit
-  Parcels
-  Open Space
-  Parks and Rec
-  Very Low Density Residential (2-4 DUs / Acre)
-  Low Density Residential (3-6 DUs / Acre)
-  Med Density Residential (6-12 DUs / Acre)



1 in = 300 ft



REPORT TO THE BOARD OF MAYOR AND ALDERMEN**PREPARED BY:** Mark Shipley, Community Development Director**SUBJECT:** Ordinance 20-14, an ordinance on first reading to amend the Farragut Municipal Code, Chapter 22., Article 5. – Driveways and Other Access Ways, Section 22-150, Specifications; permanent access, (2) Access to and from property being developed, as it relates to circular drives on corner lots with more than 350 feet of total street frontage (Town of Farragut, Applicant)**INTRODUCTION AND BACKGROUND:** This agenda item relates to a variance request that was approved by the Board of Mayor and Alderman on August 13 for a requested circular drive on a corner lot in the Village Green Subdivision.**DISCUSSION:** As part of the discussion regarding the variance, staff noted that the Driveways and Other Access Ways Ordinance in the Farragut Municipal Code permits a circular drive for a lot with less than 200 feet of frontage, provided the development criteria in the Ordinance can be satisfied. This circular drive would be in lieu of a single access that would otherwise be permitted for the qualifying lot.

The Ordinance also provides for a corner lot with more than 200 feet of frontage to have two access points. Staff noted that the current language can be confusing in terms of whether a circular drive for a corner lot could count as an otherwise permitted single access drive. It was also noted that a corner lot with a substantial amount of street frontage should be afforded the option to have a circular drive along one street and a single access on the other street, provided all applicable requirements of the Ordinance could otherwise be satisfied.

In an effort to address this, staff prepared Ordinance 20-14 which specifies that properties with more than 350 feet of public road frontage and that front on more than one local street may be permitted a circular drive in lieu of a single access on one of the streets provided all of the criteria for circular drives will be satisfied. Ordinance 20-14 also clarifies existing provisions and removes references made with an asterisk.

RECOMMENDATION: At their meeting on August 20, the Planning Commission unanimously recommended approval of Ordinance 20-14. Community Development Director, Mark Shipley, recommends approval of Ordinance 20-14 on first reading.**PROPOSED MOTION:** To approve Ordinance 20-14 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	_____	_____	_____	_____	_____

RESOLUTION PC-20-09

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT MUNICIPAL CODE, CHAPTER 22., ARTICLE 5. – DRIVEWAYS AND OTHER ACCESS WAYS, SECTION 22-150, SPECIFICATIONS: PERMANENT ACCESS, (2) ACCESS TO AND FROM PROPERTY BEING DEVELOPED, AS IT RELATES TO CIRCULAR DRIVES ON CORNER LOTS WITH MORE THAN 350 FEET OF TOTAL STREET FRONTAGE

WHEREAS, the Tennessee Code Annotated, Section 6-2-201, delegates the authority to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of their citizenry; and

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 Driveways and Other Access Ways Ordinance is, among other objectives, intended to provide for access control to promote public safety and distribute access opportunities that acknowledge variations in property frontages and configurations; and

WHEREAS, a public hearing was held on this request on August 20, 2020;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen an ordinance, Ordinance 20-14, amending the Farragut Municipal Code, Chapter 22., Article 5. – Driveways and Other Access Ways, Section 22-150, Specifications; permanent access, (2) Access to and from property being developed, as it relates to circular drives on corner lots with more than 350 feet of total street frontage.

ADOPTED this 20th day of August 2020.

Rita Holladay, Chairman

Scott Russ, Secretary

ORDINANCE: 20-14
PREPARED BY: Shipley
REQUESTED BY: Staff
1ST READING: _____
2ND READING: _____
PUBLISHED IN: _____
DATE: _____

AN ORDINANCE TO AMEND THE FARRAGUT MUNICIPAL CODE, CHAPTER 22., ARTICLE 5. – DRIVEWAYS AND OTHER ACCESS WAYS, SECTION 22-150, SPECIFICATIONS: PERMANENT ACCESS, (2) ACCESS TO AND FROM PROPERTY BEING DEVELOPED, AS IT RELATES TO CIRCULAR DRIVES ON CORNER LOTS WITH MORE THAN 350 FEET OF TOTAL STREET FRONTAGE

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend the Farragut Municipal Code, Chapter 22., Article 5. – Driveways and Other Access Ways, Section 22-150, Specifications; permanent access, (2) Access to and from property being developed, as it relates to circular drives on corner lots with more than 350 feet of total street frontage;

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

SECTION 1.

The Farragut Municipal Code, Chapter 22., Article 5. – Driveways and Other Access Ways, Section 22-150, Specifications; permanent access, (2) Access to and from property being developed is amended by replacing it in its entirety with the following:

(2) *Access to and from property being developed.*

- a. *Number of access points.* The number of access points of a property shall be determined by its road frontage. Lots which front on more than one street shall add total street frontage lengths together to determine total road frontage to calculate the number of driveways permitted.

Street classification	Length of road frontage	Number of access points
Arterial streets	0—400 feet	1

Arterial streets	401—800 feet	2
Collector streets	0—200 feet	1
Collector streets	201—800 feet	2
Local streets	0—200 feet	1 or a circular drive subject to the circular drive criteria provided for herein
Local streets	201—800 feet	2 with a circular drive counting as two access points but not subject to the circular drive criteria provided for herein
Local streets corner lot	350 feet and above	2 with 1 of the accesses permitted as a circular drive subject to the circular drive criteria provided for herein
All streets	801 feet and above	2 + 1/each 800 feet of additional road frontage

- b. *Circular drive provisions for lots with less than 200 feet of frontage.* In lieu of one single access point, a lot which fronts a local street for less than 200 feet may be permitted a circular drive provided the following criteria are met:
- (i) The property is zoned residential and the street on which the property fronts is located within a residential subdivision;
 - (ii) The maximum lot coverage in the front yard (area in front of the house): 35 percent;
 - (iii) The maximum driveway width: 15 feet;
 - (iv) The minimum distance between the driveways: 60 feet; and
 - (v) The setback from the side property lines: A total on two sides of at least 40 feet, but not less than ten feet on any one side.

- c. *Circular drive provisions for qualifying corner lots.* A lot with more than 350 feet of frontage and that fronts on more than one local street may be permitted a circular drive on one of the street frontages in lieu of one single access point provided the criteria noted above for circular drives are met.

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.

Rita Holladay, Chairman

Scott Russ, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

Existing Provisions with strikethrough for old text and new text in RED.

Sec. 22-150. - Specifications; permanent access.

The following constitutes minimum specifications for access to streets, roads, and highways within the town and additional reasonable specifications may be imposed as required for public safety. Such additional specifications shall be required upon recommendation of the town engineer, his designee, or the planning commission and approval by the board of mayor and aldermen.

(1) *Distance requirements.*

a. *Distance from intersections.*

1. The minimum distance of an access point from an intersection, measured from intersecting right-of-way to the edge of the driveway pavement, shall be as follows:

Street Classification	Minimum Distance
Arterial streets	400 feet
Collector streets	200 feet
Local streets ¹	100 feet
Local Streets ²	50 feet

Note:

¹ Denotes commercial and office zoned properties.

² Denotes residential and agricultural zoned properties.

2. Access shall be located and constructed so as to provide adequate stopping sight distance for drivers entering and exiting the property using a design speed of ten miles above the legal speed limit as determined by the town engineer or his designee in accordance with current AASHTO (A Policy on Geometric Design of Highways and Streets, American Association of State Highway and Transportation Officials) and adopted ITE (Institute of Traffic Engineers) standards.

- b. *Distance between driveways.* For the following street classifications, the following requirements specify the minimum allowed distances between driveways ¹:

Street classification	Distance between driveways
Arterial streets	400 feet
Collector streets	200 feet
Local streets ²	100 feet

Note:

¹ Town may require joint permanent access easements to minimize the number of curb cuts.

² Residential properties are exempt from local street requirement for the distance between driveways.

- c. *Joint permanent access easements.* Controlled access to a joint permanent access easement shall be maintained for a minimum length of 40 feet perpendicular from the right-of-way or as determined by the traffic impact study.

(2) *Access to and from property being developed.*

- a. *Number of access points.* The number of access points of a property shall be determined by its road frontage. Lots which front on more than one street shall add total street frontage lengths together to determine total road frontage to calculate the number of driveways permitted. ~~Circular drives shall be considered as two driveways.~~

Street classification	Length of road frontage	Number of access points
Arterial streets	0—400 feet	1
Arterial streets	401—800 feet	2
Collector streets	0—200 feet	1
Collector streets	201—800 feet	2
Local streets*	0—200 feet	± 1 or a circular drive subject to the circular drive criteria provided for herein
Local streets	201—800 feet	2 with a circular drive counting as two access points but not subject to the circular drive criteria provided for herein
Local streets corner lot	350 feet and above	2 with 1 of the accesses permitted as a circular drive subject to the circular drive criteria provided for herein
All streets	801 feet and above	2 + 1/each 800 feet of additional road frontage

b. ~~Circular drive provisions for lots with less than 200 feet of frontage. Circular drives shall be permitted to property with less than 200 feet of road frontage provided the following criteria are met:~~ In lieu of one single access point, a lot which fronts a local street for less than 200 feet may be permitted a circular drive provided the following criteria are met:

- (i) The property is zoned residential and the street on which the property fronts is located within a residential subdivision;
- (ii) The maximum lot coverage in the front yard (area in front of the house): 35 percent;
- (iii) The maximum driveway width: 15 feet;
- (iv) The minimum distance between the driveways: 60 feet; and
- (v) The setback from the side property lines: A total on two sides of at least 40 feet, but not less than ten feet on any one side.

c. ~~Circular drive provisions for qualifying corner lots. A lot with more than 350 feet of frontage and that fronts on more than one local street may be permitted a circular drive on one of the street frontages in lieu of one single access point provided the criteria noted above for circular drives are met.~~

b. *Pavement or surface width of access points.* The pavement or surface width of all access points on and within the right-of-way of any road, street, or highway shall be within the minimum and maximum limits (excluding turn radius) specified as follows:

	Minimum	Maximum
Residential (single-family, duplex and quadraplex) driveway	12 feet	25 feet
One-way other than residential driveway	15 feet	26 feet
Two-way other than residential driveway	25 feet	36 feet

Roads with median shall be considered two one-way streets.

24 feet maximum for two-way access.

36 feet maximum for two-way access and center turn lane for left turns.

- (3) *Paved acceleration and deceleration lane requirement.* Paved acceleration and deceleration lanes may be required along any arterial or collector street or highway at the determination of the board of mayor and alderman upon the recommendation of the town engineer or his designee.
- (4) *Circulation drives and frontage roads.* Circulation drives (drives which interconnect all lot access points with all vehicle parking, loading, servicing, and like areas and structures) and frontage roads (roads which parallel the public streets giving access and which extend along the entire frontage of a particular property) shall be constructed in order to provide safe and efficient vehicular movement between specified access points as specified in subsection (2) of this section. The location, width, and design of all circulation drives and frontage roads shall be approved by the board of mayor and aldermen upon recommendation of the town engineer or

his designee. All frontage roads shall be dedicated as public streets and shall be maintained by the public.

- (5) *Subdivision standards for circulation drives and frontage roads.* Frontage roads and circulation drives shall be constructed in conformance with the subdivision regulations standards. Dedicated right-of-way for frontage roads shall be ten feet greater than the width of the newly constructed frontage road. All circulation drives shall be clearly defined and marked appropriately to assist public circulation into, on, and out of the property and through parking lot areas.

(Code 2007, § 16-406; Ord. No. 96-30, 1-1997; Ord. No. 09-14, § 1, 8-27-2009)

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Ordinance 20-15, an ordinance on first reading to amend the Farragut Municipal Code, Chapter 113 – Tree Protection, Section 113-4. – Applicability, as it relates to provisions for utilities (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: This agenda item involves an amendment to the “Applicability” section of the Town’s Tree Protection Ordinance.

DISCUSSION: Currently, Section 113-4. of the Tree Protection Ordinance lists activities that are exempt from the requirements of Ordinance. The existing language is as follows:

Sec. 113-4. - Applicability.

The following activities shall be considered exempt from the requirements of this chapter:

- 1) The construction of individual single-family detached and two-family dwelling units on individual lots;
- 2) Provisions for utilities and vehicular and pedestrian ways within platted easements and rights-of-way;
- 3) Removal of hazardous trees;
- 4) Removal of invasive exotic pest trees;
- 5) Activities conducted by an owner on his lot of residence (this does not, however, include the removal of more than one acre of tree cover within a consecutive three-year time period); and
- 6) Tree farming.

In order to account for potential impacts to tree cover within or adjacent to public rights of ways in association with new technologies that are dependent on aerial transmission from new vertical utility structures, staff was asked to re-visit Section 113-4. Some objectives included:

- 1) Clarifying that some coordination may still be required with the Town for activities exempt from the provisions of the Tree Protection Ordinance.
- 2) Differentiating between existing and new utilities with regards to regulatory exemptions from the Tree Protection Ordinance.
- 3) Clarifying exemptions from activities involving the construction and maintenance of vehicular and pedestrian infrastructure.

When staff presented Ordinance 20-15 to the Planning Commission at their August 20 meeting, Commissioners were in general agreement with the proposed language. One modification that was recommended was to exempt the construction of individual single-family detached and two-family dwelling units on individual lots and activities conducted by an owner on his/her lot of residence from coordinating with the Town in terms of tree related matters. Commissioners also asked staff to require coordination on the other listed activities that would be exempt from the general provisions of the Tree Protection Ordinance.

With these requested modifications as part of their motion, the Planning Commission unanimously recommended approval of Ordinance 20-15 at their August 20 meeting.

RECOMMENDATION: Staff has included the requested language modifications in Ordinance 20-15. Specifically, Ordinance 20-15 divides exempted activities into two sections. The first section includes those activities that will require coordination with the Town. The second section includes those activities that will not require coordination with the Town. Community Development Director, Mark Shipley, recommends approval of Ordinance 20-15 on first reading.

PROPOSED MOTION: To approve Ordinance 20-15 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	_____	_____	_____	_____	_____

RESOLUTION PC-20-10

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT MUNICIPAL CODE, CHAPTER 113 – TREE PROTECTION, SECTION 113-4. – APPLICABILITY, AS IT RELATES TO PROVISIONS FOR UTILITIES AND OTHER CLARIFICATIONS

WHEREAS, the Tennessee Code Annotated, Section 6-2-201, delegates the authority to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of their citizenry; and

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 Tree Protection Ordinance is, among other objectives, intended to protect “Public Trees,” as defined in the Ordinance, to the greatest extent possible; and

WHEREAS, a public hearing was held on this request on August 20, 2020;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen an ordinance, Ordinance 20-15, amending the Farragut Municipal Code, Chapter 113 – Tree Protection, Section 113-4. – Applicability, as it relates to provisions for utilities and other clarifications.

ADOPTED this 20th day of August 2020.

Rita Holladay, Chairman

Scott Russ, Secretary

ORDINANCE: 20-15
PREPARED BY: Shipley
REQUESTED BY: Staff
1ST READING: _____
2ND READING: _____
PUBLISHED IN: _____
DATE: _____

AN ORDINANCE TO AMEND THE FARRAGUT MUNICIPAL CODE, CHAPTER 113 – TREE PROTECTION, SECTION 113-4. – APPLICABILITY, AS IT RELATES TO PROVISIONS FOR UTILITIES AND OTHER CLARIFICATIONS

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend the Farragut Municipal Code, Chapter 113 – Tree Protection, Section 113-4. – Applicability, as it relates to provisions for utilities and other clarifications.

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

SECTION 1.

The Farragut Municipal Code, Chapter 113 – Tree Protection, Section 113-4. – Applicability, as it relates to provisions for utilities and other clarifications, is amended by replacing it in its entirety with the following:

Sec. 113-4. - Applicability.

- (1) The following activities shall be considered exempt from the requirements of this chapter but shall require coordination with the Town:
 - (a) Within platted easements and rights of ways, provisions for or maintenance of underground utilities, provided such utilities, if new, are installed at a minimum depth of 36 inches. Other utility related activities within platted easements or rights of ways shall be subject to the applicable provisions of this chapter and shall require a review and approval from either the Town staff or the Planning Commission, depending on the scale and scope of the activity;
 - (b) Maintenance related activities associated with overhead utilities in existence prior to passage of Ordinance 20-15. Other utility related activities within platted easements or rights of ways shall be subject to the applicable provisions of this chapter and shall require a review and approval from either the Town staff or the Planning Commission, depending on the scale and scope of the activity;
 - (c) The construction and maintenance of public streets and public pedestrian facilities;
 - (d) Removal of hazardous trees;
 - (e) Removal of invasive exotic pest trees; and
 - (f) Tree farming.

- (2) The following activities shall also be considered exempt from the requirements of this chapter but shall not require coordination with the Town:
- (a) The construction of individual single-family detached and two-family dwelling units on individual lots; and
 - (b) Activities conducted by an owner on his lot of residence (this does not, however, include the removal of more than one acre of tree cover within a consecutive three-year time period).

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.

Rita Holladay, Chairman

Scott Russ, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

Existing Language:

Sec. 113-4. - Applicability.

The following activities shall be considered exempt from the requirements of this chapter:

- (1) The construction of individual single-family detached and two-family dwelling units on individual lots;
- (2) Provisions for utilities and vehicular and pedestrian ways within platted easements and rights-of-way;
- (3) Removal of hazardous trees;
- (4) Removal of invasive exotic pest trees;
- (5) Activities conducted by an owner on his lot of residence (this does not, however, include the removal of more than one acre of tree cover within a consecutive three-year time period); and
- (6) Tree farming.

Proposed Language (Ordinance 20-15):

Sec. 113-4. - Applicability.

- (1) The following activities shall be considered exempt from the requirements of this chapter but shall require coordination with the Town:
 - (a) Within platted easements and rights of ways, provisions for or maintenance of underground utilities, provided such utilities, if new, are installed at a minimum depth of 36 inches. Other utility related activities within platted easements or rights of ways shall be subject to the applicable provisions of this chapter and shall require a review and approval from either the Town staff or the Planning Commission, depending on the scale and scope of the activity;
 - (b) Maintenance related activities associated with overhead utilities in existence prior to passage of Ordinance 20-15. Other utility related activities within platted easements or rights of ways shall be subject to the applicable provisions of this chapter and shall require a review and approval from either the Town staff or the Planning Commission, depending on the scale and scope of the activity;
 - (c) The construction and maintenance of public streets and public pedestrian facilities;
 - (d) Removal of hazardous trees;
 - (e) Removal of invasive exotic pest trees; and
 - (f) Tree farming.
- (2) The following activities shall also be considered exempt from the requirements of this chapter but shall not require coordination with the Town:
 - (a) The construction of individual single-family detached and two-family dwelling units on individual lots; and
 - (b) Activities conducted by an owner on his lot of residence (this does not, however, include the removal of more than one acre of tree cover within a consecutive three-year time period).

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Sue Stuhl, Parks & Recreation Director

SUBJECT: Approval to Close Jamestowne Blvd on Friday, October 30 for the Freaky Friday Event

INTRODUCTION: Staff is working on an alternative for our annual Freaky Friday event due to Covid-19 concerns.

BACKGROUND: The Town of Farragut annual Freaky Friday Fright Nite event is always held on the Friday before Halloween at Mayor Bob Leonard Park and usually has several thousand participants. Due to Covid-19, this event needs to be modified to provide distancing and safety. Staff looked at several options for holding the event in a similar format as in the past but ultimately decided that there was no way to keep the public safe and enforce physical distancing. Researching what other park and recreation departments are doing for their fall/Halloween events, it became apparent that a drive-through event is the best method to control touch points yet still have something special for the children. The best location for this event would be Jamestowne Blvd. because of the convenience to the community center for event prep, area for stacking waiting cars and because the closure would not cause any hardship to residents or businesses. Both Faith Lutheran and Farragut Presbyterian churches have given their approval of the road closure and Farragut Presbyterian has agreed to allow parking for some of the businesses or organizations that will be participating in the event.

DISCUSSION: Following are the details for this event (if approved):

- This event will be drive-thru only. Participants will be asked to stay in their cars and drive through a lineup of no more than 20 stations along both sides of Jamestowne who will hand out candy or prizes – just like past Freaky Fridays except the participants won't be walking. The participant car will be asked to pop open their trunks so that the candy can be put in there or if that is not possible, the candy will be handed through an open window. Participants can also hang a bucket or bag on their side-view mirror for candy to be deposited. Once the car reaches the end of the stations, they can turn left on Village Green Pkwy/Jamestowne to exit to Kingston Pike or can turn right and wind through Village Green Subdivision to Campbell Station Road via Old Colony.
- Jamestowne Blvd. will be closed from 1 p.m. to 8 p.m. from Campbell Station Road to Village Green Parkway except for access to the West Knox Senior Center until 4 p.m. Staff will be decorating and allowing businesses/organizations to access their area after 1 p.m. for setups.
- The event will be held the same hours as normal: 5 to 7 p.m.
- This event will be by pre-registration only – all social media, print and sign advertising will reinforce this. Registration will be done either on-line at any time or by calling the community center during office hours. Registration will be by a specific time period: 5 to 5:15 p.m.; 5:30 to 5:45 p.m.; 6 to 6:15 p.m. or 6:30 to 6:45 p.m. Staff will be checking in registered participants at the corner of Jamestowne and Campbell Station Road. Preregistration at a specific time was how the Bob Watt Fishing Rodeo was handled and it worked very well.
- Each car will receive a paper that will be displayed in the windshield that announces how many children are in the car for the stations to know what to put in each car.
- Stacking of cars will happen on the hill on Jamestowne and through the lower parking lot (senior center entrance) to reduce the amount of cars waiting on Campbell Station Road (see the attached map – yellow area.) Entrance to the event will only be allowed via the southbound right lane on Campbell Station Road – no entrance will be available heading northbound.

- Stations will start in the upper parking lot of the community center and continue heading west on both sides of Jamestowne to the intersection of Village Green Pkwy (see attached map – blue highlighted area.)
- As usual, the Town will hire 4 officers to assist with traffic and will also have the help of two public works crew members and all of the Park and Rec staff.
- Parking for the businesses/organizations will be at the community center back parking lot or at Farragut Presbyterian Church.

RECOMMENDATION BY: Sue Stuhl, Parks & Recreation Director

PROPOSED MOTION: Approve the closure of Jamestowne Blvd. on Friday, October 30 from 1 p.m. to 8 p.m. but allowing access to the east (lower) entrance of the West Knox County Senior Center from 1 p.m. to 4 p.m. if they are open.

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	_____	_____	_____	_____	_____

AGENDA NUMBER VI.B. MEETING DATE September 10, 2020

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Allison Myers, Town Recorder/Treasurer

SUBJECT: Approval of Amendments to the Town of Farragut Traffic Calming Policy

This item is being removed from the agenda.

AGENDA NUMBER VI.C.

MEETING DATE September 10, 2020

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Allison Myers, Town Recorder

SUBJECT: Approval of Appointments to the Farragut Education Relations Committee

INTRODUCTION: The purpose of this business item is to appoint applicants to the Farragut Education Relations Committee. Amanda Kincaid applied as the Farragut Primary School representative, Wendy Stiles applied as the Farragut Intermediate School representative, Beth Duncan applied as the Farragut Middle School representative and Mary Nussbaum applied as the Farragut High School representative.

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

PROPOSED MOTION: To appoint Amanda Kincaid, Wendy Stiles, Beth Duncan and Mary Nussbaum to the Farragut Education Relations Committee.

BOARD ACTION:

MOTION BY: _____ SECONDED BY: _____

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

TOWN OF FARRAGUT CITIZEN BOARD/COMMITTEE APPLICATION

Name __Amanda A. Kincaid "Mandy"__

Address _12704 Sauer Point_____ Zip 37934

Home Phone _865-705-1836__ Business Phone 865-966-5848__

Fax _____ E-mail amandaakincaid@gmail.com,
amanda.kincaid@knoxschools.org

Occupation _Kindergarten Teacher__

Education _B.A. Psychology, MS. Elementary Education, Ed.S in Curriculum and Instruction__

Why would you like to serve on a Town of Farragut committee (attach resume or additional information if desired):
I am a teacher at Farragut Primary and I have 3 personal children in Farragut schools. I want to give back to my community and also help get families involved in our town. We have a wonderful community and I want to help get the youth of our town more involved in all areas of Farragut.

Intro to Farragut Program Graduate No

Indicate which Committee you are interested in serving:

Arts and Beautification Committee

Board of Plumbing & Gas/Mechanical Examiners

Board of Zoning Appeals (BZA)

Farragut Museum Committee

Farragut Education Relations Committee

Farragut Tourism / Visitor Advisory Committee *

Parks & Athletics Council

Stormwater Advisory Committee

Visual Resources Review Board (VRRB)

* The Farragut Tourism / Visitor Advisory Committee will consist of representatives from different segments of the community including one lodging representative, one dining representative, one retail representative, one attraction representative, and four at large members. If you selected the Farragut Tourism / Advisory Committee above, please



TOWN OF FARRAGUT CITIZEN BOARD/COMMITTEE APPLICATION

Name Wendy Stiles

Address 10246 Canton Place lane Zip 37922
Knoxville TN.

Home Phone 270-792-2119 Business Phone _____

Fax _____ E-mail Wendy.stiles@me.com

Occupation Sales Rep.

Education ASS of Walter State Bachelor Psychology UT
masters of Occupational Therapy milligan college

Why would you like to serve on a Town of Farragut committee (attach resume or additional information if desired):

Intro to Farragut Program Graduate Yes ☐ No ☒

Indicate which Committee you are interested in serving:

- ☐ Arts and Beautification Committee
- ☐ Board of Plumbing & Gas/Mechanical Examiners
- ☐ Board of Zoning Appeals (BZA)
- ☐ Farragut Museum Committee
- ☒ Farragut Education Relations Committee
- ☐ Farragut Tourism / Visitor Advisory Committee *
- ☐ Parks & Athletics Council
- ☐ Stormwater Advisory Committee
- ☐ Visual Resources Review Board (VRRB)

* The Farragut Tourism / Visitor Advisory Committee will consist of representatives from different segments of the community including one lodging representative, one dining representative, one retail representative, one attraction representative, and four at large members. If you selected the Farragut Tourism / Advisory Committee above, please indicate the segment you would represent: _____

I give my permission to the Town of Farragut to use my likeness on the web and/or Town publications. I have read and understand the Code of Ethics Ordinance and the applicable committee charter, ordinance or and/or by-laws.

Signature Wendy Stiles Date May 4, 2020

Please sign, date and return to:

Farragut Town Hall, 11408 Municipal Center Drive, Farragut, TN 37934

Fax: 675-2096 or scan/e-mail to pam.hall@townoffarragut.org



Wendy Stiles

270-792-2119 wendy.stiles@me.com Knoxville, TN

Profile

I am an experienced medical sales representative with a proven history of turning failing territories into leaders and growing successful territories to new heights. I have a deep network of providers in east Tennessee which I maintain excellent relationships with and who look to me as a valuable resource for their practice. My experience spans multiple disease states, products, devices, and services including diabetes, cardiovascular, CNS, imaging, and pain as well as calling on a variety of providers including orthopedic, internal family medicine, pain consultants, chiropractors, urologists, endocrinologists, and neurologists. This experience has taught me to customize my approach to each provider's style and to be successful across multiple disciplines.

Experience

SALES REPRESENTATIVE, OUTPATIENT DIAGNOSTIC CENTER: KNOXVILLE, TN – 2016-PRESENT

Responsible for marketing imaging services including MRI, CT, Ultrasound, X-Ray, Fluoroscopy, Bone Density, EMG, and Nuclear Medicine to providers in East and Central TN

- Ranked #3 in the company.
- Two time "Cannon Award" winner for year over year volume growth (2018, 2019)
- 2018 Reach 121% of goal.
- Grew 25 new providers and clinics within the first 6 months.
- Exceeds expectations on all reviews, exceeds incentive and on budget since becoming the sole rep for the territory.
- Responsible for expanding reach to new areas and varying provider types.



Wendy Stiles

270-792-2119 wendy.stiles@me.com Knoxville, TN

SALES REPRESENTATIVE, JANSSEN PHARMACEUTICALS: KNOXVILLE, TN – 2015-2016

Responsible for marketing Invokana for diabetes and Xarelto for DVT & PE prevention in the west Knoxville market.

- Nationally Ranked #186 of 1000+
- Invokana Lead
- Recognized nationally for Invokana market share increase of 5% in the first year.
- Finished top of my training class
- Safe Fleet lead

SALES REPRESENTATIVE, INVENTIV HEALTH: KNOXVILLE, TN – 2010-2014

Worked on contracts for Sanofi Diabetes (2013-2014) and Endo Pharmaceuticals (2010-2013).

For Sanofi Diabetes promoted Insulin injectables Lantus and Apidra. Ranked #17 of 82 in the region. Achieved 105% to goal in 2014.

For Endo Pharmaceuticals promoted Opana ER to primary care, endocrinologists, pain consultants, emergency room, and community pharmacies.

- 2013 Footprint Collaboration Award - top 20% in the Nation
- 2012 Footprint Collaboration Award - top 20% in the Nation
- Received "exceeds expectations" on all reviews.
- Named district mentor for new hires.
- Facilitated district sales meetings on selling skills, product direction, and product knowledge



Wendy Stiles

270-792-2119 wendy.stiles@me.com Knoxville, TN

TERRITORY MANAGER, EMPI MEDICAL: BOWLING GREEN, KY – 2008-2010

Responsible for marketing medical devices for acute and chronic pain patients, including electrical stimulation, traction devices, bracing and iontophoresis across south central Kentucky.

- 2010 Ranked #1 out of 300 nationally for the Empi Active TENS unit.
- Ranked #2 out of 300 nationally for over all sales.
- Increased Empi Active unit sales 268% in six months.
- In 2009 Ranked #1 representative nation wide for the launch of Empi Wireless TENS unit.
- Total volume increase of 121% for 2009, the highest in the nation.

SALES REPRESENTATIVE, ORTHO-MCNEIL NEUROLOGICS: BOWLING GREEN, KY – 2007-2008

Promoted the CNS products Topamax, Axert, and Razadyn ER to primary care, specialty and community hospitals.

- 2008 Received "Rising Star" award for 2008.
- Ranked in the top 20% of the sales force.
- Increased Razadyne ER volume 29.7% year over year.
- Awarded "Sales Rep of the Month" for November and December 2007.

SALES REPRESENTATIVE, PDI INC: BOWLING GREEN, KY – 2005-2007

Marketed products for Schering Plough and AstraZeneca to cardiology, endocrinology, orthopedics, allergists, primary care practices and community hospitals. Received "Exceeds Expectations" for all sales activity and goals. Won consecutive sales contests 4 months in 2005. Ranked in top 10% of sales force.



Wendy Stiles

270-792-2119 wendy.stiles@me.com Knoxville, TN

CENTER MANAGER, LINCARE: PINEVILLE, KY – 2004-2005

Launched the south east KY territory marketing in-home respiratory equipment to primary care, internal medicine, pulmonologists, and hospitals. Grew territory to 160 patients and 20 continuing providers in 2 years. Promoted to Center Manager and hired, developed and trained three team members to support the territory I created. Grew the territory to be ranked 5th out of 150 in only 10 months. Awarded "Rookie of the Year" for 2005.

Education

Milligan College, Johnson City, TN - Masters of Occupational Therapy, 2001 GPA 3.34

University of Tennessee, Knoxville, TN - Bachelors of Science, Psychology, 1998 GPA 3.2

Personal Achievements

2019-present President of Knox County PTA

2017-2019 President of Farragut Primary School PTA

2016 Vice President of Farragut Primary School PTA

Dear Town of Farragut,

I believe I would be a great addition to the educational committee, I was Mrs Gina Byrd PTA President for Two years, and pulled off the Gina Byrd day. I have been the Knox County PTA President this last year, working w/ Mayor Jacobs in Road City, we also got 4 School books they needed for their library, we also adopted 2 School for Christmas every child got 3 gifts a piece. I come from a history w/ my dad being Superintendent @ Claiborne County Schools, and principal at different schools, my sister a teacher for many years. I like to fund-raise and make sure school have what they need. I want to make a difference and I know I can on your great team. I am a driven, passionate person who believes in education. I would be honored to be on this Committee.

Thank you all for your time
and consideration.

I really hope to hear from
you!

Wendy Stiles
870-692-2119

I have the

- ① Drive
- ② Passion
- ③ Wanting to make a difference
- ④ Be apart of an amazing team
- ⑤ I love education and
helping the teachers and kids



TOWN OF FARRAGUT CITIZEN BOARD/COMMITTEE APPLICATION

Name Beth Duncan
Address 12726 Tanglewood Drive Zip 37922
Home Phone 8656710458 Business Phone 8652501998 (use this one)
Fax _____ E-mail bethduncan1215@gmail.com
Occupation Homemaker
Education University of TN, Ed. S in Administration

Why would you like to serve on a Town of Farragut committee (attach resume or additional information if desired):

I am currently the FMS PTO President. I believe serving on this committee will help keep the Farragut Middle School community connected to the town of Farragut.

Intro to Farragut Program Graduate Yes ☐ No ☒

Indicate which Committee you are interested in serving:

- ☐ Arts and Beautification Committee
- ☐ Board of Plumbing & Gas/Mechanical Examiners
- ☐ Board of Zoning Appeals (BZA)
- ☐ Farragut Museum Committee
- ☒ Farragut Education Relations Committee
- ☐ Farragut Tourism / Visitor Advisory Committee *
- ☐ Parks & Athletics Council
- ☐ Stormwater Advisory Committee
- ☐ Visual Resources Review Board (VRRB)

* The Farragut Tourism / Visitor Advisory Committee will consist of representatives from different segments of the community including one lodging representative, one dining representative, one retail representative, one attraction representative, and four at large members. If you selected the Farragut Tourism / Advisory Committee above, please indicate the segment you would represent: _____

I give my permission to the Town of Farragut to use my likeness on the web and/or Town publications. I have read and understand the Code of Ethics Ordinance and the applicable committee charter, ordinance or and/or by-laws.

Signature Beth Duncan Date 8/25/20



TOWN OF FARRAGUT CITIZEN BOARD/COMMITTEE APPLICATION

Name Mary Hussbaum
Address 712 East Fox Den Zip 37934
Home Phone (865) 466-0810 Business Phone _____
Fax _____ E-mail maryhussbaum@yahoo.com
Occupation Parent Volunteer, Education Director @ Gina's Bernina
Education Bachelor - Animal Sciences - Univ. of Tennessee Knoxville

Why would you like to serve on a Town of Farragut committee (attach resume or additional information if desired):

President of FHS PTSO

Intro to Farragut Program Graduate Yes ☐ No ☒

Indicate which Committee you are interested in serving:

- ☐ Arts and Beautification Committee
- ☐ Board of Plumbing & Gas/Mechanical Examiners
- ☐ Board of Zoning Appeals (BZA)
- ☐ Farragut Museum Committee
- ☒ Farragut Education Relations Committee
- ☐ Farragut Tourism / Visitor Advisory Committee *
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Signature Mary Hussbaum Date 7/31/2020

Please sign, date and return to:

Farragut Town Hall, 11408 Municipal Center Drive, Farragut, TN 37934
Fax: 675-2096 or scan/e-mail to pam.hall@townoffarragut.org

AGENDA NUMBER VI.D. MEETING DATE September 10, 2020

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Allison Myers, Town Recorder

SUBJECT: Approval of the special event directional signage for 2020 Parade of Homes

INTRODUCTION:

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

DISCUSSION:

The requested placement of the directional signs is illustrated in the following attachment. This year there are two homes that are within the Town. The homes are located in Brookmere. The signs will be erected Thursday afternoons, Fridays, Saturdays & Sundays beginning October 2-18, 2020.

PROPOSED MOTION:

Staff recommends approval of proposed placement of special event direction signage within the Town of Farragut's right-of-way for the 2020 Parade of Homes.

BOARD ACTION:

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

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



Town of Farragut Temporary Sign Permit

Fee paid _____ (initials and date)

Approved by _____

Deposit paid _____ (initials and date)

Applicant Name: Ashley Burnette Farragut Bus. License # _____ (required)

Applicant Full Address: 221 Clark St. NW Knoxville, TN 37921

Phone: 865-546-4665 FAX #: 546-0037 E-MAIL aburnette@hba-knoxville.com

Name and Address of Business: HBA of Greater Knoxville 221 Clark St. NW Knoxville, TN 37921

Date Range of Event OCT 2-18, Fri-Sun only **20 calendar days maximum for Grand Opening and 10 days for all**

other events): Previous events for current year: none

Requirements for Temporary Signs:

Commercial/Office

- There is a **non-refundable permit fee of \$25.**
- Business must have Certificate of Occupancy or approved Re-Occupancy per Code/Fire Inspector;
- Only one (1) sign is permitted and it shall not exceed 6 feet in overall height and 20 square feet in overall size. A white background is required;
- The only material permitted for a temporary sign is a minimum ten (10) millimeter thick corrugated plastic. No wind activated items, or portable or sandwich board signs are permitted;
- If ground mounted, the sign shall be firmly affixed to studded T-posts. Sign shall be set back, in its entirety, at least 20 feet from the street edge and 10 feet from all entrance driveways. Sign and posts shall be removed entirely at end of event;
- A drawing of the sign which shows dimensions, letter sizes, entity's name and appearance is required for approval before sign is erected (15% of sign face shall include the "Shop Farragut" logo)
- Each entity is allowed four (4) signs per year; maximum time frame shall be ten (10) days per event

Churches/Other Places of Worship/Schools

- All of the above shall apply to temporary signage for churches/other places of worship and schools with the following exceptions:
 - The sign shall not exceed 16 square feet in overall size
 - The "Shop Farragut" logo is not required

Grand Opening Sign

- All of the above shall apply to the Grand Opening Sign also with the additional criteria:
 - Applicant shall pay a \$300 deposit for use of the Town's "Grand Opening" sign (refundable if no damage)
 - Approximately 15% of the sign may be used to personalize entity's information (must be contained within perimeter of sign)
 - The business may also use a 20 square feet temporary sign along with the "Grand Opening" sign
 - A twenty (20) day maximum is allowed for posting (deposit and one temporary sign posting will be forfeited for exceeding time frame) The T-posts and "Grand Opening" sign are to be returned to Town Hall

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

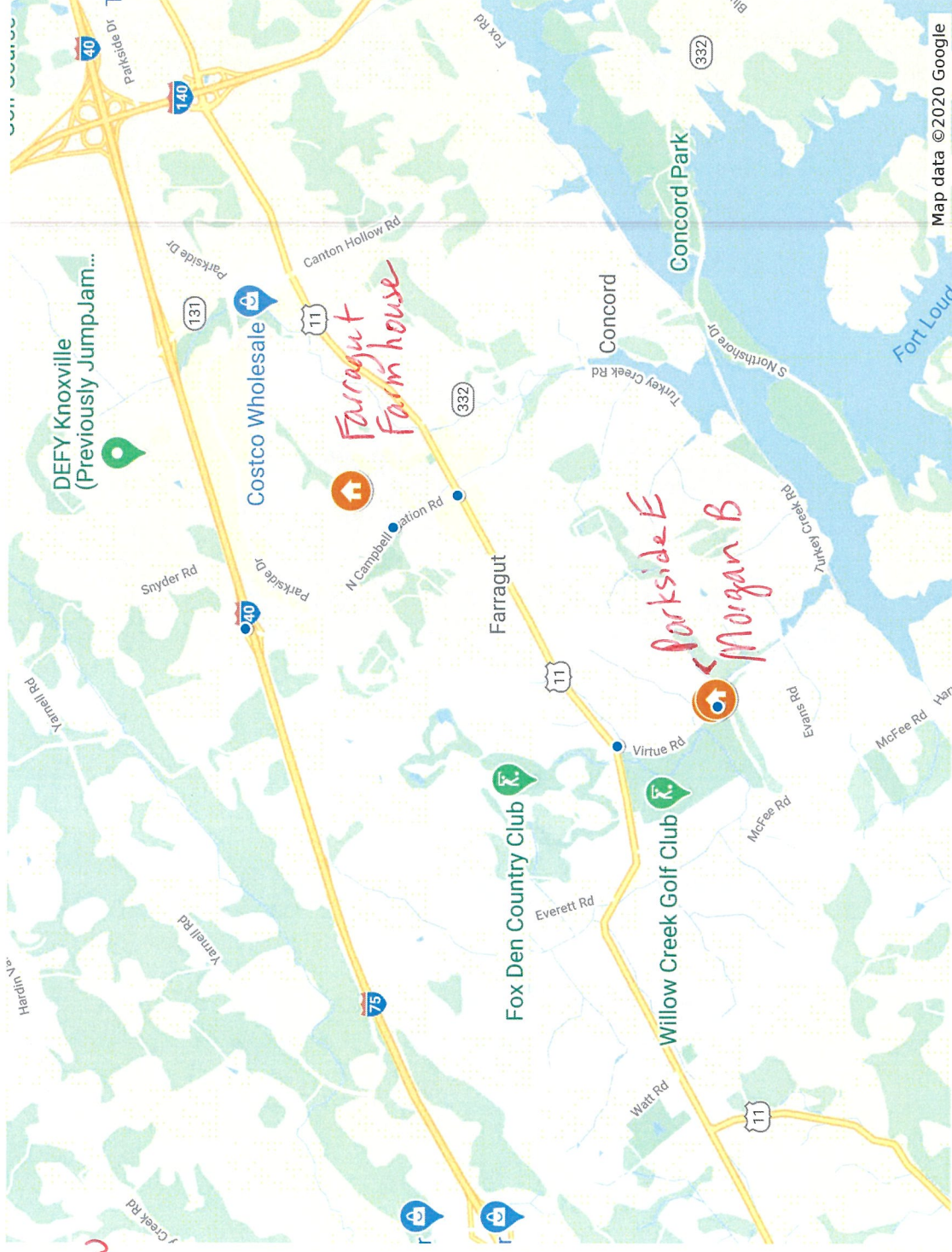
SIGNATURE OF APPLICANT: A. Burnette

PRINTED NAME OF APPLICANT: Ashley Burnette

2020 Farragut Parade Homes

Untitled layer

-  Farragut Farmhouse *Farragut View*
- Left
- Left
-  Parkside E
-  Morgan B *Book me!*
- Right
- Left
- Left



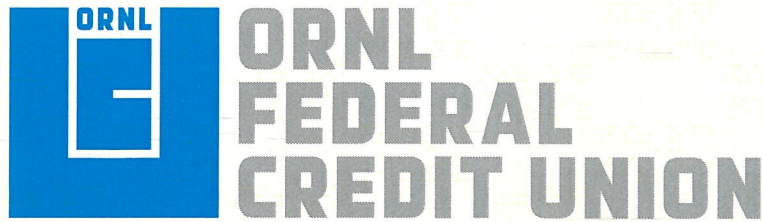
48 x 48"

Ball Homes
865.693.3232

Home Builders Association
of Greater Knoxville

PARADE of HOMES

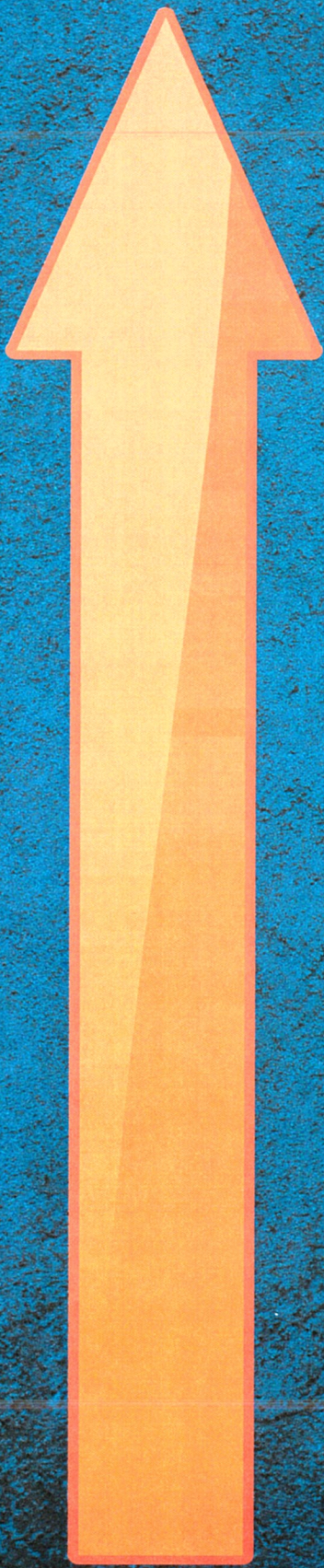
Presented by



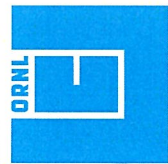
Friday through Sunday,
~~October 4-6, 11-13 & 18-20, 2019~~



PARADE HOUSE



18 X 24"



ORNL
FEDERAL
CREDIT UNION

