

Board of Mayor and Aldermen October 8, 2020 Minutes

The Farragut Board of Mayor & Aldermen met on October 8, 2020 for a workshop to review information about the proposed changes to the McFee Park improvement project.

Roll Call

Mayor Williams called the meeting to order at 7:00 PM. Roll Call for attendance: Aldermen Burnette, yes; Alderman Meyer, yes; Alderman Pinchok, yes; Alderman Povlin, yes; Mayor Williams, yes; 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 deletion of the agreement with Fox Den Country Club and the award of bids for Virtue Road Improvements and the addition of Item VI.G. Approval purchase from Wilson County Motors for a 2021 2-wheel drive ½ ton pick-up truck. Moved by Alderman Povlin, seconded by Alderman Pinchok; voting yes, Alderman Meyer, yes; Alderman Pinchok, yes; Alderman Povlin, yes; Aldermen Burnette, yes; Mayor Williams, yes; no nays; motion passed.

Approval of Minutes

Motion was made to approve the minutes of September 24, 2020 as presented. Moved by Alderman Povlin, seconded by Alderman Pinchok; voting yes, Alderman Meyer, yes; Alderman Pinchok, yes; Alderman Povlin, yes; Aldermen Burnette, yes; Mayor Williams, yes; no nays; motion passed.

Mayor's Report

Extra Mile Day Proclamation

Ordinances

Public Hearing & Second Reading

Ordinance 20-19, an Ordinance Amending the General Fund and State Street Aid Fund for the Fiscal Year 2020-2021 Budget, Passed by Ordinance 20-07

Motion was made to approve Ordinance 20-19 on second and final reading. Moved by Alderman Povlin, seconded by Alderman Pinchok; voting yes, Alderman Pinchok, yes; Alderman Povlin, yes; Aldermen Burnette, yes; Alderman Meyer, yes; Mayor Williams, yes; no nays; motion passed.

First Reading

Ordinance 20-17, an Ordinance to amend the Farragut Municipal Code, Appendix A., Zoning, Chapter 4., Section XXIV.-Special Event Permit, to update the requirements and allow for food trucks for special events sponsored by a homeowner's association

Motion was made to approve Ordinance 20-17 on first reading. Moved by Alderman Povlin, seconded by Alderman Pinchok; voting yes, Alderman Povlin, yes; Aldermen Burnette, yes; Alderman Meyer, yes; Alderman Pinchok, yes; Mayor Williams, yes; no nays; motion passed.

Ordinance 20-18, Ordinance to Rezone the Property at 1013 McFee Road from Agricultural (A) to Open Space Residential Overlay (R-1/OSR). 24.85 Acres (Rackley Engineering, Applicant)

Motion was made to approve Ordinance 20-18 on first reading. Moved by Alderman Povlin, seconded by Alderman Pinchok; voting yes, Aldermen Burnette, yes; Alderman Meyer, yes; Alderman Pinchok, yes; Alderman Povlin, yes; Mayor Williams, yes; no nays; motion passed.

Ordinance 20-20, an ordinance to amend the text of the Comprehensive Land Use Plan Update as it relates to the Mixed-Use Town Center land use descriptions

Motion was made to approve Ordinance 20-20 on first reading. Moved by Alderman Povlin, seconded by Alderman Pinchok. Allison Myers, Town Recorder, read the following comments into the record:

Thomas Bickford, 543 Colonial Ridge Lane
Pam Zachary, 548 Colonial Ridge
David and Mikki Jacobs, 511 Colonial Ridge Lane
Phil Trehwitt, 11013 Calloway View Drive
Luzzette B. Slough, 11337 Fords Cove Lane
Celesta Lee, 216 Towne Rd
David Niemann, 616 Spring Branch Lane
Marlena Engstrom, 11131 Hatteras Dr
Ben Stolt, 724 Fox Dale Lane
Rosemary Owens, 12714 Jarmann Road
Michael Wilson, 412 Eisenhower Street
Lynne Carty, 244 Geronimo Rd
Ali Cohen, 617 Commodore Lane
Bernard Roche, 412 Ferret Road
Jill Henry, 10733 Farragut Hills Blvd
Carleton and Donna Edmunds, 308 Park Place Boulevard
Gerald Armel, 416 Moser Lane
William Smith, 11524 Ivy Chase Ln
Joy Kasper, 12345 Butternut Circle
Penny Scott, 11157 Hughlan Drive
Victoria Kwasiborski, 701 Hampton Roads Drive
Karin Hierholzer, 208 Woodland Trace Dr
Greg and Missy Bassett, 308 Concord Road
Hal Aikens, 10901 Lookout Point
Gerald Hemmer, 11137 Windward Dr
Julie Dean, 11101 Farragut Hills Blvd
Larry Costigan, 10912 Farragut Hills Blvd
Jack and Christine Goebel, 11104 Crown Pt. Dr.
Lauren Lorusso, 11028 Flotilla Drive
Cindy and Drew Lancaster, 10928 Farragut Hills Blvd
Don Mann, President, Glen Abbey HOA, 518 MacArthur Lane

Robin Taylor, 11033 Flotilla Dr
Hayden Oakley, 11103 Crown Point Dr.
Al Fanjoy, 11136 Crown Point
Jennifer Oakley, 11103 Crown Point Dr.
Richard Remeta, 11033 Farragut Hills Blvd.
Scott Wilkerson, 10816 Farragut Hills
Paul Schleyer, 11114 Crown Point Drive
Jay Ferguson, 10840 Farragut Hills Blvd
Tina Honeycutt San Gil, 437 Ferret Rd
James Remont, 11100 Crown Point Drive
Marci Fraenkel, 11109 Flotilla Drive
Peter William Lorusso, 11028 Flotilla Drive
Rich Crompton, 11118 Farragut Hills Blvd
Mike Mitchell, 716 Brixworth Blvd.
Jim Froula, 11108 Flotilla
Ben and Suzanne Parham, 11008 Calloway View Dr
Marc O'Donnell, 11044 Crosswind Drive
Allan Cameron, 12414 Sparta Lane

Alderman Povlin made the following amendment to the ordinance.

Amend the language of the ordinance to insert in the 5th bullet point, under uses, insert "Mixed-Use" in front of "Town Center Development" and in the 6th bullet, under Uses, insert "Mixed-Use" in front of "Town Center Development". Motion was made by Alderman Povlin, seconded by Alderman Meyer; voting yes, on the amendment, Alderman Meyer, yes; Alderman Pinchok, yes; Alderman Povlin, yes; Aldermen Burnette, yes; Mayor Williams, yes; no nays; motion passed.

Roll-call vote on Ordinance 20-20, as amended; Alderman Meyer, yes; Alderman Pinchok, yes; Alderman Povlin, yes; Aldermen Burnette, yes; Mayor Williams, yes; no nays; motion passed.

Ordinance 20-21, an Ordinance Amending the General Fund & Insurance Fund for the Fiscal Year 2020-2021 Budget, Passed by Ordinance 20-07

Motion was made to approve Ordinance 20-21 on first reading. Moved by Alderman Povlin, seconded by Alderman Pinchok; voting yes, Alderman Pinchok, yes; Alderman Povlin, yes; Aldermen Burnette, yes; Alderman Meyer, yes; Mayor Williams, yes; no nays; motion passed.

Business Items

Approval of Change Order No. 1 & 2, Contract 2020-12, McFee Park Phase 3.

Motion was made to approve Change Order No. 1 & 2 in the amount of \$15,749. Moved by Alderman Povlin, seconded by Alderman Burnette; voting yes, Alderman Pinchok, yes; Alderman Povlin, yes; Aldermen Burnette, yes; Alderman Meyer, yes; Mayor Williams, yes; no nays; motion passed.

Approval of Change Order No. 4, Contract 2020-12, McFee Park Phase 3.

Motion was made to approve Change Order No. 4 in the amount of \$40,000. Moved by Alderman Pinchok, seconded by Alderman Burnette; voting yes, Alderman Pinchok, yes;

Alderman Povlin, yes; Aldermen Burnette, yes; Alderman Meyer, yes; Mayor Williams, yes; no nays; motion passed.

Approval of Change Order No. 3, Contract 2020-12, McFee Park Phase 3.

Motion was made to approve Change Order No. 3, approval of Base Bid for the basketball court plus Alternative 1 for the amount of \$218,305 and add 45 days for the completion of the change order. Moved by Alderman Burnette, seconded by Alderman Pinchok; roll call vote; Alderman Meyer, no; Alderman Pinchok, yes; Alderman Povlin, no; Aldermen Burnette, yes; Mayor Williams, yes; no nays; motion passed vote of 3-2.

Approval of Supplement Request for Additional Design Services from Ross-Fowler, PC at McFee Park Project.

Motion was made to defer this agenda item until the next meeting. Moved by Alderman Pinchok, seconded by Alderman Burnette; roll call vote, Alderman Pinchok, yes; Alderman Povlin, yes; Aldermen Burnette, yes; Alderman Meyer, yes; Mayor Williams, yes; no nays; motion passed.

Approval of Purchase from Wilson County Motors for a 2021 2-Wheel Drive ½ ton pick-up truck

Motion was made to approve the purchase of a 2021 2-wheel drive pick-up truck in the amount of \$25,888. Moved by Alderman Povlin, seconded by Alderman Burnette; roll call vote, Alderman Pinchok, yes; Alderman Povlin, yes; Aldermen Burnette, yes; Alderman Meyer, yes; Mayor Williams, yes; no nays; motion passed.

Town Administrator's Report

David Smoak, Town Administrator, reported the following:

- There was a great turn-out for the Farragut Fall Festival
- Court Officer, Bill Hudson has retired
- The employee picnic is Friday, October 9 at McFee Park

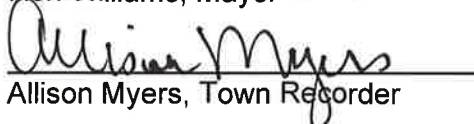
Citizens Forum

Rich Crompton, 11118 Farragut Hills Blvd, submitted a comment thanking the Town for cleaning up rundown properties within the Town.

Meeting adjourned at 9:56 PM.



Ron Williams, Mayor



Allison Myers, Town Recorder

From: **Tom Bickford** <tom.bickford76@gmail.com>

Date: Mon, Oct 5, 2020 at 3:12 PM

Subject: **Farragut Land Use Plan**

To: <lpovlin@townoffarragut.org>

Thomas Bickford
543 Colonial Ridge Lane
Farragut, TN

Dear Ms. Povlin,

My wife and I are Farragut residents residing in the Park Place Of Farragut subdivision behind the Town Hall.

We are very concerned about the impact of allowing high density residential development being considered. High traffic is already an issue and high density residential (apartments) will make this much worse and detract from the appeal of our town.

My wife, Sandy and I support the proposed change that high density residential can only be in a mixed use center and has to blend with what is currently constructed.

Thank you for your consideration.

From: Pam Zachary <pamzachary35@gmail.com>

Sent: Monday, October 5, 2020 3:42 PM

To: Comments <comments@townoffarragut.org>

Subject: **Amending the current Comprehensive Land Use Plan**

Pam Zachary
548 Colonial Ridge
&
David and Mikki Jacobs
511 Colonial Ridge Lane
Knoxville, TN 37934

My husband and I live in Park Place neighborhood. We support amending the Comprehensive Land Use Plan to resist high density residential where it is not suitable.

From: Phil Trehitt <philtrehitt@hotmail.com>

Sent: Monday, October 5, 2020 7:28 PM

To: Comments <comments@townoffarragut.org>

Cc: Ron Williams <rwilliams@townoffarragut.org>; smeyers@townoffarragut.org; Drew Burnette <dburnette@townoffarragut.org>; Ron Pinchok <rpinchok@townoffarragut.org>; Louise Povlin

<lpovlin@townoffarragut.org>

Subject: Item 3

Phil Trehitt

11013 Calloway View Drive

Farragut, TN 37934

Dear Mayor, Vice Mayor and Aldermen,

I am writing you to ask you to send Agenda item 3 ordinance 20-20 back to the FMPC so that further studies can be conducted and Farragut residents can be surveyed concerning the CLUP as it relates to the Mixed Use Town Center as well as the Biddle Farm property. The following are my reasons for asking this of you.

Concord Road has a permanent bottleneck because it can not be expanded beyond 2 lanes between the two sections of Pleasant Forest Cemetery (when you turn right out of Concord Hills).

The apartments will add 350 to 500 cars to morning and afternoon rush hour traffic thus adding to the congestion at the Concord Road bottleneck and at other local intersections.

A regulatory floodway runs through the middle of the proposed project ([FEMA.gov](https://www.fema.gov)).

About half of the Biddle Farm is a flood plain ([FEMA.gov](https://www.fema.gov)) and has caves underneath and suffers from sinkholes.

Based on these facts, a park on the Biddle Farm adds to the character, livability and attractiveness of our town. The Town Center was originally envisioned to have shops and restaurants on the first floor with condos above them at the site of the old Kroger. The old Kroger is not on a flood plain, doesn't have a floodway or sinkholes or caves underneath.

Thus a Town Center with a park next door would greatly benefit our town while avoiding all of the negatives of building the apartment complex.

Also here are bullet point of laws I believe were violated when the Farragut Municipal Planning Commission (FMPC) voted to adopt these changes.

The Farragut Comprehensive Land Use Plan (CLUP) defines a "major update" as one that "substantially changes the land uses, goal, or intent of the plan." It continues "Major updates should include substantial public outreach to help 'check' that the plan reflects current.

The text amendments to the CLUP on September 17th 2020 in the Farragut Municipal Planning Commission (FMPC) substantially changed the land uses, goal, or intent of the CLUP.

Farragut residents were denied the ability to participate as required by the CLUP in Chapter One, Page 6.

Viewing the September 17th FMPC meeting, there were no public comments read to the issue although those comments to the issue were read in the Citizen Forum after the FMPC vote. These comments are tied to the development of this area of town (Mixed Used Town Center) but were not considered as part of the public FMPC hearing prior to the vote. That is a violation of the Tennessee Open Meetings act, the Tennessee Public Notice act, and the CLUP itself.

It is imperative that the citizens of Farragut have the opportunity to discuss these changes prior to the FMPC voting and recommending this change to the Board of Mayor and Alderman. Failure of the FMPC and BOMA to conduct the appropriate outreach as required in Chapter One, Page 6 of the CLUP, breaks the trust placed in Town leadership when the Comprehensive Land Use Plan was created and the recent outreach work described above.

From: Luzzette Slough <spanteach93@gmail.com>
Sent: Tuesday, October 6, 2020 9:06 AM
To: Comments <comments@townoffarragut.org>
Cc: Ron Williams <rwilliams@townoffarragut.org>; Louise Povlin <lpovlin@townoffarragut.org>; Ron Pinchok <rpinchok@townoffarragut.org>; Scott Meyer <smeyer@townoffarragut.org>; Drew Burnette <dburnette@townoffarragut.org>
Subject: Vote on Amendments to Comprehensive Land Use Plan CLUP

Luzzette B. Slough
The Cove at Turkey Creek

11337 Fords Cove Lane
Knoxville, TN 37934
Dear BOMA,

According to research done by Phil Trehwitt of Concord Hills as stated below, I oppose voting this Thursday to approve the changes to the CLUP which is a prelude to zoning changes which will allow 4 story buildings containing 280 apartments to be built on the Biddle Farm property across from the Concord Hills and adjacent Neighborhoods.

Ms. Slough states, verbatim, Mr. Trehwitt's email that was just read into the record.

According to Mr. Trehwitt, Concord Road has a permanent bottleneck because it can not be expanded beyond 2 lanes between the two sections of Pleasant Forest Cemetery (when you turn right out of Concord Hills).

The apartments will add 350 to 500 cars to morning and afternoon rush hour traffic thus adding to the congestion at the Concord Road bottleneck and at other local intersections.

A regulatory floodway runs through the middle of the proposed project (FEMA.gov).

About half of the Biddle Farm is a flood plain (FEMA.gov) and has caves underneath and suffers from sinkholes.

Based on these facts, a park on the Biddle Farm adds to the character, livability and attractiveness of our town. The Town Center was originally envisioned to have shops and restaurants on the first floor with condos above them at the site of the old Kroger. The old Kroger is not on a flood plain, doesn't have a floodway or sinkholes or caves underneath.

Thus a Town Center with a park next door would greatly benefit our town while avoiding all of the negatives of building the apartment complex.

Here are bullet points of laws that Mr. Trewhitt believes were violated when the Farragut Municipal Planning Commission (FMPC) voted to adopt these changes.

Reasons Ordinance 20-20 should be sent back to the Farragut Municipal Planning Commission (FMPC):

The Farragut Comprehensive Land Use Plan (CLUP) defines a "major update" as one that "substantially changes the land uses, goal, or intent of the plan." It continues "Major updates should include substantial public outreach to help 'check' that the plan reflects current.

The text amendments to the CLUP on September 17th 2020 in the Farragut Municipal Planning Commission (FMPC) substantially changed the land uses, goal, or intent of the CLUP.

Farragut residents were denied the ability to participate as required by the CLUP in Chapter One, Page 6.

Viewing the September 17th FMPC meeting, there were no public comments read to the issue although those comments to the issue were read in the Citizen Forum after the FMPC vote. These comments are tied to the development of this area of town (Mixed Used Town Center) but were not considered as part of the public FMPC hearing prior to the vote. That is a violation of the Tennessee Open Meetings act, the Tennessee Public Notice act, and the CLUP itself.

It is imperative that the citizens of Farragut have the opportunity to discuss these changes prior to the FMPC voting and recommending this change to the Board of Mayor and Alderman. Failure of the FMPC and BOMA to conduct the appropriate outreach as required in Chapter One, Page 6 of the CLUP, breaks the trust placed in Town leadership when the Comprehensive Land Use Plan was created and the recent outreach work described above.

For these reasons I request the Farragut Board of Mayor and Aldermen return item 3 Ordinance 20-20 to the FMPC to be properly vetted according to Tennessee law and the Farragut town charter.

From: Celesta Lee <clee2533@gmail.com>

Sent: Tuesday, October 6, 2020 1:42 PM

To: Comments <comments@townoffarragut.org>

Cc: Ron Williams <rwilliams@townoffarragut.org>; Louise Povlin <lpovlin@townoffarragut.org>; Ron Pinchok <rpinchok@townoffarragut.org>; Scott Meyer <smeyer@townoffarragut.org>; Drew Burnette <dburnette@townoffarragut.org>

Subject: Item 3 Ordinance 20-20

Celesta Lee

216 Towne Rd

Farragut, TN 37934

To the Farragut Board of Mayor and Alderman,

Reasons Ordinance 20-20 should be sent back to the Farragut Municipal Planning Commission. (FMPC)

Ms. Lee states the points made by Mr. Trewhitt that were just read into the record.

The Farragut Comprehensive Land Use Plan (CLUP) defines a “major update” as one that “substantially changes the land uses, goals, or intent of the plan”. It continues “Major updates to the plan should include substantial public outreach.

The text amendments to the CLUP on September 17, 2020 in the FMPC substantially changed the land uses, goal or intent of the CLUP.

Farragut residents were denied the ability to participate as required by the CLUP in chapter one, page six. Viewing the September 17th FMPC meeting, there were no public comments read to the issue although those comments to the issue were read in the Citizen Forum after the FMPC vote. These comments are tied to the development of this area of town (Mixed Used Town Center) but were not considered as part of the public FMPC hearing prior to the vote. That is a violation of the Tennessee Open Meeting act, the Tennessee Public Notice act and the CLUP itself.

It is imperative that the citizens of Farragut have the opportunity to discuss these changes prior to the FMPC voting and recommending this change to the Board of Mayor and Alderman. Failure of the FMPC and BOMA to conduct the appropriate outreach as required in Chapter One, Page 6 of the CLUP, breaks the trust placed in Town leadership when the CLUP was created and the recent outreach work described above.

For these reasons I request the Farragut BOMA return item 3 Ordinance 20-20 to the FMPC to be properly vetted according to Tennessee law and the Farragut town charter.

Also there needs to be a full study of the traffic impact on Concord Rd due to the proposed Apartment complex before any further consideration to this project. There is already a bottleneck of traffic on this road. I live in Thornton Heights and am aware of the difficulties getting on to Concord Rd with current traffic at rush hours. Traffic in Thornton Heights is already heightened at rush hours due to people using it as a cut-through to avoid the Concord Rd/Kingston Pike traffic light.

The Biddle Farm lies in a flood plain. Have studies been done regarding building in this flood plain, the water runoff and when Turkey Creek, which runs through the property, floods?

Let my voice be heard that I am against the proposed apartment complex to be built on Concord Rd. Property values in this area will decline due to the overcrowding.

The more I read of the new plans for the Town Center the more disappointed I am at the proposed developments. It looks like a massive amount of building with no prevention of overcrowding the land or avoiding undue concentration of the population. It seems to be an attitude of “Let’s see how much we can cram on this piece of property”. We already have enough empty buildings in town (Ingles, for example) without adding the potential for more.

From: bniemann@tds.net <bniemann@tds.net>

Sent: Tuesday, October 6, 2020 9:08 AM

To: Comments <comments@townoffarragut.org>

Cc: Ron Williams <rwilliams@townoffarragut.org>; Louise Povlin <lpovlin@townoffarragut.org>; Ron Pinchok <rpinchok@townoffarragut.org>; Scott Meyer <smeyer@townoffarragut.org>; Drew Burnette <dburnette@townoffarragut.org>

Subject: Ordinance 20-20

David Niemann

616 Spring Branch Lane in Farragut, 37934

I would like to express my opposition to the changes to the Comprehensive Land Use Plan (CLUP) to be voted on Thursday, October 8th.

Here are the reasons Ordinance 20-20 should be sent back to the Farragut Municipal Planning Commission (FMPC) as discussed with others in our community.

Mr. Niemann states the points made by Mr. Trehwitt that were just read into the record.

The Farragut Comprehensive Land Use Plan (CLUP) defines a "major update" as one that "substantially changes the land uses, goal, or intent of the plan." It continues "Major updates should include substantial public outreach to help 'check' that the plan reflects current.

The text amendments to the CLUP on September 17th 2020 in the Farragut Municipal Planning Commission (FMPC) substantially changed the land uses, goal, or intent of the CLUP.

Farragut residents were denied the ability to participate as required by the CLUP in Chapter One, Page 6. Viewing the September 17th FMPC meeting, there were no public comments read to the issue although those comments to the issue were read in the Citizen Forum after the FMPC vote. These comments are tied to the development of this area of town (Mixed Used Town Center) but were not considered as part of the public FMPC hearing prior to the vote. That is a violation of the Tennessee Open Meetings act, the Tennessee Public Notice act, and the CLUP itself.

It is imperative that the citizens of Farragut have the opportunity to discuss these changes prior to the FMPC voting and recommending this change to the Board of Mayor and Alderman. Failure of the FMPC and BOMA to conduct the appropriate outreach as required in Chapter One, Page 6 of the CLUP, breaks the trust placed in Town leadership when the Comprehensive Land Use Plan was created and the recent outreach work described above.

For these reasons I request the Farragut Board of Mayor and Aldermen return item 3 Ordinance 20-20 to the FMPC to be properly vetted according to Tennessee law and the Farragut town charter.

From: MARLENA ENGSTROM <engstromfamily@me.com>

Sent: Monday, October 5, 2020 7:33 PM

To: Comments <comments@townoffarragut.org>

Cc: Ron Williams <rwilliams@townoffarragut.org>; Louise Povlin <lpovlin@townoffarragut.org>; Ron Pinchok <rpinchok@townoffarragut.org>; smeyer@townoffarragut.org; Drew Burnette <dburnette@townoffarragut.org>

Subject: Biddle property

Marlena Engstrom

11131 Hatteras Dr Knoxville, TN 37934

Reasons Ordinance 20-20 should be sent back to the Farragut Municipal Planning Commission (FMPC)

Ms. Engstrom states the points made by Mr. Trewhitt that were just read into the record.

The Farragut Comprehensive Land Use Plan (CLUP) defines a "major update" as one that "substantially changes the land uses, goal, or intent of the plan." It continues "Major updates should include substantial public outreach to help 'check' that the plan reflects current.

The text amendments to the CLUP on September 17th 2020 in the Farragut Municipal Planning Commission (FMPC) substantially changed the land uses, goal, or intent of the CLUP.

Farragut residents were denied the ability to participate as required by the CLUP in Chapter One, Page 6.

Viewing the September 17th FMPC meeting, there were no public comments read to the issue although those comments to the issue were read in the Citizen Forum after the FMPC vote. These comments are tied to the development of this area of town (Mixed Used Town Center) but were not considered as part of the public FMPC hearing prior to the vote. That is a violation of the Tennessee Open Meetings act, the Tennessee Public Notice act, and the CLUP itself.

It is imperative that the citizens of Farragut have the opportunity to discuss these changes prior to the FMPC voting and recommending this change to the Board of Mayor and Alderman. Failure of the FMPC and BOMA to conduct the appropriate outreach as required in Chapter One, Page 6 of the CLUP, breaks the trust placed in Town leadership when the Comprehensive Land Use Plan was created and the recent outreach work described above.

For these reasons I request the Farragut Board of Mayor and Aldermen return item 3 Ordinance 20-20 to the FMPC to be properly vetted according to Tennessee law and the Farragut town charter.

From: Ben Stolt <bstolt@tencarva.com>
Sent: Monday, October 5, 2020 10:02 PM
To: Comments <comments@townoffarragut.org>
Cc: Ron Williams <rwilliams@townoffarragut.org>; Louise Povlin <lpovlin@townoffarragut.org>; Ron Pinchok <rpinchok@townoffarragut.org>; Scott Meyer <smeyer@townoffarragut.org>; Drew Burnette <dburnette@townoffarragut.org>
Subject: Biddle Farm

Ben Stolt
724 Fox Dale Lane
Farragut TN 37934
Mobile: 423-774-3607

I'm being lead to believe that the BOMA is trying to amendments to allow for high density housing at the Biddle Farm. While i appreciate that by making this change will allow for that family to capitalize on their amazing property in the heart of Farragut. I ask that you all please vote this measure down citing public outrage. We need to keep Farragut "a great place to live". Our schools and roads are packed enough and high density housing is great for cities but not suburbs. Adding high density housing will not add to what makes Farragut great.

From: Rosemary Owens <rowens7777@aol.com>
Sent: Monday, October 5, 2020 10:03 PM
To: Comments <comments@townoffarragut.org>
Cc: Ron Williams <rwilliams@townoffarragut.org>; Louise Povlin <lpovlin@townoffarragut.org>; Ron Pinchok <rpinchok@townoffarragut.org>; Scott Meyer <smeyer@townoffarragut.org>; Drew Burnette <dburnette@townoffarragut.org>
Subject: AMENDMENTS TO FARRAGUT COMPREHENSIVE LAND USE PLAN

Rosemary Owens
12714 Jarmann Road

Hello, my name is Rosemary Owens and I have lived in Fox Run for 26 years. We moved to Farragut from Matthews, NC, which is a suburb to Charlotte, very much like Farragut is a suburb to Knoxville. When we moved to Matthews, it had a drug store, a hardware store, a school, and three churches, along with a few other small businesses such as a barber shop, beauty shop, etc. It was very similar to what we found in Farragut.

And, over the years, we watched the Matthews area grow and offer an area shopping center, restaurants and motels, basically the same scenario that we have seen during our years here in Farragut, if you look over at the Turkey Creek area. However, since we have moved to Farragut, the downtown Matthews area has been renovated and now

has many things to attract the local people, as well as tourists. There is a link below so that you can see the things to which I am referring.

Also, the school in Matthews is still there, the beauty shop and barber shop are still there, as well as the hardware store, the drug store, and the three churches! There are also other small specialty shops and a beautiful new park for use by residents and visitors, as well as a \$1.00 movie theater that apparently attracts many local people.

The Matthews Town Center may be larger than what Farragut has room for, but I personally think that something like this would appeal to our local residents, and I would appreciate your consideration.

<https://www.tripsavvy.com/matthews-for-free-584434>

Therefore, with regard to the proposed Amendments to the Farragut Comprehensive Land Use Plan, I would like to make the below suggestion:

1. Rather than amending the Farragut Comprehensive Land Use Plan to include multi-story apartments, which would bring more traffic and congestion to the downtown Farragut area than is needed and would result in gridlock at certain times of the day, I would like to suggest that consideration be given to developing the area around the old Kroger Building into an area that would offer restaurants and small shops, etc., with green areas and walking trails throughout the area.

Thank you for your consideration.

From: Michael Wilson <cnic.ccc@gmail.com>

Sent: Monday, October 5, 2020 6:17 PM

To: Comments <comments@townoffarragut.org>

Subject: Comments - BOMA Meeting 10/8/2020: Item V.B.3 Ordinance 20-20

Michael Wilson

412 Eisenhower Street

Farragut, TN 37393

Dear Board of Mayor and Alderman,

Good evening. Tonight I am asking you to return this Resolution to the Farragut Municipal Planning Commission. My reason is because the "substantial public outreach to help 'check' that the plan reflects current attitudes..." has not been completed. (See Comprehensive Land Use Plan, p. 6) This outreach should be similar to that done by the Comprehensive Land Use Plan Steering Committee for the Watt Road Corridor and Outlook Drive Future Land Use Plan proposed changes. There are multiple reasons that this outreach should be completed:

1. The Comprehensive Land Use Plan was developed between the Town and the citizens with a specific process for "major" updates.

2. These changes proposed are significant in that the new language modifies key portions of the Mixed Use Town Center description in the CLUP and as adopted in Chapter 3, Section XII of the Zoning Ordinance. In particular, the provision in paragraph m of the Ordinance states "Residential, provided located in the upper stories."

3. The last item under "Uses" of this Resolution further restricts High-Density Residential development to a defined geographic location within the MUTC. This further restriction is something that should be discussed with the public as part of this major update.

4. Traditional multi-family housing complexes are not consistent with the Character of "Connected building facades, with minor setback variations, close to the sidewalk..." Normally they do not contain, "High degree of ground floor transparency (glass) for visual interest to pedestrians." (CLUP, p. 27).

The proposed changes will significantly modify the Character of the Mixed Use Town Center and should be discussed with the citizens. Failure of the Board of Mayor and Aldermen to ensure the appropriate "significant public outreach" is completed would break the trust the citizens have placed in our elected officials.

I ask you ensure the appropriate public outreach is completed as part of this major update.

From: Lynne Carty <lcfiles@gmail.com>

Sent: Tuesday, October 6, 2020 6:57 AM

To: Comments <comments@townoffarragut.org>

Cc: Ron Williams <rwilliams@townoffarragut.org>; Louise Povlin <lpovlin@townoffarragut.org>; Ron Pinchok <rpinchok@townoffarragut.org>; Scott Meyer <smeyer@townoffarragut.org>; Drew Burnette <dburnette@townoffarragut.org>

Subject: Ordinance 20-20

Lynne Carty
Farragut resident
244 Geronimo Rd
Farragut, TN 37934

It has come to my attention that BOMA plans to vote on changes to the Comprehensive Land Use Plan that would pave the way for larger apartment construction. These changes are proposed by the FMPC without proper input from the citizens of Farragut. I have a concern that creating additional apartment housing will lead to traffic that can not be handled by our roadways and create additional stress on our school system.

The citizens should have a say in such a major decision. Please elect not to pass these changes, but instead insist that the FMPC survey the voters and allow for public commentary from the Farragut citizens and business owners before allowing for the possibility of growth that does not benefit our community.

From: Ali Cohen <amgcohen@gmail.com>

Sent: Monday, October 5, 2020 6:07 PM

To: Comments <comments@townoffarragut.org>; Ron Williams <rwilliams@townoffarragut.org>; Louise Povlin <lpovlin@townoffarragut.org>; Ron Pinchok <rpinchok@townoffarragut.org>; Scott Meyer <smeyer@townoffarragut.org>; Drew Burnette <dburnette@townoffarragut.org>

Subject: Opposing Item 3 Ordinance 20-20

Ali Cohen
617 Commodore Lane

I am a resident of Concord Hills on Commodore Lane and oppose zoning that would allow the Biddle Farm property to be developed into an apartment complex. Concord Rd already has too much traffic that makes turning into and out of our neighborhood problematic. Adding 280 apartments would make travel unbearable during peak hours.

Additionally, I don't see how it would be safe to develop that land for high occupancy use when it already floods out during heavy rains and causes Concord Rd to be impassible due to flooding as well. This would only add to traffic congestion and create a bigger problem with traffic diversion. The old Kroger lot would be a better place for this kind of development, with direct access to Kingston Pike and less reliance on Concord Rd, while avoiding flood implications.

From: bernierocher@tds.net <bernierocher@tds.net>
Sent: Tuesday, October 6, 2020 1:03 PM
To: Comments <comments@townoffarragut.org>
Subject: CLUP

Bernard Roche
412 Ferret Road
Farragut, TN

I do not understand why Farragut wants to create this monster. We already have a large number of empty storefronts - why add to this eyesore? I suspect the developers think that adding 290 apartments will guarantee store traffic, but if that is true, then make them identify who will occupy these properties and tell you why they can't use any of the available properties like the old Ingalls development or even behind the new welcome area at Campbell Station Inn before you allow this mess. The last thing Farragut needs is more vacant properties. Enough has been said about the town's concerns over traffic safety issues; suffice to say they should be obvious to anyone with eyes to see - just look out at Kingston Pike from Campbell Station Road to past Concord Road any noontime or during school drop off/pickup hours and from 4:30 to about 6:00 PM. And if this should spill over to the Concord Road side of Turkey Creek, good luck! Much of that area is flood plain and it is underlain with sinkholes and void spaces. If any of this mess generates a need or a want to widen Concord Road, I wish you more good luck. There are two historic cemeteries facing each other just before the entrance to Concord Hills that will prohibit widening any further than that.

I stand firmly opposed to this development as proposed. How about a nice park instead? Take your eyes off revenue and direct them towards the citizens of Farragut, please.

From: jill Henry <henryj1000@gmail.com>
Sent: Tuesday, October 6, 2020 4:57 PM
To: Comments <comments@townoffarragut.org>
Subject: Item 3 ordinance 20-20
Jill Henry
10733 Farragut Hills Blvd

Abide by your own ordinances. Stop this from fruition.

From: Carleton Edmunds <cpedmunds90@gmail.com>
Sent: Tuesday, October 6, 2020 7:36 PM

To: Comments <comments@townoffarragut.org>

Subject: Changes to High-Density Zoning requirements

Carleton and Donna Edmunds
308 Park Place Boulevard, in

October 06, 2020

We are residents in Park Place subd. behind the Town Hall and are responding to information sent to our HOA regarding changes to zoning restrictions that affect development of land between Park Place and Glen Abbey.

We were strongly opposed to the previous changes in zoning that now allow high-density residential housing to be developed in areas such as the undeveloped property adjacent to Park Place, or elsewhere in the vicinity of the Town Hall, and support any efforts to curtail such development near the intersection of Campbell Station and Kingston Pike. The proposed changes to the zoning, intended to prohibit such development west of the Town Hall would at least help, noting too that there is already significant congestion and demand on the current Kroger center that would not be able to handle the added demand of high-density housing in the immediate vicinity.

The apartments that were built north of I-40 have already had a negative impact on traffic on Campbell Station, and has made egress to Hardin Valley much more dangerous because of the narrow roads involved. The intersection at Campbell Station and Kingston Pike is already dangerous, and we have already been a victim of rear-ending at that intersection because of its currently-heavy use. Adding high-density residential zoning to the former Kroger property and to the land between Park Place and Glen Abbey would simply make current conditions worse, since there are no alternative outlets for either subdivision. For us especially, the additional traffic loading on the intersection because of high-density housing would make ingress/egress impossible for us since our only exit is next to the Town Hall.

We are also opposed to high-density housing because of its obvious impairment to housing values. Park Place was originally envisioned as a high-end, residential community, unique in its use of classical Charleston design and court-yards that are unique to Farragut. Glen Abbey also prides itself as an up-scale community and would be equally hurt by lower housing values.

I actually served on the Vision 2000 Committee which looked at future development in Farragut, with its plans to develop the area as more of a government-hub with a Convention center, office space and related amenities. That kind of mixed-use makes more sense and would help create the sense of a "Town-Center", which is lacking in Farragut. In addition, there are many socio-economic issues that are involved with high-density housing that are too complex to discuss. These involve increased crime, decreased response times for emergency personnel, and a sharp decrease in the "family values" Farragut has been recognized for. If I understand correctly, the push to re-zone existing properties in urban communities to support high-density housing is a federal mandate, and may actually be unconstitutional as an over-reach of Federal government over State and Local affairs.

We support you in your efforts,

From: Gerald Armel <gjaxxpress@gmail.com>

Sent: Tuesday, October 6, 2020 10:37 PM

To: Comments <comments@townoffarragut.org>; Ron Williams <rwilliams@townoffarragut.org>; lplovin@townoffarragut.org; Mark Shipley <mshipley@townoffarragut.org>; Ron Pinchok <rpinchok@townoffarragut.org>; Drew Burnette <dburnette@townoffarragut.org>; nmyers@townoffarragut.org; smeyer@townoffarragut.com

Subject: meeting of sept 17

Gerald Armel
416 Moser Lane
Farragut, TN 37934

Dear Commissioners

I was privileged to become acquainted, albeit through the virtual meeting. Some good points were taken and it seemed the group had a reasonably firm grasp of the many issues faced by developments in particular and the future of Farragut in particular.

Having lived in NYC for 21 years since the 1940s and observing the enormous changes in land use and transportation, and living in Boston, Houston and San Francisco and Raleigh, I can attest to the rapid unpredictable economic and social changes that will occur over time due to migrations, demographics and changing national systemic economic developments.

When I was young, the boroughs of Queens, and Staten Island were primarily agricultural as was the state of New Jersey. Every place I had lived within had changed unpredictably over the years. In 1989, when I was in Raleigh, the inner loop and the art museum had just been built and most of the city and the remainder of Wake County had barely been developed. When I first came to Farragut there was almost no traffic. As a city planner working in New Bedford and Taunton and for Boston engineering consultants and Edwards and Kelsey traffic planners in Boston, and being Bristol County Regional Planning Commissioner and a member of the Transportation Steering Committee, I am concerned because of the lack of previous transportation planning and development in the County, the opportunity for addressing and mitigating the unstoppable transportation demands and challenges has passed no matter what incidental traffic and road modifications are now made. That remains to make a local and regional plan which will address the density of development to make way for the inevitable crowding with all the social, logistical and economic disadvantages.

The future will bring increased virtual communications and distance purchasing from warehouses, an activity I myself began to develop in the 1980s with 3M and other adhesive products. The entire world is changing rapidly. Many stores on Parkside Drive will close or transition. Farragut's "center concept" requires some serious reevaluation related to traffic consideration and systemic economic changes. Farragut will never draw many shoppers from Parkside, except for Kroger and Ingles. People will not flock to see historical Civil War sites including those related to Admiral Farragut.

I had been in Raleigh when the Research Triangle Park was just filling in. It makes me think just as another alternate view if there was some potential for some of the sites near the center being earmarked for technology parks. and promoted accordingly. In New Bedford, I was involved in the development of the North New Bedford Industrial Park. In Taunton, the Mayor tasked me with

developing a proposal for a reasonably high tech park in Taunton and this fairly quickly resulted in the development of the Miles Standish Industrial Park including a luxury hotel.

At Anderson-Nichols in Boston I was involved in large scale environmental impact statements because of my background as both a chemical engineer and city planner. We always had to consider three alternate possible proposals for development and the no-action alternative. Sometimes there is a place for the no-action alternative.

I visited Turkey Creek and its adjacent wetland area at the Kroger/farm site and this must be seriously considered as a wonderful natural feature and amenity for future use.

Please avoid rushing into any sudden decisions, evaluate the possible options.

I am always available for any discussion.

With all respect

From: William Smith <wjs163@msn.com>
Sent: Tuesday, October 6, 2020 8:22 PM
To: Comments <comments@townoffarragut.org>
Subject: To the issue of item 3 ordinance 20-20
William Smith
11524 Ivy Chase Ln
Farragut

Members of the commission, I am writing to express my opposition to the building of 280 apartments at the old Krogers. I can't think of a worse idea than apartments, no matter how high end. Apartments always deteriorate over time. I am not opposed to developing the property (it's actually needed) but that much residential is crazy. Homeownership, ie townhomes, where people have their own money in the game may be an alternative, on a smaller scale. Regarding the retail portion, good luck. As I drive around town every major shopping area has multiple empty stores, which cannot seem to find new tenants. We are talking empty for years some of them. Why is that?

Thank you

From: William Smith <wjs163@msn.com>
Sent: Monday, October 5, 2020 7:29 PM
To: Comments <comments@townoffarragut.org>
Cc: rpinchock@townoffarragut.org; Louise Povlin <lpovlin@townoffarragut.org>
Subject: Proposed apt's

William Smith
11524 Ivy Chase Lane
Farragut

BOMA, I truly believe you are making a tremendous mistake with this town center plan. If you are so confident this is what the residents want please put the proposal to the ballot. I know you won't because you know the answer.

From: Penny Scott <penny.scott98@yahoo.com>
Sent: Monday, October 5, 2020 9:21 PM
To: Comments <comments@townoffarragut.org>
Subject: Bidde Farm

Penny Scott
11157 Hughlan Drive

Apposed to the apartment vote and yes to the land to be used as a park.

From: J Kas <kasp0987654@gmail.com>
Sent: Wednesday, October 7, 2020 9:54 AM
To: Comments <comments@townoffarragut.org>
Subject: Regarding the Concord Road development

Joy Kasper
12345 Butternut Circle
Farragut, TN 37934

I feel that the present plan for the Concord Road development is extremely incompatible with previous plans and with the patterns of the town overall. The height and density of this project are far in excess of consistency. The burden placed on the schools and roads will be great.

I recognize that this is a prime property to be developed, but want it developed properly and in a manner complementary to both the commercial and multistory developments in the town. This plan is far from it.

I urge a no vote on this plan and a reconsideration of the density of the project and a lowering of the height of the buildings to something more compatible. I also hope that there will be a substantial revision of the design and materials used in the buildings to reflect a more long-lasting quality appearance for the future.

From: Victoria Kwasiborski <vkwasiborski@gmail.com>
Sent: Wednesday, October 7, 2020 10:27 AM
To: Comments <comments@townoffarragut.org>
Cc: Ron Williams <rwilliams@townoffarragut.org>; Louise Povlin <lpovlin@townoffarragut.org>; Ron Pinchok <rpinchok@townoffarragut.org>; Scott Meyer <smeyer@townoffarragut.org>; Drew Burnette <dburnette@townoffarragut.org>
Subject: Statement in Support of Town Center/CLUP

Victoria Kwasiborski

701 Hampton Roads Drive, 37934

Dear Farragut Board of Mayor and Aldermen,

In a previous life we purchased a home in a 1940's "Bedroom Community" not too dissimilar in demographic from the Town of Farragut. For at least 30 years prior to our home purchase, the City had considered proposal after proposal to develop a Mixed-Use Town Center, a destination development at a major intersection that would serve the City residents and attract others for dining and shopping.

Proposal after proposal failed because of the usual NIMBY trinity: "traffic;" "crowded schools;" and "crime."

Over the 16 years we lived in that City, communities around us planned and built Town Centers while our City dragged feet over the NIMBY trinity. The Town Center concept eventually gave way to "Planning Opportunity Areas (POA);" that is, parcels that were built out piecemeal and with little to no walkability between them. Fifty-four years since the Town Center idea was first pitched the city is a patchwork of POAs and has become a cut-through for others on their way to walkable and accessible Town Centers.

One POA in particular, the proposed development in 2007 of a 250-unit mixed-use luxury apartment complex drew extensive criticism for the assumed "crowded schools" and "increased crime." We soft-landed in our former City last summer after nearly a decade overseas; specifically, renting an apartment in that same complex.

The "Student Ratio per Dwelling Unit" data for that complex ranges from 0.4 to 0.56, depending on the year; and contributes approximately 8% of the total pre-K to 12 student population in a highly desirable and certified IB school system.

Increased Crime? The lot upon which the mixed-use apartment complex and adjacent trail was usually where the wealthy privileged brats from the City would go for underage drinking and to purchase their drugs. The adjacent trail now free of the drug dealers provided me and our doggo (and so many others) a space to enjoy the morning walk.

Traffic? No need to get into the car unless we desired. We were blessed to be able to walk to a grocer, and to the diversity of restaurants and shops that now surround the apartment complex.

The Farragut CLUP is being discussed to death on social media; the NextDoor site; and even in my own Concord Hills neighborhood, with a flyer containing "information" illegally stuffed into our post boxes. Much of the commentary, unfortunately, is speculative and factually untrue.

Some of the commentary is outright uncharitable, as well. A member of my own development remarked, "If you can't afford to buy a home in Farragut, then you should live somewhere else." That comment begs the question, "*What if one can afford to purchase a home in Farragut, but does not want to?*" We moved into Farragut one year ago as empty nesters; quite simply, our priorities are no longer a large home with an expansive yard. A luxury apartment in a walkable environment with shopping and dining would have been ideal.

Overseas we owned one vehicle and a Vespa. I would not dream of driving a Vespa along that soulless beast, Kingston Pike, out of fear for my life. Concord Road and Campbell Station are not much better, thanks to the lack of speed tempo enforcement. But to think about hopping on a Vespa over to a Town Center makes me hopeful.

In summary, Bedroom Communities had their day; they need to evolve lest they become irrelevant pass-throughs that ultimately lower property values. With so many of us balancing reimagined office lives and school days; and new schema for accessing goods and services, having a sense of community is more important than ever.

If thoughtfully considered and data-driven, the Town of Farragut will succeed with this development and create a gathering place for our community.

From: Karin <hierholzer5@sbcglobal.net>
Sent: Wednesday, October 7, 2020 11:00 AM
To: Comments <comments@townoffarragut.org>
Subject: No apartments!

Karin Hierholzer
208 Woodland Trace Dr

Regarding "ITEM 3 ORDINANCE 20-20/ Ordinance to amend the text of the CLUP relating to the Mixed Use Town Center land use descriptions"

As a citizen of Farragut, I ask you to abide by the wishes of the people and respect the original intent of Town Center. We do not want this large apartment complex! This is NOT what Farragut needs in its center!

From: Gregory Bassett <gregorybassett@yahoo.com>
To: comments@townoffarragut.org <comments@townoffarragut.org>
Cc: Sweet Thang <missybassett@yahoo.com>
Sent: Wednesday, October 7, 2020, 09:26:35 AM EDT
Subject: Biddle Farm Development

Greg and Missy Bassett
308 Concord Road
Knoxville, TN 37934

My house has been in the family since new in 1963. My wife and I bought it from my Mother in 2004, and we don't want to have 60 foot high apartments across the road from us. Nor do we need any additional retail, banks, tire stores, eye doctors, or dentists offices. There are many vacancies around the town and there is no reason to build on this property. We also don't think the infrastructure supports it as far as schools and roads. Why not make it a community run farm and equestrian center where people can board horses there like before and have events like fall festivals, weddings and things like that? That is just one idea.

We do think that the old Kroger/SupereX site needs to have something done with it. It should be either torn down or repurposed as something else. There is a lot of chatter that things are going on behind

closed doors and the people are not being heard. Until now I have not been involved or attended any meetings (online or in person) due to work and other duties. The last thing that I want to see is a deal done that creates several years of construction and congestion with properties that are empty in a few years because the rent is so high and they can't stay open. It doesn't take long to drive around and see this has played out all over this area (as well as others). With Turkey Creek center so close do we really need more retail? With all the new apartments on Snyder Rd, and on Northshore at the Target shopping center do we need more? How about on Emory Church Rd. There is a very large development there that was recently completed. We need more? Let's not make any hasty deals with what happens or is approved just in order to grow the tax base or fatten the pockets of some special interests.

We had a simple sidewalk added down Concord Rd that if I remember correctly took 2-3 years to complete. Yes we do like the sidewalk and it has been good for the town of Farragut. However, we are not excited by any means to see this construction start again. Just across from our property is a field that floods when heavy rains come and it should be considered flood area and not built on anyway. We have seen a plan of the site in the Farragut Press but it was so small We couldn't make out much of any details. I will be coming to the town to inquire more about this project in a day or so.

Thank you,

From: Hal Aikens <haikens@tds.net>

Sent: Wednesday, October 7, 2020 3:36 PM

To: Comments <comments@townoffarragut.org>; Ron Williams <rwilliams@townoffarragut.org>; Louise Povlin <lpovlin@townoffarragut.org>; Ron Pinchok <rpinchok@townoffarragut.org>; Scott Meyer <smeyer@townoffarragut.org>; Drew Burnette <dburnette@townoffarragut.org>

Subject: **ITEM 3 ORDINANCE 20-20**

Hal Aikens
10901 Lookout Point
Concord Hills

To Whom It May Concern:

I would like to offer a comment with respect to Item 3 on the agenda for Thursday's BOMA meeting: "ITEM 3 ORDINANCE 20-20/Ordinance to amend the text of the CLUP relating to the Mixed Use Town Center land use description." I have read the proposed amended text and am in total disagreement with it. It is very obvious that the intent is to change the CLUP to enable the construction of a standalone multi-dwelling apartment complex that would seem to violate the vision and concept crafted by the original framers of the CLUP. I do not think that anyone would object to the idea of creating a town center with quaint and tasteful architecture, with shops and condo-style residences above the shops. But, the idea of high density apartment style residences and strip mall shopping complexes paints an entirely different picture. I have no objection to town planning and the need for growth. However, the planning process should embrace the ideas and sentiments of Farragut's residents. I certainly do not believe that just any growth is good growth and one does not have to look too far to see the consequences of ill-conceived city planning. Over the years Farragut has been an attractive place for families to settle as it is strategically located to surrounding municipalities, but suffers from none of the disadvantages. In fact, many of our residents have chosen to commute long distances to work or school every day in order to live in Farragut. Over the years, our elected BOMA have always acted to preserve

the unique character of our community. I hope this tradition can continue with our current elected leaders. I'm certain that there are many other Farragut residents that share my opinion.

Here is my concern of what could happen should the amended language be approved. Instead of attractive (architecturally theme designed) two-level buildings, with shops on the ground level and condos on the second level, the shopping will become strip malls and possibly Big-box stores, while the residential will be high density unattractive apartments, with no aesthetic appeal and outside parking. I have heard rumors that 290 apartments in 4-story 60 foot-high buildings could be constructed in a separate apartment complex on the site with parking for 500 vehicles. This does not seem to me to fit the definition of "mixed use." Some questions have also been raised concerning whether the Biddle farm site is suitable for this type of development; it is alleged that there are sinkholes, caverns, and underground streams on that property. And my wife and I have witnessed first-hand that property underwater after a downpour.

Now, apart from these concerns, the impact of a significant influx of personnel and vehicles on Concord Road, Kingston Pike, and Campbell Station Road would be devastating. The residents of Concord Hills will be the most affected by this. There is only one exit out of this subdivision and that is via Farragut Hills Boulevard, and the 330 Concord Hills residents have trouble now getting out of the subdivision due to the traffic on Concord Road. All the development along Northshore Drive in recent years has already increased the density of traffic on Concord Road to the point that it is difficult to safely make a left-hand turn out of the subdivision, and at times it is impossible due to the backup of traffic at the traffic light where Campbell Station Road intersects with Concord Road. And coming home can equally be a challenge. In late afternoon, rather than wait in a long line through numerous traffic light cycles, we often have to keep driving west to Campbell Station Road and circle back to Concord Road from the Southern direction to be able to enter our subdivision. Residents of other neighborhoods that use Concord Road as a primary artery face similar difficulties, I'm sure.

In closing I would like to reiterate the plea I made in a previous communication to the BOMA. Please do not forge ahead with this amended language, which will open the door for unwanted re-zoning. Once an apartment complex is build it cannot be unbuilt. And, this also provides a precedence for similar zoning requests to follow. This well could be the beginning of the end of Farragut as we know and love it. Please don't let that happen. The whole idea of a CLUP is to protect the vision and character of the town. And what if, after being built, many of the retail shops remain empty? As I said before, I fully support growth and development, but it should be consistent with maintaining the character and vision of the Town of Farragut as its residents know, love, and depend on. I appreciate your service and have confidence that you will listen to your constituents and oppose the proposed amendment. Thank you.

Respectfully,

From: Gerald Hemmer (via Google Docs) <glhemmer@gmail.com>
Sent: Wednesday, October 7, 2020 8:24 PM
To: Comments <comments@townoffarragut.org>
Cc: Louise Povlin <lpovlin@townoffarragut.org>
Subject: Farragut CLUP

Gerald Hemmer
11137 Windward Dr
Concord Hills

07 October 2020

RE: Ordinance 20-20, Comprehensive Land Use Plan (CLUP) Update
Dear Mayor Ron Williams and the Farragut Board of Alderman,

I have reviewed the CLUP for the 08 Oct. 2020 Farragut Mayor and Alderman meeting, in addition to the board meeting minutes from 24 Sept. 2020. I am writing as a long time Farragut resident, to express concerns and offer possible solutions to the proposed CLUP to be discussed at tomorrow's meeting.

I am in favor of developing currently underutilized properties, similar to those proposed for the Town Center District. However, the risks and benefits need to be quantifiable, with the benefits largely outweighing the risks and the risks mitigated to ensure continued good quality of life for the residents of Farragut and the Town of Farragut as a whole.

While the CLUP is a visionary working document and changes are being reviewed, a few additional items should be considered. The changes below would, in my opinion, would strengthen the vision for residents and Town of Farragut:

While I appreciate the need to develop the unused property and that a certain population density is needed to support the planned businesses, additional high density apartments should not ever be considered for the Town of Farragut, for the following reasons:

1. A close by comparable city to Farragut is Brentwood TN. Historically Brentwood has not allowed high density apartments for rent. They have within the last year added high end condos for sale, and a set of high end apartments, which were added to existing, successful shopping / business areas. I do not think we can argue with the success Brentwood community is having. Brentwood housing and property values are continuing to grow and that is what we in Farragut should do for our homeowners and businesses. We must demand a better solution for the citizens and Town of Farragut other than high density apartments and associated concerns solely based upon the bias of property developers.
2. The current traffic flow between Kingston Pike, Concord Rd., South Campbell Station, and Brooklawn St., is already strained, especially during rush hour, as these roads feed directly into all 3 Farragut

Schools. Currently, traffic backs up from the schools to Northshore in the mornings. The current infrastructure cannot support another 300-600 cars from the apartments, not to mention traffic for the businesses. A traffic analysis should be performed to ensure that any changes to the community have adequate mitigation, so as not to worsen existing issues.

3. Use of Area by Non-Residents: One of the reasons the planned areas in Brentwood and Chattanooga's North Shore have been so successful is that the areas are high end, and safe, so people come from all over the city to come to these shops and restaurants. They have boutique shops and major retailers like REI, Nordstrom Rack, Whole Foods, salons, and non-chain restaurants and gastro pubs within walking distance. Ensuring that you have the right infrastructure, shop diversity and quality, and population/demographics for this planned area is critical to its success.
4. Schools: Balancing the number of residents and school zoning is always a challenge for every community. While I am aware that another school is being built across I-40, by the time that school is built and the apartments are built and units filled, with all of the other development in the community, the schools will be at capacity again very quickly, if not immediately. An analysis of expected population growth, excluding and including the planned community, should be reviewed and it should be confirmed that the schools can sustain such growth prior to decisions being made.
5. Other Infrastructure: Currently, Farragut has limited infrastructure to support a large, fast influx of families. For example, there are limited day care facilities in Farragut, and they are currently at max capacity with long waiting lists.

Considering the retail side of the Town Center District, there currently are several vacant commercial properties in the Farragut community. We, as a community and leadership, should do everything possible to ensure that any new development does not further degrade current ongoing businesses within the Farragut community. Again, part of the success of these planned communities in Brentwood and Chattanooga, are that they have a large majority of high quality small business owned shops and restaurants, with some high end national brand merchants.

Lastly, I am sure benchmarking of growing and successful communities was completed and discussed in the past. However, since we are revising the CLUP, perhaps we revisit and incorporate the latest innovations,

successes, and lessons learned for comparable successful Towns/Cities, such as Brentwood and Chattanooga's North Shore? We should be deliberate with actions concerning changes to the CLUP and consider community dynamics that have occurred since its original adoption. Thank you for your time and consideration. I am glad to discuss any of the above, feel free to call or email me.
Sincerely,

From: Julie Dean <juliedean7@gmail.com>

Sent: Thursday, October 8, 2020 1:09 AM

To: Comments <comments@townoffarragut.org>

Cc: Drew Burnette <dburnette@townoffarragut.org>; Louise Povlin <lpovlin@townoffarragut.org>; Ron Pinchok <rpinchok@townoffarragut.org>; Ron Williams <rwilliams@townoffarragut.org>; Scott Meyer <smeyer@townoffarragut.org>

Subject: to the issue of Item 3 Ordinance 20-20

Thank you,

Julie Dean

11101 Farragut Hills Blvd, Knoxville, TN 37934

I'm writing to express my feelings on the apartments in the Town Center. I live in Concord Hills and have for 15 years. I love the convenience but also not feeling like we are right in town. The traffic has always been a challenge to get in and out and has definitely gotten worse over the years.

My three children have grown up in the Farragut schools and I'm shocked at how large they are.

Adding these apartments will make the traffic terribly worse and crowd the schools even more. I don't think our area can handle this. While I would love for something to move into the old Kroger, I don't want it to be 4 stories, hundreds of cars and even more people. I moved to Farragut to have enough but not be overgrown or crowded.

Please do not allow the apartments to be built.

From: Larry Costigan <larry.costigan@gmail.com>

Sent: Thursday, October 8, 2020 5:40 AM

To: Comments <comments@townoffarragut.org>; Ron Williams <rwilliams@townoffarragut.org>; Louise Povlin <lpovlin@townoffarragut.org>; Scott Meyer <smeyer@townoffarragut.org>; Drew Burnette <dburnette@townoffarragut.org>; Ron Pinchok <rpinchok@townoffarragut.org>

Subject: Biddle Farm Project / Farragut Town Center

Larry Costigan

10912 Farragut Hills Blvd, Knoxville, TN 37934

I live in Concord Hills and do not support the proposed apartment project in the Kroger/Biddle Farm. I'm sure that there are other options for this space that do not include 60 foot high apartments. The push for a Town

Center is something I can understand but putting this many families into an already congested area is a mistake.

Whatever is going to happen to this property should be something that is supported by the local residents. This apartment project clearly is not.

From: Jack Goebel <jackgoebel1@gmail.com>
Sent: Thursday, October 8, 2020 8:02 AM
To: Comments <comments@townoffarragut.org>
Subject: To the issue of item 3 Ordinance 20-20

Jack and Christine Goebel
11104 Crown Pt. Dr.
Farragut, 37934

We are NOT in favor of a town center that includes an apartment complex of any kind. Not only will it be an eye sore on the community, no matter how nice it starts out, it won't stay that way. The traffic will be unbearable as it is a problem already. Our family has moved state to state several times and had to live in an apartment, here in Farragut as well, temporarily twice. Both times the experience was unpleasant at best. There are multiple issues and attitudes in that environment that were unpleasant and disturbing. We feel this will drive our home prices down in all directions surrounding the complex. Another issue is school overcrowding, which I have heard from multiple members of our diverse community since I've moved here almost two years ago. This was a concern way before the issue of a new apartment complex even was on the docket. Please do the right thing and vote no on the addition of apartments to this town center.

Thank You

From: Lauren Lorusso <teamlalaru@gmail.com>
Sent: Thursday, October 8, 2020 8:08 AM
To: Comments <comments@townoffarragut.org>
Cc: Louise Povlin <lpovlin@townoffarragut.org>; mdburnette@townoffarragut.org; Ron Williams <rwilliams@townoffarragut.org>; Scott Meyer <smeyer@townoffarragut.org>
Subject: To the issue of Item 3 Ordinance 20-20

Elected Officials.
Please hear our voice and our concerns.

You have significantly changed what was expected in a "Town Center" and are refusing to hear community feedback and, more importantly, have not bothered to seek it out once the actual plans of a proposed Town Center were made public. I want a "Town Center" and I believe the majority of the Town residents likely do to. However, I do not want the "Town Center" if it includes a 280 unit apartment complex that will be 4 stories high. The additional traffic this would cause in the middle of the most congested intersections of our area, would be a major negative impact.

We moved to Farragut for the community, the intentionality of economic growth and development. We are different than other towns in that we put careful thought into our town's growth and the positive or negative impact it will have. However, in regards to this issue, we have been "bulldozed" into moving irrationally and not hearing the voices of the constituents.

Make the Towne center a place for community, a place for Farragut residents to reinvest for the future. There is so much potential for growth, development, and revenue for the town BUT adding apartments is not the answer.

Thank you for hearing our concerns.
Lauren Lorusso

teamlalaru@gmail.com

11028 Flotilla Drive
FARRAGUT TN 37934

--

Lauren Rae Lorusso

From: Drew Lancaster <dlanc5301@gmail.com>

Sent: Thursday, October 8, 2020 8:42 AM

To: Comments <comments@townoffarragut.org>

Cc: Ron Williams <rwilliams@townoffarragut.org>; Louise Povlin <lpovlin@townoffarragut.org>; Ron Pinchok <rpinchok@townoffarragut.org>; Scott Meyer <smeyer@townoffarragut.org>; Drew Burnette <dburnette@townoffarragut.org>

Subject: To the issue of Item 3 Ordinance 20-20

Dear council members,

We have lived in Farragut since 1988 in the Concord Hills Subdivision. There have been many changes in the town since that time.

Some were good, some were not so good. We write today to say we are very much opposed to the current concept of a Town Center for Farragut .

The reasons for our opposition are this:

1) Impact on vehicular traffic volume and flow has not been adequately done. I challenge you to go down to the corner of Kingston Pike and Concord Road between 8 and 9 am during a typical work week day, even considering the reduction in traffic because of the pandemic. You will quickly see a jam up with cars attempting to negotiate a series of lights and other vehicles along with school buses.

The traffic congestion is about to become worse when the project on the northwest corner of Kingston Pike and Campbell Station Road opens. The entrance to this project is too close to the intersection. Evidence once again that a well done traffic flow study was not done for even this small project.

2) The proximity to the high school will make traffic flow even more onerous.

3) We agree there needs to be affordable multi-unit housing in Farragut but the proposed four story, 280 unit complex isn't in the right place. There isn't any bus

transportation anywhere near this complex. How are these people going to get to work and school? How many more cars will this complex add to an already stressed traffic system?

4) So far the process for getting input from citizens hasn't been, quite frankly, very transparent. Reading the comments of citizens after a vote is tokenism at best. Do better!!

We sincerely trust the council and planning group will continue to look at and seriously consider the public input on the impact of the proposed Town Center and will arrive at a better solution than they have in front of them today.

Kind regards,
Cindy and Drew Lancaster
10928 Farragut Hills Blvd
Knoxville, TN 37934

From: Don Mann <donmann@tds.net>
Sent: Thursday, October 8, 2020 8:37 AM
To: Comments <comments@townoffarragut.org>
Cc: Louise Povlin <lpovlin@townoffarragut.org>; Drew Burnette <dburnette@townoffarragut.org>; donmann@tds.net
Subject: Item V. B. 3. Ordinance 20-20/Ordinance To Amend The Text of CLUP As It Relates To Mixed Use Town Center Land Use Descriptions

Good Morning:

As President of the Glen Abbey Homeowners Association, I represent the 141 homes in the 22-year old subdivision that borders the Eddie Ford property. We support amending the Comprehensive Land Use Plan to resist high density residential where it is not suitable. We are concerned about any wording that promotes or allows future development of high density housing, including apartments. In addition, we feel there needs to be a conscious plan to construct and maintain adequate buffer zones the full length of the Glen Abbey subdivision from Municipal Drive all the way back to the end of Glen Abbey Blvd. Finally, the Glen Abbey homeowners are overwhelmingly concerned about any additional roads or connectors that would enter and exit our subdivision. Thank you for your consideration.

Don Mann
President, Glen Abbey HOA
518 MacArthur Lane
Farragut, TN 37934
865-256-5350

From: Robin Taylor <ttr2003@gmail.com>

Sent: Thursday, October 8, 2020 8:36 AM

To: Comments <comments@townoffarragut.org>

Cc: Ron Williams <rwilliams@townoffarragut.org>; Louise Povlin <lpovlin@townoffarragut.org>; Ron Pinchok <rpinchok@townoffarragut.org>; Scott Meyer <smeyer@townoffarragut.org>; Drew Burnette <dburnette@townoffarragut.org>

Subject: Resident against inclusion of apartments in town center

Elected officials,

The addition of apartments to the proposed town center is very concerning considering the already congested traffic we have on Kingston Pike, Concord Road, Lovell, and Campbell Station. As a resident of Concord Hills and Farragut, I have little faith in you as representatives if you continue to ignore the concerns of your constituents. I can only assume you are receiving financial gain by continuing to support this initiative against the majority of your constituency. Please remember it is the community who elects you and we do so in order that you represent our interests.

Concerned citizen,

Robin Taylor

11033 Flotilla Dr, Knoxville, TN 37934

From: Hayden And Jennifer Oakley <hjoakley04@gmail.com>

Sent: Thursday, October 8, 2020 9:08 AM

To: Comments <comments@townoffarragut.org>

Subject: to the issue of Item 3 Ordinance 20-20

Dear BOMA,

The changes to the plan for the Town Center area, CLUP, Rezoning requests, et al are not what was envisioned for a Town Center. We can do better. The apartment complex next to some shops lacks creativity and simply does not fit in our Town. The location of this high density housing would cause horrendous issues and be an eye sore. Those opposed to this development are not being listened to. Residents of the Town in general are not being heard. It's clear you have already made up your minds. However, that is just not acceptable. You have been elected to represent us, not tell us what is best for us. I strongly encourage any proposal in regards to the Town Center or connected properties be tabled until the community has had the opportunity to be heard. Not with stealthy meetings and only 100

responses, but a very public process with a survey as has been used in the past. Please represent us and not tell us what's best for us. Thank you!

Hayden Oakley
11103 Crown Point Dr.

From: Al Fanjoy <alfanjoy@yahoo.com>
Sent: Thursday, October 8, 2020 7:36 AM
To: Comments <comments@townoffarragut.org>; Ron Williams <rwilliams@townoffarragut.org>
Cc: Louise Povlin <lpovlin@townoffarragut.org>; Ron Pinchok <rpinchok@townoffarragut.org>; Scott Meyer <smeyer@townoffarragut.org>; dburnette@townoffarragut.com
Subject: To the issue of item 3 Ordinance 20-20

To all above,
I oppose the "Town Center" issue as above listed. I believe more research as to traffic needs to be done. I oppose a 4 story apartment complex in that area also. I believe this whole issue needs to be voted on by residents.

Al Fanjoy
Farragut resident (Concord Hills)

11136 Crown Point

From: Hayden and Jennifer Oakley <hay.jenn@hotmail.com>
Sent: Thursday, October 8, 2020 9:11 AM
To: Comments <comments@townoffarragut.org>
Subject: to the issue of Item 3 Ordinance 20-20

Dear BOMA,

We don't want a Town Center with a 280 apartment complex that's 3-4 stories tall. Please listen honestly and openly to those you represent, not just tell us what you think is best for us or what we want. The community needs to be heard before this project moves forward. Thank you!

Jennifer Oakley
11103 Crown Point Dr.

Hello,

Please see the attached letter from and approved by the Concord Hills HOA Board regarding the proposed Town Center Project. We have serious concerns about the impact to traffic and safety with such a large/high density project. We have one entrance/exit for 360 homes onto a highly trafficked two lane road that cannot be widened. Please strongly consider our request. Thank you!

Concord Hills HOA Board
Hayden & Jennifer Oakley

September 10, 2020

RE: Proposed Rezoning for Mixed Use Town Center Project/Comprehensive Land Use Plan

Dear Farragut Board of Mayor and Aldermen and Farragut Municipal Planning Commission,

This letter is to inform you that the Concord Hills HOA Board voted to formally request that this rezoning request be delayed for further review/study. Our primary concern is the safety/traffic issue that would be caused by the high density housing currently proposed. We would ask that a traffic study be done prior to any further advancement of this process and also allow for further community discussion in regards to this specific proposed development, particularly direct feedback from Concord Hills residents. We only have one entrance/exit onto an already highly trafficked two lane road that cannot be widened at our entrance. Please strongly consider our request as the HOA Board of a neighborhood with over 360 homes. Thank you so much!

Sincerely,

Concord Hills Homeowners Association Board

From: raremeta@charter.net <raremeta@charter.net>

Sent: Thursday, October 8, 2020 9:41 AM

To: Comments <comments@townoffarragut.org>

Cc: Ron Williams <rwilliams@townoffarragut.org>; Louise Povlin <lpovlin@townoffarragut.org>; Ron Pinchok <rpinchok@townoffarragut.org>; Scott Meyer <smeyer@townoffarragut.org>; Drew Burnette <dburnette@townoffarragut.org>

Subject: Concerns Related to the Issue of Item 3 Ordinance 20-20

Town of Farragut Elected Officials,

I have been a resident of Concord Hills for 12 years and have been very pleased with the growth and development of the town of Farragut over the last decade. I feel the addition of a Town Center will have a positive impact on our community; however, I am strongly opposed to any development along an already congested section of Kingston Pike and Concord Road that includes a 4 story high apartment complex. This development will obviously have a significant negative impact on the traffic situation that area. Please take time to review and evaluate other Town Center development options that do not include such a large apartment complex and will not compound the traffic an already congested area.

Thank you,

Richard Remeta

11033 Farragut Hills Blvd.

Farragut, TN 37934

From: Scott Wilkerson <scott_wilkerson@discovery.com>

Sent: Thursday, October 8, 2020 9:57 AM

To: Comments <comments@townoffarragut.org>; Ron Williams <rwilliams@townoffarragut.org>;

Louise Povlin <lpovlin@townoffarragut.org>; Ron Pinchok <rpinchok@townoffarragut.org>; Scott Meyer <smeyer@townoffarragut.org>; Drew Burnette <dburnette@townoffarragut.org>

Cc: Anne Wilkerson <atomicanne@mac.com>

Subject: to the issue of Item 3 Ordinance 20-20

Hello All,

I am writing in regards to the proposed Farragut Town Center at Biddle Farms. There is growing concern that the mixed-use town center would simply become 280 apartments and another big box anchor and strip mall. First off, I understand that Farragut is going to grow. Unfortunately, the growth I have witnessed thus far has been tire stores and medical offices. While these are necessary businesses I do not want Farragut's slogan to be "Farragut: The home for all your automotive needs". New additions need to be more diverse. Restaurants, small business retail, etc. At first glance, the Biddle Farms conceptual site plan seems like a wonderful idea. Residential luxury apartments above, and mixed-use business below, and lots of greenway. Every copy I've been able to find has been an "eye chart" but I would like to quickly express my concerns/recommendations:

1. The two lane stretch of Concord Hills road simply cannot handle more traffic. It just can't. There MUST NOT be ingress/egress on the two lane portion of Concord Hills road.
2. The Farragut Hills school system is busting at the seams. My kid attended third grade in a moldy "temporary" building that has been there at least 15 years. He was gutted to see more "temporary" buildings going up at Farragut Primary, right in front of his favorite playground. There MUST be a plan for quality PERMANENT expansion of the Farragut schools funded by the developer, along with the Town of Farragut, and deployment of this expansion must start BEFORE construction of the apartments.
3. The developer must have at least 80% of the mixed-use commercial space leased BEFORE leasing apartments. Once again, Farragut is a wonderful place to live. People WANT to move here, and not everyone is ready to purchase a single-family home. My gut feeling is that all 280 apartments would be leased within 30 days, but it will take MUCH longer to fill the commercial space, and this project really needs to be a vibrant Town center, not just a bunch of apartments above boarded up commercial space. There needs to be an incentive/motivation to the developer to keep the commercial space filled.

Thank you for your time and attention,
Scott Wilkerson
10816 Farragut Hills BLVD
Concord Hills

From: Paul Schleyer <pschleyer@gmail.com>

Sent: Thursday, October 8, 2020 10:05 AM

To: Comments <comments@townoffarragut.org>

Cc: Ron Williams <rwilliams@townoffarragut.org>; Louise Povlin <lpovlin@townoffarragut.org>; Ron Pinchok <rpinchok@townoffarragut.org>; Scott Meyer <smeyer@townoffarragut.org>; Drew Burnette <dburnette@townoffarragut.org>

Subject: to the issue of Item 3 Ordinance 20-20

Dear elected representatives of the town of Farragut,

I fully support the development of the "old Kroger" region on Kingston Pike as a "Town Center" concept, and I do agree that a mix of retail/commercial and residential properties on this site offers a more financially viable environment for business owners. However, it is clear that the surrounding

infrastructure does not have the capacity to support the proposed development that includes approximately 280 apartments. As a resident of Concord Hills, I am routinely confronted with an extremely busy and difficult intersection at Concord Road, the only exit from the subdivision. The additional traffic volume introduced by the proposed development will degrade this further, and obviously result in a highly dangerous intersection preventing the ability to practically and safely enter/exit Concord Hills.

Please provide the results of the impact analysis for the proposed development, and describe the new processes that will be implemented to mitigate the effects that the additional properties will introduce to the relevant surrounding infrastructure.

Finally, I am deeply disturbed that the proposed development has deviated substantially from the original proposal however no consultation process with Farragut residents has occurred. Please postpone the approval for the proposed development until a consultation process has completed, and that due consideration of the views of Farragut residents has been publicly considered.

Kind regards,

Paul Schleyer
11114 Crown Point Drive
Knoxville, 37934
865 789 9892

From: Ferg Boys <jfergus3@gmail.com>

Sent: Thursday, October 8, 2020 10:08 AM

To: Comments <comments@townoffarragut.org>

Cc: Ron Williams <rwilliams@townoffarragut.org>; Louise Povlin <lpovlin@townoffarragut.org>; Ron Pinchok <rpinchok@townoffarragut.org>; Scott Meyer <smeyer@townoffarragut.org>; Drew Burnette <dburnette@townoffarragut.org>

Subject: Resident concerns to the issue of Item 3 Ordinance 20-20

Good morning, my bottom line up front is I support a green, natural setting Town Center for the town of Farragut without the proposed towering apartments bringing great stress on our traffic patterns and over crowded schools. I support a "Market Square" type of design with attractive shops, greenery, and low volume living accommodations above. If not designed properly, I fear the large number of apartment units will deter commerce traffic due to traffic congestion alone and we will end up with empty shops below the living spaces.

The handling of this drastic change to Farragut is very troubling. I am a resident of Concord Hills and it appears our input along with other concerned town residents is not being properly heard and recorded. How can we as Farragut residents trust our voice is being heard by our elected officials if our voices are not truly heard?

From the outside surface, this looks like an inside deal not taking into consideration the voices of the town. I hope this is not true. I understand there was a survey conducted. I never saw this survey nor had the majority of residents I hear at local events and see on the various online town forums. Was it

conducted by an independent third party or was it designed to drive responses in the desired direction of the investors, developer and interests of those who will reap the financial gains?

Change is necessary for any town that wants to progress and improve. However, as a civil engineer and professional project manager, change has to look at all areas of concern and potential impact. Change of this nature and scale must take the input from ALL stakeholders on the front end. Change can be painful and disruptive but if properly planned and COMMUNICATED on the front end, the pain and disruption is much more manageable and accepted.

I support change and beautification of our town. Even the idea being proposed for the Kroger/Biddle Farm. But with this change, I would like to understand the plans for the town of Farragut to accommodate the already over crowded schools and unsafe traffics volumes within this proposed area. Those two items alone, if addressed first, may make this development more acceptable by town residents and ensure the overall experience to those who come to this center will be memorable and want to return.

I understand multiple studies will be part of the process. Are there preestablished limits as to what will be acceptable before the study is finalized? Are there thresholds of what our school and infrastructure can support? I also understand the use of a Comprehensive Land Use Plan (CLUP). CLUPs are by design the guiding direction and future planning/use of a town areas. At what point do we conduct a new CLUP and not just propose amendments? By appearance, this proposed change to the CLUP appears financially driven and not driven by the desires of the residents and overall betterment of Farragut.

Please know this is not a accusatory message. My intent is to simply voice the concern from a Farragut resident perspective given the information I have seen. I hold onto the hope that our elected officials are truly planning what is best for the progress of Farragut. Please take the time to do this in the right sequence and truly reach out and show that you, the elected offials, listen to your town residents and are making decisions based on their input. This Town Center plan will have your names on it. It is up to you on how you want your citizens to view your actions when it comes time to reelect. Thank you for your time and deep consideration.

Jay Ferguson
10840 Farragut Hills Blvd Knoxville TN 37934

From: T HS <outlook_B036714F4212F8B3@outlook.com>

Sent: Thursday, October 8, 2020 10:18 AM

To: Comments <comments@townoffarragut.org>

Cc: Ron Williams <rwilliams@townoffarragut.org>; Louise Povlin <lpovlin@townoffarragut.org>; Ron Pinchok <rpinchok@townoffarragut.org>; Scott Meyer <smeyer@townoffarragut.org>; Drew Burnette <dburnette@townoffarragut.org>

Subject: to the issue of Item 3 Ordinance 20-20

To whom it may concern:

I am a Farragut resident and my family resides in Concord Hills. We moved to Farragut in 2012. Prior to that we lived in NW Knoxville. I chose to move to Farragut for very specific reasons in that it is a very

family oriented historical town. I researched homes in this area and moved here intentionally because I concluded that Farragut was the best place to raise my child. I could spend several minutes describing all the benefits of living in this most unique and charming place, but I will digress and get to the point. I am not against progression and development for the better of Farragut with regards to a "Town Center". However, I fail to see the advantages or benefits that a massive apartment complex would bring. In fact, I can see several disadvantages with such an endeavor. I am sure as our elected officials you have scoured all those details with regards to the negative and the positive in the construction of this proposal. But in your discussions and planning please do not forget the spirit of the Town of Farragut and the people that make it what it is. As our elected officials it is your responsibility to hear the voices of the people that elected you. If you are hearing strong opposition to the proposal, then you should listen and keep Farragut charming -not commercialized.

Thank you,
Tina Honeycutt San Gil
437 Ferret Rd

From: jremont@aol.com <jremont@aol.com>
Sent: Thursday, October 8, 2020 10:51 AM
To: Comments <comments@townoffarragut.org>
Subject: Town Center

Respectfully, My family is APPOSED to any multistory apartment complex in the old Korger property or the farm land behind it.

I am a resident of the Concord Hills subdivision and I am aware of the traffic that goes up and down Concord Road. At the intersection of Kingston Pike during school time the traffic is usually backed up for blocks and blocks.

We can only expect crime to go up with renters who have no investment in the community. The schools will be overrun.

Please, do not do this.

James Remont
11100 Crown Point Drive

From: Marci Fraenkel <mlf7780@hotmail.com>
Sent: Thursday, October 8, 2020 10:55 AM
To: Comments <comments@townoffarragut.org>
Cc: Ron Williams <rwilliams@townoffarragut.org>; Louise Povlin <lpovlin@townoffarragut.org>; Ron Pinchok <rpinchok@townoffarragut.org>; Scott Meyer <smeyer@townoffarragut.org>; Drew Burnette <dburnette@townoffarragut.org>
Subject: to the issue of Item 3 Ordinance 20-20

Hi,
My name is Marci Fraenkel and I live at 11109 Flotilla Drive, 37934.

I am hearing conflicting information in regards to the plans for the new Town Center. The town center as it was originally presented seemed like it would benefit the town. What I am opposed to is adding 280 apartments. The benefit to the town would be better served with a nice park or open area for gathering or events. While this will not bring in money for the developers it will enhance our community and provide a nice place for Farragut residence. I live in Concord Hills and the traffic continues to increase on concord road and adding 280 apartments would just increase this. This would also have an impact on our already growing schools. I believe additional community involvement and feedback is needed. I do not believe people who were favorable on previous surveys understood that including 280 apartments was involved. Please consider the feedback from the community and residence who will be impacted from this development!

Thank you,
Marci Fraenkel
11109 Flotilla Drive, 37934.

From: Lorusso, Peter <Peter.Lorusso@alcoa.com>
Sent: Thursday, October 8, 2020 11:14 AM
To: Comments <comments@townoffarragut.org>
Cc: Ron Williams <rwilliams@townoffarragut.org>; Louise Povlin <lpovlin@townoffarragut.org>; Ron Pinchok <rpinchok@townoffarragut.org>; Scott Meyer <smeyer@townoffarragut.org>; Drew Burnette <dburnette@townoffarragut.org>
Subject: To the issue of Item 3 Ordinance 20-20

To: Mayor Ron Williams
Vice Mayor Louise Povlin
Alderman Ron Pinchok
Alderman Scott Meyer
Alderman Drew Burnette

From: Peter William Lorusso
11028 Flotilla Drive
Farragut, TN 37934

To be read into the official record – It is the view of my family and our neighborhood that there have been deviations from the original proposal that have not had the review and input of the community. We are supportive of the idea of a Town Center, and the economic benefits of the same; however the inclusion of a 280 unit apartment complex that will be 4 stories high – is not appropriate. The voting public are concerned about

- Traffic in an already crowded area and major intersection
- Saturation of schools and the effect of class size and quality
- Negative effects on community metrics

I ask is for our elected representatives to seek significant community feedback, honestly and without bias, instead of dictating an order to the community.

This feedback needs to be public and significant. This is a transformational and incredibly important development for our Town. Our voices need to be heard.

Thank you -

[Peter W. Lorusso](#)

From: Rich Crompton <richcrompton@gmail.com>
Sent: Thursday, October 8, 2020 11:26 AM
To: Comments <comments@townoffarragut.org>
Subject: BOMA 10/8/2020 Meeting Comments

Rich Crompton
11118 Farragut Hills Blvd

Comment on agenda item V. B. 3. Ordinance 20-20 for amending the CLUP Update

I appreciate the Comprehensive Land Use Plan Steering Committee being reconvened to review the Mixed-Used Town Center details. The relatively minor changes make the content more efficient but the core components and primary goals remain unchanged. The residential density changes are welcomed to help avoid several apartment complexes from popping up in the core of Farragut. I also appreciate that residents are doing research for themselves to understand the CLUP and those avoiding the pitfall of blindly acting on social media headlines, often riddled with speculation and misinformation.

Quite a bit of work and community involvement went into the creation and update of the plan and vision for the Town of Farragut. I'm very much appreciative to those who have volunteered their time and effort over the past 40+ years to design a plan for how the Town should evolve over time and for everyone who's helped follow through with that plan in making the Town what it is today. It's where we live, where a lot of our kids get their education, and supports a great quality of life for those with younger families, like myself, with its shopping, dining and recreational options. Thank you!

Comment for Citizens Forum

I'd like to express my thanks to the BOMA and the Town for past and current work toward addressing neglected properties in Farragut. The Town Codes Enforcement officer is making quite a difference to help clean up unsightly properties and I hope the same level of enforcement continues going forward. Quite a few abandoned and neglected properties have been turned around and cleaned up over the last few years and I very much appreciate the Town prioritizing those initiatives. Thank you!

From: Mike Mitchell <ccrgd@charter.net>
Sent: Thursday, October 8, 2020 11:55 AM
To: Comments <comments@townoffarragut.org>
Cc: Ron Williams <rwilliams@townoffarragut.org>; Louise Povlin <lpovlin@townoffarragut.org>; Ron Pinchok <rpinchok@townoffarragut.org>; Scott Meyer <smeyer@townoffarragut.org>; Drew Burnette <dburnette@townoffarragut.org>; asloan@farragutpress.com; Marianne Dedmon <editor@knoxfocus.com>
Subject: to the issue Item B 3 Ordinance 20-20 this evening
Importance: High

Farragut Board of Mayor and Aldermen,

There has been great protest about the September 17th Farragut Planning Commission meeting where the Tennessee Open Meetings law and the Public Notice law were ignored. The Farragut Press had a story Wednesday October 30th here:

<https://farragutpress.com/articles/2020/10/10009>

From that Farragut Press story, "Mayor Ron Williams replied by e-mail to a resident's question, answering, "Yes, it was by all means ethical."

"The agenda did have Item 8, which involved amendments to CLUP as it related to Mixed Use Town Center. "There was no citizens comments sent in on for Agenda Item No. 8," Williams stated."

That is not true. The subject line for my email on September 17th in the Planning Commission, which I have enclosed as proof, was, "to the issue item # 8 this evening". Many other residents wanted to speak to the issue. What did the Planning Commission do? They ignored Farragut residents and voted to approve 9-0 and then read their comments to the issue in Citizen's Forum after their comments had no value.

The Tennessee Open Meetings act was violated in the Farragut Municipal Planning Commission September 17th meeting. The cure for that is to send this evening's Item B 3 Ordinance 20-20 back to the Planning Commission so it can be voted on legally according to the laws of the state of Tennessee.

The Farragut Comprehensive Land Use Plan states, "Major updates should include substantial public outreach to help 'check' that the plan reflects current attitudes..." Major updates are defined as, "...one that substantially changes the land uses, goals or intent of the plan." (CLUP, p. 6) It is clear that these proposed changes on September 17th in the Planning Commission are "major" and should be discussed with the community just as the Town did with the Future Land Use Plan updates for the Watt Road Corridor and Outlook Drive in recent years.

The Planning Commission ignored Farragut law as well as state law. Send this back to the Planning Commission and do this legally.

I have warned the Town of Farragut in writing three times they are violating the Tennessee Open Meetings law. This may involve a court case against the town if you refuse to stop breaking state law.

Cordially,

Mike Mitchell
716 Brixworth Blvd.

From: Kelly cantu <ksc02@hotmail.com>
Sent: Thursday, October 8, 2020 11:56 AM
To: Comments <comments@townoffarragut.org>
Subject: Agenda 3 ordinance 20-20

The changes made to the land use plan would negatively impact not only the township of Farragut but especillay for those residents that border Farragut along Campbell Station Road, Concord and Woody Road areas. It is an inappropriate location for a large number of apartments. A vast majority parents already struggle at school pick up/drop off times driving down Concord Road. This area is bottle necked constantly in the mornings and afternoons. It effects the businesses in West End because customers will go elsewhere rather then deal with the traffic. There's are no solutions in sight for these traffic problems. Enabling the addition of a large apartment at the biddle farms location would impact the current traffic issues terribly. Thereby further hurting businesses currently operating in West End Plaza. There is also a history of flooding on Concord road near "Biddle" farms. Further, a concern about caves well known to the community that run underground at this location well.

Please do not take these concerns lightly. Farragut is a beautiful community. A [280-290](#) unit large apartment complex not only will cause big traffic headaches, but will possibly hurt businesses in west end shopping center. Large apartment buildings are simply not desired as a part of a Farragut town center. It changes the whole area dramatically and not for the better.

Thank you,
Kelly Cantu
ksc02@hotmail.com
605 Worcester road
Knoxville, TN37934

From: Jim Froula <jdfroula@gmail.com>
Sent: Thursday, October 8, 2020 12:00 PM
To: Comments <comments@townoffarragut.org>; Ron Williams <rwilliams@townoffarragut.org>; Louise Povlin <lpovlin@townoffarragut.org>; Drew Burnette <dburnette@townoffarragut.org>; Scott Meyer <smeyer@townoffarragut.org>; pinchok@townoffarragut.org
Subject: To the issue of Item 3 Ordinance 20-20

Dear Elected Representatives:

I do not want the "Town Center" if it includes a 280 unit apartment complex that will be 4 stories high. The additional traffic this would cause in the middle of the most congested intersections of our area, would be a major negative impact. All I ask is for our elected representatives to seek significant community feedback, honestly and without bias, instead of telling us what they want/need. This feedback needs to be public and significant. This is a transformational and incredibly important development for our Town. Our voices need to be heard. I vote in every election. Think.

--

Jim Froula
11108 Flotilla

From: jeff <jeff@jeff-preston.com>
Sent: Thursday, October 8, 2020 7:47 AM

To: Comments <comments@townoffarragut.org>

Cc: Ron Williams <rwilliams@townoffarragut.org>; Louise Povlin <lpovlin@townoffarragut.org>; Ron Pinchok <rpinchok@townoffarragut.org>; Scott Meyer <smeyer@townoffarragut.org>; Drew Burnette <dburnette@townoffarragut.org>

Subject: to the issue of Item 3 Ordinance 20-20

Good morning,

As a resident of Farragut, I am very concerned about the town center development. I fully expect the land to be used for a purpose that draws more people to want to live in the town and raise their families here, but I am adamantly against this development being a 3 or 4 story apartment complex as has been widely reported. I believe the CLUP would benefit with an open dialog with town residents first that would accurately identify what options are and could possibly mean when implemented. The previous land use survey did not specify apartments like what are proposed or I would expect many other residents to be as opposed to this concept as I am. This issue is not finalized and I strongly urge the town leadership to listen to residents and build a plan that is beneficial to the long term aims of the town before passing any changes to the CLUP, zoning, or the issuing of permits. Thank you

Best Regards,

Dr. Jeff Preston
10167 Farragut Hills Blvd
Farragut, TN 37934

From: Suzanne Parham <suzanneparham@hotmail.com>

Sent: Thursday, October 8, 2020 12:34 PM

To: Comments <comments@townoffarragut.org>

Subject: TO the issue of Item 3, Ordinance 20-20

To whom it may concern,

I would like to address the subject of Item 3, Ordinance 20-20 concerning the building of a Town Center and 280-Unit apartment complex.

I want a "Town Center" and I believe the majority of the Town residents likely do to. However, I do not want the "Town Center" if it includes a 280-unit apartment complex that will be 4 stories high. I was under the impression the Town of Farragut had strict regulations with regard to how high a building could be and the signage/occupancy.

This is why we chose Farragut and not any other area of the city with equal or better schools/property values.

In addition, the additional traffic this would cause in the middle of the most congested intersections of our area, would be a major negative impact.

I am an educator and feel as though this would put our Farragut schools at a great disadvantage as they are already overcrowded and underfunded compared to the rest of the county.

I realize the old Kroger is an eyesore to the community, but there are better uses than a 280-unit apartment complex

Please represent the voters interest rather than a builder/construction company who apparently has the ear of the elected officials in Farragut.

All I ask is that ALL our elected representatives to seek significant community feedback, honestly and without bias, instead of telling us what they want/need.

Ben and Suzanne Parham
11008 Calloway View Dr
Concord Hills S/D
865-288-0904

From: Marc O'Donnell <marc_od@hushmail.com>

Sent: Thursday, October 8, 2020 12:52 PM

To: Comments <comments@townoffarragut.org>; Ron Williams <rwilliams@townoffarragut.org>; Louise Povlin <lpovlin@townoffarragut.org>; Ron Pinchok <rpinchok@townoffarragut.org>; Scott Meyer <smeyer@townoffarragut.org>; Drew Burnette <dburnette@townoffarragut.org>

Subject: Fwd: ITEM 3 ORDINANCE 20-20/ Ordinance to Amend the Text of the CLUP Relating to the Mixed Use Town Center Land Use Descriptions

Dear BOMA, Et al.,

My email is in opposition to proposed changes to the CLUP that opens the possibility to zoning changes allowing the potential of high density, e.g., multi story apartment buildings to be built on the Old Kroger/Biddle Farm property located across from Concord Hills and adjacent residential subdivisions.

I will start by introducing myself, enumerate my primary concerns and thoughts, and attach documentation for you to ponder as you continue to manage the growth of the TOF for ALL its residents.

I can get wordy when addressing these types of issues and when I try to be succinct and concise, I can be perceived as coming off a bit harsh. If this seems to be the case here, that is not my intention, but after reading through the information available to me, I believe a straight forward approach to this matter is required. My goal here is to make a plea for the BOMA to listen to the common thread of the cases made from your residents who are voicing their concerns against the current proposed development of the Old Kroger/Biddle Farms area. I believe that in this case, they are acting as good stewards of the land and attempting to preserve the draw to this fine town.

1) My name is Marc O'Donnell, I live at 11044 Crosswind Drive and I relocated my family from California for the express purpose of a change in lifestyle (insert a full page of details on the positive aspects of this great Town of Farragut, but every person that has taken the time to write to you has either already stated it, implied it, or knows what I mean).

2) The intersection at Concord Rd and Concord Rd is already over taxed. During certain days of the week and certain hours of the day you can't make a left turn from Farragut Hills Blvd onto Concord Rd. No reasonable human being could stand at the intersection of FHB and Concord Rd across from the Pleasant Forest Cemetery and conclude anything otherwise or make the case that this segment of road (farm road, two-lane undivided, zero shoulder, and blind spots galore) can efficiently handle even one more car added to its current ebb and flow at peak times.

3) The attached traffic study (TDOT) signed off over a decade ago (2007) and the crash data cited in it is nearly two decades old (2003-2005). I would like to see recent traffic data on the area in question impacted by the proposed development that specifically includes the intersection at Concord Rd and Kingston Pike.

4) I have no statistics here, but I have made a mental note that the intersection at Concord Rd and KP is one of the more dangerous intersections located in Farragut. I've seen more evidence of accidents there than at any other intersection in Farragut. Most often the evidence lies in the eastbound lane at the southeast corner of the intersection. How about the tandem left turn pockets at located in the northbound lanes of Campbell Station just south of the intersection at Kingston Pike; the one servicing the complex that Starbucks is housed in, and the one allowing access to the westbound lanes of Kingston Pike? No need to have a study to see that it's going to pose problems in the future, but I'm sure a new traffic study would confirm it.

5) My parents are in their eighties and like to catch a piece of the outdoors and a sit-down meal. This town affords them that opportunity at all hours of the day. The Parkside mall has a different feel from the traditional mall experience where your vehicle gets herded into a four story parking structure, then you get funneled into a maze where your favorite department stores are located at opposite ends of a mile-long trek. My thought is someone fought long and hard for the Parkside concept, and thought it through, with main arteries and access roads to assist with overflow. By design, the infrastructure allows for multiple points of ingress and egress, allowing the elderly to have access to handicap parking at the establishment they intend to visit. I've heard some suggest that the TOF has room for growth for activities at varying degrees in the K-12 age groups, plenty of stuff to keep adults busy around here.

6) "Landlocked" in your own subdivision based on new development, "YES." I've seen it happen; whereby, there's so much congestion that instinctively you begin to curtail your outings to the hours of 9-11am, 1-3pm, and 7-9pm during the business week. As you know, the majority of the subdivisions in this town have a single point of ingress and egress, which has it's pros and cons, but it's your responsibility to ensure there is a proper plan in place to address these issues for the safety of the residents living here. I can see cases occurring where depending on the time of day, response times for fire and safety personnel could be significantly delayed due to traffic congestion blocking the single point of ingress to the Concord Hills subdivision. These are important issues to look into and resolve, as I previously noted, there is no room for a vehicle to pull off the road along some sections of Concord Road located between Concord and Concord and Concord and Kingston Pike.

7) Farragut Museum & history- It's nice to be able to actually see the pockets of terrain and landscape that's highlighted in the Farragut Museum in its natural state, as it was many moons ago, and reflect upon the history of the local area as you pass through it.

8) You might be thinking here that I've offered up a heap of rant without a resolution of my own. Fact is, I know this proposed development is a bad idea, in part, because every idea I've read proposed by residents who oppose this development is better than the current proposal, to include leaving the property exactly the way it is. I might offer a couple of things to mitigate the negative impacts of the proposed development; such as, make a segment of Concord Rd from Concord and Concord to Concord and KP private (no thru traffic) or use additional traffic control measures (additional lights, signs, etc.), or make the residential offering a high end proposition starting at \$1,000,000 USD, but I think they're all far fetched and won't make much difference. It's imperative to get this one right and I believe that going back to the drawing board will give you the opportunity to draft a far better proposal for this town.

9) I'll close by saying, I believe that if you push this development through as-is without proper planning that encompasses the people who will bear the majority of the impact to their current way of life you will wreck the town, but only for the people who currently reside here and for those who currently have to pass through it from the outskirts of town to complete their daily activities. I've also attached an article authored by Art Laffer for you to ponder as you continue to make important decisions that have a direct effect upon our lifestyle.

<https://www.ff.org/fixing-california-higher-taxes-dont-mean-a-better-life/>

Sincerely,

Marc O'Donnell
11044 Crosswind Drive
Knoxville, TN 37934

From: alncamrn@aol.com <alncamrn@aol.com>

Sent: Wednesday, October 7, 2020 5:16 PM

To: Comments <comments@townoffarragut.org>

Cc: Ron Williams <rwilliams@townoffarragut.org>; Louise Povlin <lpovlin@townoffarragut.org>; Ron Pinchok <rpinchok@townoffarragut.org>; Scott Meyer <smeyer@townoffarragut.org>; Drew Burnette <dburnette@townoffarragut.org>; scamrn@aol.com

Subject: DO NOT APPROVE Ordinance 20-20,

Farragut board of Mayor and Alderman,

Please vote AGAINST the comprehensive land use plan which will allow the development of the 280 apartments to be build on the Biddle farm property. Research already shows congestion on Concord Raad which can not be expanded beyond two lanes. We need Farragut to stay on the plan that was initially begun by our founders. The residents of Farragut need to maintain a quality of life not available in many cities.

I request you DO NOT APPROVE Ordinance 20-20, an ordinance to amend the text of the Comprehensive Land Use Plan Update as it relates to the mixed use Town Center land use descriptions.

As a town resident I would like to see a Town Center, with shops and restaurants and a park next door. This would greatly benefit our resident living experience. Please DO NOT allow high density living structures in Farragut.

Sincerely,

Allan Cameron
12414 Sparta Lane, Farragut



**FARRAGUT BOARD OF MAYOR AND ALDERMEN
AGENDA**

October 8, 2020

**BMA WORKSHOP
6:00 PM
McFee Park Improvement Project**

**BMA MEETING
7:00 PM**

- I. Roll Call**
- II. Approval of Agenda**
- III. Approval of Minutes**
 - A. September 24, 2020V.
- IV. Mayor's Report**
 - A. Extra Mile Day Proclamation
- V. Ordinances**
 - A. Public Hearing & Second Reading
 - 1. Ordinance 20-19, an Ordinance Amending the General Fund and State Street Aid Fund for the Fiscal Year 2020-2021 Budget, Passed by Ordinance 20-07
 - B. First Reading
 - 1. Ordinance 20-17, an Ordinance to amend the Farragut Municipal Code, Appendix A., Zoning, Chapter 4., Section XXIV.-Special Event Permit, to update the requirements and allow for food trucks for special events sponsored by a homeowner's association
 - 2. Ordinance 20-18, Ordinance to Rezone the Property at 1013 McFee Road from Agricultural (A) to Open Space Residential Overlay (R-1/OSR). 24.85 Acres (Rackley Engineering, Applicant)
 - 3. Ordinance 20-20, an ordinance to amend the text of the Comprehensive Land Use Plan Update as it relates to the Mixed-Use Town Center land use descriptions

11408 MUNICIPAL CENTER DRIVE | FARRAGUT, TN 37934 | 865.966.7057
WWW.TOWNOFFARRAGUT.ORG

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4. Ordinance 20-21, an Ordinance Amending the General Fund & Insurance Fund for the Fiscal Year 2020-2021 Budget, Passed By Ordinance 20-07

VI. Business Items

- A. Approval of Change Order No. 1 & 2, Contract 2020-12, McFee Park Phase 3.
- B. Approval of Change Order No. 4, Contract 2020-12, McFee Park Phase 3.
- C. Approval of Change Order No. 3, Contract 2020-12, McFee Park Phase 3.
- D. Approval of Supplement Request for Additional Design Services from Ross-Fowler, PC at McFee Park Project.
- E. ~~Approval of Agreement with Fox Den Country Club for Construction of Replacement Waterline at Virtue Road.~~
- F. ~~Approval of Bids for Contract 2021-06, Virtue Road Improvements~~
- G. Approval of Purchase from Wilson County Motors for a 2021 2-Wheel Drive ½ ton pick-up truck

VII. Town Administrator's Report

VIII. Town Attorney's Report

IX. Citizens Forum

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MEETING DATE October 8, 2020

BMA WORKSHOP

PREPARED BY: David Smoak, Town Administrator



SUBJECT: Discussion of Change Orders for the McFee Park Improvement Project

INTRODUCTION: The purpose of this agenda item is to discuss potential change orders to the McFee Park Phase 3 Improvement project that is currently under construction.

DISCUSSION: The Town of Farragut approved a contract with Merit Construction on March 12, 2020 for Phase 3 improvements to McFee Park for a total amount of \$7,385,000. These improvements include a great lawn, four court tennis complex, restroom pavilion, loop road to connect the existing portion of McFee Park and associated parking. Grading of the site is almost complete and there have been some minor change orders that are included on the Board of Mayor and Aldermen's agenda for October 8.

Initial plans for the park also included a basketball court to be included near the tennis complex. Given the large-scale grading that needed to be performed with this project, there was a 5% contingency of \$369,250 for any unforeseen issues that may come up during construction. As most of the major earthwork has been completed without additional work having to be performed, staff feels confident that some of the contingency money could be utilized to provide more amenities to the park if it is the desire of the Board of Mayor and Aldermen.

Staff received additional bids from Merit Construction to add some small fencing areas to the tennis court facilities that will help with playability as well as added concrete pads for additional bench seating around the courts. The contractor has also included bid pricing for adding a basketball court, with different add alternates which include adding an acrylic surface to the court (sport court), fencing the facility and court lighting (see attachment for cost breakdown). By getting bids for each of these items separately, the Board will have the flexibility to select which items are most important to include, while also being mindful that there should be adequate reserves still available for future change orders if needed.

Based on the budget for the project, the current available balance for McFee Park Ph. 3 Improvements is \$366,785.34. If the entire basketball project is approved the balance would be \$27,685. To provide for an adequate reserve through the remainder of construction, I would recommend not lighting the basketball court at this time, which would allow for reserves of \$121,880.34.

After discussion at the workshop, this item will be on the Board of Mayor and Aldermen's agenda for consideration on October 8, 2020.

McFee Park Phase 3

October 8, 2020

Change Order 003**Attachment A**

Re: Cost Proposal Number 8

We are enclosing herewith changes to the subject project. We have reviewed the contractor's proposed changes and find the proposed changes in the Contract Sum and Time to be appropriately documented and reasonable.

The following changes are requested:

CP 008 Basketball Court Addition and Tennis Court Changes

The changes requested by the Town are to make certain changes at the tennis court and to add a basketball court as described below.

The requested changes to the tennis courts include:

- adding an indentation in the fence line at the north and south ends of the tennis courts,
- the addition of four concrete pads for spectator seating between the sidewalk and the tennis courts,
- modifying the shade structures to provide more shade.

The requested addition of the basketball court includes:

- Base price- One asphalt basketball court
- Add #1- Sport court surface
- Add #2- Perimeter fence
- Add #3- Court Lighting

These proposed changes increase the Contract Sum by the following amounts:

Base Bid (Tennis Court Changes and Asphalt Basketball Court)- \$208,405.00

Basketball Court Add #1- \$9,900.00

Basketball Court Add #2- \$19,700.00

Basketball Court Add #3- \$94,286.00

The Contract Time shall be increased by sixty (60) days limited to this scope of work. The date of Substantial Completion is unchanged by this Change Order.



McFee Park Phase 3 Improvements

10/6/2020

Contracts to Date:

Ross Fowler Contract	669,874.00
Survey & Foundation Expenditures	72,155.25
Merit Construction	7,385,000.00

Excluding Contingency

Total Budget	8,650,000.00
Expenditures to Date	2,870,695.60
Contracts Exp. Remaining	5,256,770.06
FFE	100,000.00
Change Order #1 & #2	15,749.00
Change Order #4	40,000.00
Ross Fowler Design Fee Amendment	6,900.00
Available Balance	359,885.34

Change Order #3 Basketball Court & Tennis Facility Changes

Base Bid Pricing	208,405.00
Add Alternate #1-Acrylic Surface	9,900.00
Add Alternate #2-Fencing Enclosure	19,700.00
Add Alternate #3-Court Lighting	94,286.00

Total with Lighting	332,291.00
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Total Without Lighting	238,005.00
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Change Order #1 & #2-Power service & storm drain
Change Order #3-Basketball Court & Tennis Facility
Change Order #4 Utility Relocation

Board of Mayor and Aldermen September 24, 2020 Minutes

Mayor Williams called the meeting to order at 7:00 PM.

Roll Call

Roll Call for attendance: Alderman Meyer, yes; Alderman Pinchok, yes; Alderman Povlin, yes; Mayor Williams, yes; Aldermen Burnette, no; 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 as presented. Moved by Alderman Povlin, seconded by Alderman Pinchok; roll call vote, Alderman Povlin, yes; Alderman Meyer, yes; Alderman Pinchok, yes; Mayor Williams, yes; no nays; Aldermen Burnette, was absent; motion passed.

Approval of Minutes

Motion was made to approve the minutes of September 10, 2020 as presented. Moved by Alderman Povlin, seconded by Alderman Pinchok; roll call vote, Alderman Meyer, yes; Alderman Pinchok, yes; Alderman Povlin, yes; Mayor Williams, yes; no nays; Aldermen Burnette, was absent; motion passed.

Ordinances

Public Hearing & Second Reading

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)

Motion was made to approve Ordinance 20-12 on second and final reading. Moved by Alderman Povlin, seconded by Alderman Pinchok; roll call vote, Alderman Pinchok, yes; Alderman Povlin, yes; Alderman Meyer, yes; Mayor Williams, yes; no nays; Aldermen Burnette, was absent; motion passed.

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)

Motion was made to approve Ordinance 20-13 on second and final reading. Moved by Alderman Povlin, seconded by Alderman Pinchok; roll call vote, Alderman Pinchok, yes; Alderman Povlin, yes; Alderman Meyer, yes; Mayor Williams, yes; no nays; Aldermen Burnette, was absent; motion passed.

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)

Motion was made to approve Ordinance 20-14 on second and final reading. Moved by Alderman Povlin, seconded by Alderman Pinchok; roll call vote, Alderman Pinchok, yes; Alderman Povlin, yes; Alderman Meyer, yes; Mayor Williams, yes; no nays; Aldermen Burnette, was absent; motion passed.

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)

Motion was made to approve Ordinance 20-15 on second and final reading. Moved by Alderman Povlin, seconded by Alderman Pinchok; roll call vote, Alderman Pinchok, yes; Alderman Povlin, yes; Alderman Meyer, yes; Mayor Williams, yes; no nays; Aldermen Burnette, was absent; motion passed.

First Reading

Ordinance 20-19, an Ordinance Amending the General Fund and State Street Aid Fund for the Fiscal Year 2020-2021 Budget, Passed By Ordinance 20-07

Motion was made to approve Ordinance 20-19 on first reading. Moved by Alderman Povlin, seconded by Alderman Pinchok; roll call vote, Alderman Pinchok, yes; Alderman Povlin, yes; Alderman Meyer, yes; Mayor Williams, yes; no nays; Aldermen Burnette, was absent; motion passed.

Business Items

Approval of Amendments to the Town of Farragut Traffic Calming Policy

After some discussion, Allison Myers, Town Recorder, read a comment from Farragut citizen Rich Crompton, 11118 Farragut Hills Blvd. in support of the traffic calming changes.

Motion was made to approve amendments to the Town of Farragut Traffic Calming Policy. Moved by Alderman Povlin, seconded by Alderman Pinchok; roll call vote, Alderman Pinchok, yes; Alderman Povlin, yes; Alderman Meyer, yes; Mayor Williams, yes; no nays; Aldermen Burnette, was absent; motion passed.

Town Administrator's Report

David Smoak, Town Administrator, announced the Farragut Business Alliance Farragut Fall Festival free event Sunday, October 4 from 3:00-8:00 PM.

Citizens Forum

The following citizens submitted comments to be read during the citizen forum:

Rich Crompton, 11118 Farragut Hills Blvd.

Patrick Lee, 405 Ensign Lane

Lori Moczaslo, 11422 Hawkstowe Lane

Blake Ford, 11037 Crosswind Dr

Hayden Oakley, 11103 Crown Point

Farragut Board of Mayor and Aldermen

September 24, 2020

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Hal Aikens, 10901 Lookout Point

Mike Mitchell, 716 Brixworth Blvd

Nicole Barbee, 406 Monitor Lane

Al & Connie Fanjoy

Mike & Mary Sneed, 11130 Crown Point Dr

Rich Hoffman, 403 Ensign Lane

Dustin Mills, 500 Smith Road

Richard Croley, 11121 Hughlan Dr

Jay Ferguson, 10840 Farragut Hills Blvd.



Town of Farragut

PROCLAMATION

2020 “EXTRA MILE DAY”

WHEREAS, Farragut, Tennessee, is a community which acknowledges that a special vibrancy exists within the entire community when its individual citizens collectively “go the extra mile” in personal effort, volunteerism, and service; and

WHEREAS, Farragut, Tennessee, is a community which encourages its citizens to maximize their personal contribution to the community by giving of themselves wholeheartedly and with total effort, commitment, and conviction to their individual ambitions, family, friends, and community; and

WHEREAS, Farragut, Tennessee, is a community which chooses to shine a light on and celebrate individuals and organizations within its community who “go the extra mile” in order to make a difference and lift up fellow members of their community; and

WHEREAS, Farragut, Tennessee, acknowledges the mission of Extra Mile America to create 500 Extra Mile cities in America and is proud to support “Extra Mile Day” on November 1, 2020.

NOW THEREFORE, I, Ron Williams, Mayor of Farragut, Tennessee, do hereby proclaim November 1, 2020, as:

Extra Mile Day

And urge each individual in the community to take time on this day to not only “go the extra mile” in his or her own life, but to also acknowledge all those who are inspirational in their efforts and commitment to make their organizations, families, community, country, or world a better place.

Signed this 8th day of October 2020.

Ron Williams, Mayor

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Allison Myers, Town Recorder/Treasurer

SUBJECT: Second Reading of Ordinance 20-19, Ordinance to Amend the General Fund and the State Street Aid for the Fiscal Year 2020-2021 budget, passed by Ordinance 20-07

INTRODUCTION:

The purpose of this agenda item is to approve Ordinance 20-19 on second and final reading to amend the Fiscal Year 2021 General Fund and State Street Aid Fund Budgets.

DISCUSSION:

The **General Fund** will be amended by increasing the appropriated expenditures from \$7,286,228 to \$7,316,228, an increase of \$30,000.

- **Event Decor**

- **\$30,000-** The increase in the expenditures is for the expansion of the Light the Park event towards I-40 and south towards Kingston Pike to allow for a walkable Light the Park experience and for greater social distancing opportunities due to COVID-19 restrictions. The Town will be requesting grant funding from the State of Tennessee for the expansion of the event.

FINANCIAL SECTION:

With the \$30,000 adjustment, the amended fund balance for the General Fund is \$19,711,203.

Account Number: General Fund Budget		
<u>Original FY2021 Budget</u>	<u>Requested Amendment</u>	<u>FY2021 Amended Budget</u>
\$7,286,228	\$30,000	\$7,316,228
Approved By: <u>Allison Myers</u>		

The **State Street Aid Fund** will be amended by increasing the appropriated expenditures from \$1,015,500 to \$1,752,500, an increase of \$737,000.

- **Resurfacing**

- **\$737,000-** For the past few years, in hopes of receiving better bids, the resurfacing contract has provided for a more flexible and longer construction season. Due to this change, the resurfacing of the Town's streets typically spans multiple fiscal years. The resurfacing balance for FY20 was \$1,287,859. The resurfacing budget for FY21 will be amended from \$800,000 to \$1,537,000, an increase of \$737,000. The remaining invoices for the previous year's contract will be paid in the current fiscal year so the balance will be transferred from FY2020 to FY2021.

FINANCIAL SECTION:

Account Number:State Street Aid Fund Budget

Original FY2021 Budget

\$1,015,500

Requested Amendment

\$737,000

FY2021 Amended Budget

\$1,752,500

Approved By: Allison Myers

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

PROPOSED MOTION: Motion to approve Ordinance 20-19 on second and final reading.

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	_____	_____	_____	_____	_____

ORDINANCE	20-19
PREPARED BY	Myers
1 ST READING	September 24, 2020
2 nd READING	October 8, 2020
PUBLISHED IN	Shopper News Farragut
DATE	

**AN ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE
AMENDING THE FISCAL YEAR 2020-2021 BUDGET, PASSED BY ORDINANCE 20-07**

WHEREAS, the Town of Farragut adopted the fiscal year 2020-21 budget by passage of Ordinance Number 20-07 on June 11, 2020; and

WHEREAS, pursuant to the Tennessee State Constitution, Section 24 of Article II, no public money shall be expended except pursuant to appropriations made by law; and

WHEREAS, expenses for the Capital Investment Program and ADA Capital Projects Fund will be greater than budgeted; and

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF FARRAGUT, TENNESSEE THAT CHANGES BE MADE TO THE FISCAL YEAR 2019-2020 BUDGET AS FOLLOWS:

SECTION 1. Ordinance 20-07 is hereby amended by:

- The **General Fund** will be amended by increasing the appropriated expenditures from \$7,286,228 to \$7,316,228, an increase of \$30,000.
- The **State Street Aid Fund** will be amended by increasing the appropriated expenditures from \$1,015,500 to \$1,752,500 an increase of \$737,000.

SECTION 2. The Board of Mayor and Aldermen authorizes the Town Recorder to make said changes in the accounting system.

SECTION 3. This ordinance shall take effect 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:** Mark Shipley, Community Development Director**SUBJECT:** Ordinance 20-17, an ordinance on first reading to amend the Farragut Municipal Code, Appendix A., Zoning, Chapter 4., Section XXIV. – Special Events Permit, to update the requirements and allow for food trucks for special events sponsored by a homeowner's association

INTRODUCTION AND BACKGROUND: This item reflects an initial objective of revisiting the existing special events permit requirements to provide for food trucks in residential areas if part of an approved special event sponsored or hosted by a homeowner association (HOA).

Currently, food trucks are only permitted for commercial, office, and not for profit/non-profit entities if part of an approved special event. During the COVID pandemic, more people are staying at home and the thought was that food trucks should be permitted as an option for HOA's, provided a permit and filing fee was secured. This would help to establish a process and parameters for these activities in residential settings.

While addressing this item, staff felt that other language in this section of the Zoning Ordinance should be updated to reflect current practices and the recent changes made to the Town's sign ordinance with regards to signage permitted for temporary events. Included in your packet is a copy of the existing provisions and the proposed provisions. Staff has simplified the sections into "non-residential uses" and "residential uses." The new sign ordinance provisions are now cross referenced in the special events permit section and clarification has been added in relation to the permitting process as it applies to events with food trucks and those that may involve or affect public property.

RECOMMENDATION: At their meeting on September 17, the Planning Commission unanimously recommended approval of Ordinance 20-17 with the request that staff re-visit the language addressing the time limit for special events so that it was clear if some distinction would be needed between an event time frame and the time frame when a special events sign could be displayed. Staff reviewed the language in Ordinance 20-17 and concluded that no modifications would be needed. Community Development Director, Mark Shipley, recommends approval of Ordinance 20-17 on first reading.

PROPOSED MOTION: To approve Ordinance 20-17 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-20-13

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING THE FARRAGUT MUNICIPAL CODE, APPENDIX A., ZONING, CHAPTER 4., SECTION XXIV. – SPECIAL EVENTS PERMIT, TO REPLACE IT IN ITS ENTIRETY

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 September 17, 2020;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 20-19.

ADOPTED this 17th day of September 2020.

Rita Holladay, Chairman

Scott Russ, Secretary

ORDINANCE:	20-17
PREPARED BY:	Shipley
REQUESTED BY:	Staff
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING THE FARRAGUT MUNICIPAL CODE, APPENDIX A., ZONING, CHAPTER 4., SECTION XXIV. – SPECIAL EVENTS PERMIT, TO REPLACE IT IN ITS ENTIRETY

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 4., Section XXIV. – Special Events Permit, 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 4, Section XXIV. – Special events permit, is amended by replacing it in its entirety with the following:

Sec. XXIV. - Special events permit.

It is the intent of this section to establish the permitting process and the requirements for special events held by private entities within the Town of Farragut. A special event may include a wide range of activities such as, but not limited to, a grand opening, sidewalk sale, fund raiser, yard sale, vacation bible school, holiday pageant or program, etc.

A. *Non-Residential Uses, including Schools and Churches, and Not-For-Profit/Non-Profit Entities.*

1. *General Requirements.*

- a. Each individual permanent non-residential use with a valid Certificate of Occupancy is eligible for a special event. In addition, off-site not-for-profit and non-profit entities are eligible for a special event but shall be sponsored by an on-site commercial, office, or service entity.
- b. There shall be a maximum of four special events permits per entity per year.
- c. The duration of each special event shall not exceed ten calendar days.
- d. No special events are permitted on vacant or vacated properties.

- e. Sales from food trucks are permitted if part of an approved special event and shall be subject to a fee, as provided for in the adopted Town of Farragut Fee Schedule.
 - f. Activities of the special event shall not materially affect the pedestrian or vehicular circulation within the immediate vicinity of the event. The traffic generation of the special event shall not be allowed to create a hazardous condition for traffic in the public rights-of-way.
2. *Sign Requirements.*
- a. Sign provisions shall be in accordance with the applicable sections of the Farragut Sign Ordinance. Special events permit signs shall be considered temporary parcel signs. All signs shall have a white background and signs for commercial uses shall include, on at least 15% of the sign face, the Shop Farragut logo.
 - b. All signs and any supporting posts shall be removed at the end of each approved special event time frame.
3. *Permitting Process.* A special events permit application and filing fee shall be submitted to and approved by the Town prior to the commencement of the event. The applicant must have an approved permit in hand prior to holding an event.
- All special events permit applications shall include the following information:
- a. Applicant's name, street address, telephone number, fax number, and e-mail address.
 - b. Name, street address, telephone number, fax number, e-mail address, and signature of individual identified who assumes the responsibility of meeting the conditions of the permit.
 - c. Applicant status (commercial, office, service, not-for-profit, non-profit, etc.).
 - d. Location of event.
 - e. Nature/name of event.
 - f. Date range of event.
 - g. Previous special events permit(s) approved during the calendar year.
 - h. Where a sign is proposed, the application submittal shall be in accordance with the Farragut Sign Ordinance and the applicable provisions of this chapter. Special events permit signs shall be considered temporary parcel signs.
 - i. If having a tent(s), sidewalk sales, food trucks, or any other outdoor activities, a site plan is required to show the locations for such activities. A separate tent permit may be required per fire safety requirements.
 - j. If having a food truck(s), a list and full contact information is required for each of the vendors along with a filing fee for each non-Town based food truck vendor.

- k. Events on or involving/affecting public property, such as road races, bicycle ride events, concerts, etc., will require additional reviews and information and shall be coordinated with the Town staff. Some events may be subject to approval from the Board of Mayor and Aldermen.

B. *Residential Uses.*

1. *General Requirements.*

- a. Each homeowner association and individual residence is eligible for a special event.
- b. There shall be a maximum of five special events permits per homeowner association and a maximum of two per residence per year.
- c. The duration of each special event shall not exceed three calendar days.
- d. Special events permits can only be applied for and issued to the property owner of record.
- e. No special events are permitted on vacant or vacated properties. Open space owned by a homeowner association may be used for a special event provided the land, without modifications, can accommodate the proposed activity.
- f. Sales from food trucks are permitted if part of an approved special event sponsored or hosted by a homeowner association and shall be subject to a fee, as provided for in the adopted Town of Farragut Fee Schedule, for each non-Town based food truck vendor.

2. *Sign Requirements.*

- a. Sign provisions shall be in accordance with the applicable sections of the Farragut Sign Ordinance. Special events permit signs shall be considered temporary parcel signs.

3. *Permitting Process.* A special events permit application and filing fee shall be submitted to and approved by the Town prior to the commencement of the event. The applicant must have an approved permit in hand prior to holding an event.

All special events permit applications shall include the following information:

- a. Applicant's name, street address, telephone number, fax number, and e-mail address. Where an event is sponsored or hosted by a homeowner association, include the name, street address, telephone number, fax number, e-mail address, and signature of the individual identified who has legal authority and who assumes the responsibility of meeting the conditions of the permit.
- b. Location of event.
- c. Nature/name of event.
- d. Date range of event.
- e. Previous special events permit(s) approved during the calendar year.
- f. If part of an event sponsored or hosted by a homeowner association, and having a tent, food truck, or any other outdoor activities, a site plan is required to show

the locations for such activities. A separate tent permit may be required per fire safety requirements.

- g. If having a food truck(s), a list and full contact information is required for each of the vendors along with a filing fee, as provided for in the adopted Town of Farragut Fee Schedule, for each non-Town based food truck vendor.
- h. Events on or involving/affecting public property, such as road races, street parties, etc., will require additional reviews and information and shall be coordinated with the Town staff. Some events may be subject to approval from the Board of Mayor and Aldermen.

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. XXIV. - Special events permit.

It is the intent of this section to establish the permitting process and the requirements for special events held by private entities within the Town of Farragut. For a commercial or office entity, a special event may constitute a grand opening, a sidewalk sale, or some other type of activity that is unique to their establishment. For not-for-profit or non-profit entities, a special event may constitute a fund raiser of some sort such as a car wash. For residential uses, a special event may be a neighborhood function on subdivision owned open space or a yard sale or garage sale for an individual residence. For schools and freestanding churches and other places of worship, a special event may be Vacation Bible School, a holiday pageant or program, a child consignment sale, of some other type of activity that is unique to the services offered.

A. *Commercial, Office and Not-For-Profit/Non-Profit Entities.*

1. *General Requirements.*

- a. Each individual permanent commercial and office entity is eligible for a special event. Within the Regional Commercial District, Retail/Warehousing (C-2-R/W) and in the case of a multi-tenant facility, only the multi-tenant facility is eligible for a special event, not each individual tenant/entity. Off-site not-for-profit and non-profit entities are eligible for a special event, but shall be sponsored by an on-site commercial or office entity.
- b. There shall be a maximum of four special event permits per entity per year.
- c. The duration of each special event shall not exceed ten calendar days.
- d. No special events are permitted on vacant or vacated properties.
- e. Sales from food trucks are permitted if part of an approved special event and shall be subject to a fee, as provided for in the adopted Town of Farragut Fee Schedule.
- f. Activities of the special event shall not materially affect the pedestrian or vehicular circulation within the immediate vicinity of the event. The traffic generation of the special event shall not be allowed to create a hazardous condition for traffic in public rights-of-way.

2. *Sign Requirements.*

- a. There shall be a maximum of one sign per event not to exceed 20 square feet. For a two-sided sign, only the area of a single face shall be considered.
- b. For ground-mounted signs, the maximum sign height shall be six feet.
- c. Ground-mounted signs shall be set back a minimum of 20 feet from the street edge of pavement as measured from the farthest most protrusion of the sign to the nearest point of the street edge of pavement. Signs shall be set back a minimum of ten feet from all entrance driveways.
- d. All signs shall be a minimum [of] ten millimeter corrugated plastic. Ground mounted signs shall be affixed to studded T-posts. All signs shall be affixed in such a manner that they do not move in the wind.
- e. All signs shall have a white background.
- f. A minimum of 15 percent of the gross sign area shall include the Shop Farragut logo and website address. The sign shall also include the business name.
- g. Sign letters shall meet the Visual Resources Review Board's adopted legibility requirements.

- h. No banners, streamers, balloons, flags-on-a-rope, other types of wind activated displays, or any sign prohibited in the Farragut Sign Ordinance is permitted.
 - i. All signs and any associated support posts shall be removed at the end of the special event.
3. *Permitting Process.* A special events permit application and filing fee shall be submitted to the Town Hall prior to the commencement of the event. The applicant must have an approved permit in hand prior to holding an event.

All special event permit applications shall include the following information:

- a. Applicant's name, street address, telephone number, fax number, and e-mail address.
- b. Name, street address, telephone number, fax number, e-mail address, and signature of individual identified who assumes the responsibility of meeting the conditions of the permit.
- c. Applicant status (commercial, office, not-for-profit, non-profit).
- d. Location of event.
- e. Nature/name of event.
- f. Date range of event.
- g. Previous special event permits approved during the calendar year.
- h. If applicable, a drawing of the sign which includes dimensions that show the length and width of the sign, the height and width of all letters and figures, and the overall height of the sign.
- i. If having tent(s), sidewalk sales, or any other outdoor activities, include a site plan showing locations for such activities. A separate tent permit may be required per fire safety requirements.

B. *Residential Uses.*

1. *General Requirements.*

- a. Each homeowner association and individual residence is eligible for a special event.
- b. There shall be a maximum of two special event permits per homeowner association and residence per year.
- c. The duration of each special event shall not exceed three calendar days.
- d. Special events permits can only be applied for and issued to the property owner of record.
- e. No special events are permitted on vacant or vacated properties. Open space owned by a homeowner association may be used for a special event provided the land, without modifications, can accommodate the proposed activity.

2. *Sign Requirements.*

- a. There shall be a maximum of one sign per event not to exceed six square feet and four feet in height. For a two-sided sign, only the area of a single face shall be considered.
- b. Ground-mounted signs shall be set back a minimum of 20 feet from the street edge of pavement as measured from the farthest most protrusion of the sign to the nearest point of the street edge of pavement.
- c. No banners, streamers, balloons, flags-on-a-rope, other types of wind activated displays, or any sign prohibited in the Farragut Sign Ordinance is permitted.

- d. All signs and any associated support posts shall be removed at the end of the special event.
- 3. *Permitting Process.* A special events permit application and filing fee shall be submitted to the Town Hall prior to the commencement of the event. The applicant must have an approved permit in hand prior to holding an event.

All special event permit applications shall include the following information:

- a. Applicant's name, street address, telephone number, fax number, and e-mail address. If a homeowner association, name, street address, telephone number, fax number, e-mail address, and signature of individual identified who has legal authority and who assumes the responsibility of meeting the conditions of the permit.
- b. Location of event.
- c. Nature/name of event.
- d. Date range of event.
- e. Previous special event permits approved during the calendar year.
- f. If a homeowner association and having tent(s) or any other outdoor activities, include a site plan showing locations for such activities.

C. *Freestanding Schools, Churches, and Other Places of Worship.*

1. *General Requirements.*

- a. Each freestanding school, church, and other place of worship is eligible for a special event.
- b. There shall be a maximum of four special event permits per entity per year.
- c. The duration of each special event shall not exceed ten calendar days.
- d. No special events are permitted on vacant or vacated properties.
- e. Activities of the special event shall not materially affect the pedestrian or vehicular circulation within the immediate vicinity of the event. The traffic generation of the special event shall not be allowed to create a hazardous condition for traffic in public rights-of-way.

2. *Sign Requirements.*

- a. There shall be a maximum of one sign per event not to exceed 16 square feet. For a two-sided sign, only the area of a single face shall be considered.
- b. For ground-mounted signs, the maximum sign height shall be six feet.
- c. Ground-mounted signs shall be set back a minimum of 20 feet from the street edge of pavement as measured from the farthest most protrusion of the sign to the nearest point of the street edge of pavement. Signs shall be set back a minimum of ten feet from all entrance driveways.
- d. All signs shall be a minimum [of] ten millimeter corrugated plastic. Ground-mounted signs shall be affixed to studded T-posts. All signs shall be affixed in such a manner that they do not move in the wind.
- e. Sign letters shall meet the Visual Resources Review Board's adopted legibility requirements.
- f. No banners, streamers, balloons, flags-on-a-rope, other types of wind activated displays, or any sign prohibited in the Farragut Sign Ordinance is permitted.

- g. All signs and any associated support posts shall be removed at the end of the special event.
- 3. *Permitting Process.* A special events permit application and filing fee shall be submitted to the Town Hall prior to the commencement of the event. The applicant must have an approved permit in hand prior to holding an event.

All special event permit applications shall include the following information:

- a. Applicant's name, street address, telephone number, fax number, and e-mail address.
- b. Name, street address, telephone number, fax number, e-mail address, and signature of individual identified who assumes the responsibility of meeting the conditions of the permit.
- c. Location of event.
- d. Nature/name of event.
- e. Date range of event.
- f. Previous special event permits approved during the calendar year.
- g. If applicable, a drawing of the sign which includes dimensions that show the length and width of the sign, the height and width of all letters and figures, and the overall height of the sign.
- h. If having tent(s) or any other outdoor activities, include a site plan showing locations for such activities. A separate tent permit may be required per fire safety requirements.

(Ord. No. 86-16, 4-1986; Ord. of 2-2006; Ord. No. 11-22, § 1, 12-8-2011; Ord. No. 17-06, § 1, 4-27-2017)

PROPOSED LANGUAGE:

Sec. XXIV. - Special events permit.

It is the intent of this section to establish the permitting process and the requirements for special events held by private entities within the Town of Farragut. **A special event may include a wide range of activities such as but not limited to a grand opening, sidewalk sale, fund raiser, yard sale, vacation bible school, holiday pageant or program, etc.** ~~For a commercial or office entity, a special event may constitute a grand opening, a sidewalk sale, or some other type of activity that is unique to their establishment. For not-for-profit or non-profit entities, a special event may constitute a fund raiser of some sort such as a car wash. For residential uses, a special event may be a neighborhood function on subdivision owned open space or a yard sale or garage sale for an individual residence. For schools and freestanding churches and other places of worship, a special event may be Vacation Bible School, a holiday pageant or program, a child consignment sale, of some other type of activity that is unique to the services offered.~~

A. ~~Commercial, Office~~ **Non-Residential Uses, including Schools and Churches, and Not-For-Profit/Non-Profit Entities.**

1. *General Requirements.*

- a. Each individual permanent **non-residential use with a valid Certificate of Occupancy** ~~commercial and office entity is eligible for a special event. Within the Regional Commercial District, Retail/Warehousing (C-2 R/W) and in the case of a multi-tenant facility, only, not each individual tenant/entity.~~ **is eligible for a special event.** **In addition,** off-site not-for-profit and non-profit entities are eligible for a special event but shall be sponsored by an on-site commercial, office, **or service** entity.
- b. There shall be a maximum of four special event permits per entity per year.
- c. The duration of each special event shall not exceed ten calendar days.
- d. No special events are permitted on vacant or vacated properties.
- e. Sales from food trucks are permitted if part of an approved special event and shall be subject to a fee, as provided for in the adopted Town of Farragut Fee Schedule.
- f. Activities of the special event shall not materially affect the pedestrian or vehicular circulation within the immediate vicinity of the event. The traffic generation of the special event shall not be allowed to create a hazardous condition for traffic in public rights-of-way.

2. *Sign Requirements.*

- a. **Sign provisions shall be in accordance with the applicable sections of the Farragut Sign Ordinance. Special events permit signs shall be considered temporary parcel signs. All signs shall have a white background and signs for commercial uses shall include, on at least 15% of the sign face, the Shop Farragut logo.**
- b. **All signs and any supporting posts shall be removed at the end of each approved special event time frame.**

~~There shall be a maximum of one sign per event not to exceed 20 square feet. For a two-sided sign, only the area of a single face shall be considered.~~

~~b. For ground-mounted signs, the maximum sign height shall be six feet.~~

- ~~c. Ground-mounted signs shall be set back a minimum of 20 feet from the street edge of pavement as measured from the farthest most protrusion of the sign to the nearest point of the street edge of pavement. Signs shall be set back a minimum of ten feet from all entrance driveways.~~

- d. ~~All signs shall be a minimum [of] ten millimeter corrugated plastic. Ground-mounted signs shall be affixed to studded T-posts. All signs shall be affixed in such a manner that they do not move in the wind.~~
 - e. ~~All signs shall have a white background.~~
 - f. ~~A minimum of 15 percent of the gross sign area shall include the Shop Farragut logo and website address. The sign shall also include the business name.~~
 - g. ~~Sign letters shall meet the Visual Resources Review Board's adopted legibility requirements.~~
 - h. ~~No banners, streamers, balloons, flags on a rope, other types of wind-activated displays, or any sign prohibited in the Farragut Sign Ordinance is permitted.~~
 - i. ~~All signs and any associated support posts shall be removed at the end of the special event.~~
3. **Permitting Process.** A special events permit application and filing fee shall be submitted **to and approved by the Town** to the Town Hall prior to the commencement of the event. The applicant must have an approved permit in hand prior to holding an event.

All special event permit applications shall include the following information:

- a. Applicant's name, street address, telephone number, fax number, and e-mail address.
 - b. Name, street address, telephone number, fax number, e-mail address, and signature of individual identified who assumes the responsibility of meeting the conditions of the permit.
 - c. Applicant status (commercial, office, service, not-for-profit, non-profit, **etc.**).
 - d. Location of event.
 - e. Nature/name of event.
 - f. Date range of event.
 - g. Previous special events permit(s) approved during the calendar year.
 - h. **Where a sign is proposed, the application submittal shall be in accordance with the Farragut Sign Ordinance and the applicable provisions of this chapter. Special events permit signs shall be considered temporary parcel signs.** ~~If applicable, a drawing of the sign which includes dimensions that show the length and width of the sign, the height and width of all letters and figures, and the overall height of the sign.~~
 - i. **If having tent(s), sidewalk sales, food trucks, or any other outdoor activities, a site plan is required to show the** ~~include a site plan showing~~ locations for such activities. A separate tent permit may be required per fire safety requirements.
 - j. **If having a food truck(s), a list and full contact information is required for each of the vendors along with a filing fee for each non-Town based food truck vendor.**
 - k. **Events on or involving/affecting public property, such as road races, bicycle ride events, concerts, etc., will require additional reviews and information and shall be coordinated with the Town staff. Some events may be subject to approval from the Board of Mayor and Aldermen.**
- B. **Residential Uses.**
1. **General Requirements.**
- a. Each homeowner association and individual residence is eligible for a special event.

- b. There shall be a maximum of ~~two~~ **five** special event permits per homeowner association **and a maximum of two per** residence per year.
- c. The duration of each special event shall not exceed three calendar days.
- d. Special event permits can only be applied for and issued to the property owner of record.
- e. No special events are permitted on vacant or vacated properties. Open space owned by a homeowner association may be used for a special event provided the land, without modifications, can accommodate the proposed activity.
- f. **Sales from food trucks are permitted if part of an approved special event sponsored or hosted by a homeowner association and shall be subject to a fee, as provided for in the adopted Town of Farragut Fee Schedule, for each non-Town based food truck vendor.**

2. *Sign Requirements.*

- a. **Sign provisions shall be in accordance with the applicable sections of the Farragut Sign Ordinance. Special events permit signs shall be considered temporary parcel signs.**

~~There shall be a maximum of one sign per event not to exceed six square feet and four feet in height. For a two-sided sign, only the area of a single face shall be considered.~~

- ~~b. Ground-mounted signs shall be set back a minimum of 20 feet from the street edge of pavement as measured from the farthest most protrusion of the sign to the nearest point of the street edge of pavement.~~
- ~~c. No banners, streamers, balloons, flags on a rope, other types of wind activated displays, or any sign prohibited in the Farragut Sign Ordinance is permitted.~~
- ~~d. All signs and any associated support posts shall be removed at the end of the special event.~~

- 3. *Permitting Process.* A special events permit application and filing fee shall be submitted **to and approved by the Town** ~~to the Town Hall~~ prior to the commencement of the event. The applicant must have an approved permit in hand prior to holding an event.

All special event permit applications shall include the following information:

- a. Applicant's name, street address, telephone number, fax number, and e-mail address. **Where an event is sponsored or hosted by a homeowner association, include the name, street address, telephone number, fax number, e-mail address, and signature of the individual identified who has legal authority and who assumes the responsibility of meeting the conditions of the permit.**
- b. Location of event.
- c. Nature/name of event.
- d. Date range of event.
- e. Previous special events ~~s~~ permit(s) approved during the calendar year.
- f. **If part of an event sponsored or hosted by a homeowner association, and having a tent, food truck, or any other outdoor activities, a site plan is required to show the locations for such activities. A separate tent permit may be required per fire safety requirements.**
- g. **If having a food truck(s), a list and full contact information is required for each of the vendors along with a filing fee, as provided for in the adopted Town of Farragut Fee Schedule, for each non-Town based food truck vendor.**

- h. Events on or involving/affecting public property, such as road races, street parties, etc., will require additional reviews and information and shall be coordinated with the Town staff. Some events may be subject to approval from the Board of Mayor and Aldermen.

~~C. Freestanding Schools, Churches, and Other Places of Worship.~~

~~1. General Requirements.~~

- a. Each freestanding school, church, and other place of worship is eligible for a special event.
- b. There shall be a maximum of four special event permits per entity per year.
- c. The duration of each special event shall not exceed ten calendar days.
- d. No special events are permitted on vacant or vacated properties.
- e. Activities of the special event shall not materially affect the pedestrian or vehicular circulation within the immediate vicinity of the event. The traffic generation of the special event shall not be allowed to create a hazardous condition for traffic in public rights-of-way.

~~2. Sign Requirements.~~

- a. Sign provisions shall be in accordance with the applicable sections of the Farragut Sign Ordinance. Special events permit signs shall be considered temporary parcel signs.
- a. There shall be a maximum of one sign per event not to exceed 16 square feet. For a two-sided sign, only the area of a single face shall be considered.
- b. For ground-mounted signs, the maximum sign height shall be six feet.
- c. Ground-mounted signs shall be set back a minimum of 20 feet from the street edge of pavement as measured from the farthest most protrusion of the sign to the nearest point of the street edge of pavement. Signs shall be set back a minimum of ten feet from all entrance driveways.
- d. All signs shall be a minimum [of] ten millimeter corrugated plastic. Ground-mounted signs shall be affixed to studded T-posts. All signs shall be affixed in such a manner that they do not move in the wind.
- e. Sign letters shall meet the Visual Resources Review Board's adopted legibility requirements.
- f. No banners, streamers, balloons, flags on a rope, other types of wind activated displays, or any sign prohibited in the Farragut Sign Ordinance is permitted.
- g. All signs and any associated support posts shall be removed at the end of the special event.

~~3. Permitting Process. A special events permit application and filing fee shall be submitted to the Town Hall prior to the commencement of the event. The applicant must have an approved permit in hand prior to holding an event.~~

~~All special event permit applications shall include the following information:~~

- a. Applicant's name, street address, telephone number, fax number, and e-mail address.
- b. Name, street address, telephone number, fax number, e-mail address, and signature of individual identified who assumes the responsibility of meeting the conditions of the permit.
- c. Location of event.

- d. ~~Nature/name of event.~~
- e. ~~Date range of event.~~
- f. ~~Previous special event permits approved during the calendar year.~~
- g. ~~Where a sign is proposed, the application submittal shall be in accordance with the Farragut Sign Ordinance. Special events permit signs shall be considered temporary parcel signs. If applicable, a drawing of the sign which includes dimensions that show the length and width of the sign, the height and width of all letters and figures, and the overall height of the sign.~~
- h. ~~If having tent(s) or any other outdoor activities, include a site plan showing locations for such activities. A separate tent permit may be required per fire safety requirements.~~

(Ord. No. 86-16, 4-1986; Ord. of 2-2006; Ord. No. 11-22, § 1, 12-8-2011; Ord. No. 17-06, § 1, 4-27-2017)

REPORT TO THE BOARD OF MAYOR AND ALDERMEN**PREPARED BY:** Mark Shipley, Community Development Director**SUBJECT:** Ordinance 20-18, an ordinance on first reading to rezone the property at 1013 McFee Road from Agricultural (A) to Open Space Residential Overlay (R-1/OSR), 24.85 Acres (Rackley Engineering, Applicant)

INTRODUCTION AND BACKGROUND: This item is an amendment to a rezoning request that was approved at the June Planning Commission meeting but subsequently denied by the Board of Mayor and Alderman. That original request involved rezoning the Gibson farm property that is south of the parcel that is immediately south of McFee Park on the west side of McFee Road from Agricultural (A) to Open Space Mixed Residential Overlay (R-1/OSMR).

DISCUSSION: When presented to the Board, a majority voted against the rezoning because of the stated desire to provide for only single-family detached residential. The applicant had requested the OSMR, which provides for both detached and attached, similar to the Cottages at Pryse Farms Subdivision, due mainly to the presence of a 100-foot overhead transmission line easement that bisects the property.

The applicant amended their original request and, at the Planning Commission meeting on September 17, requested a rezoning to the Open Space Residential Overlay (R-1/OSR). The R-1/OSR would provide for the same density as the R-1/OSMR but only permits detached single family residential. As stated when the original rezoning was considered, both the OSR and the OSMR Districts would be consistent with the Open Space Cluster Residential land use that is shown for this property on the Future Land Use Map.

RECOMMENDATION: At their meeting on September 17 the Planning Commission unanimously recommended approval of Ordinance 20-18. Community Development Director, Mark Shipley, recommends approval of Ordinance 20-18 on first reading.

PROPOSED MOTION: To approve Ordinance 20-18 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-20-12

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF PARCEL 019, TAX MAP 162, 1013 MCFEE ROAD, FROM AGRICULTURAL (A) TO OPEN SPACE RESIDENTIAL OVERLAY (R-1/OSR)

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 September 17, 2020;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval of Ordinance 20-18 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 17th day of September 2020.

Rita Holladay, Chairman

Scott Russ, Secretary

ORDINANCE: 20-18
PREPARED BY: Shipley
REQUESTED BY: Town of Farragut
CERTIFIED BY FMPC: September 17, 2020
PUBLIC HEARING:
PUBLISHED IN: _____
DATE: _____
1ST READING: _____
2ND READING: _____
PUBLISHED IN: _____
DATE: _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO SECTION 13-4-201, TENNESSEE CODE ANNOTATED.

BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended as follows:

SECTION 1.

The Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended by rezoning Parcel 019, Tax Map 162, said property being located at 1013 McFee Road and including approximately 24.85 acres, from Agricultural (A) to Open Space Residential Overlay (R-1/OSR (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 20-18**

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

From
A (Agricultural)

to

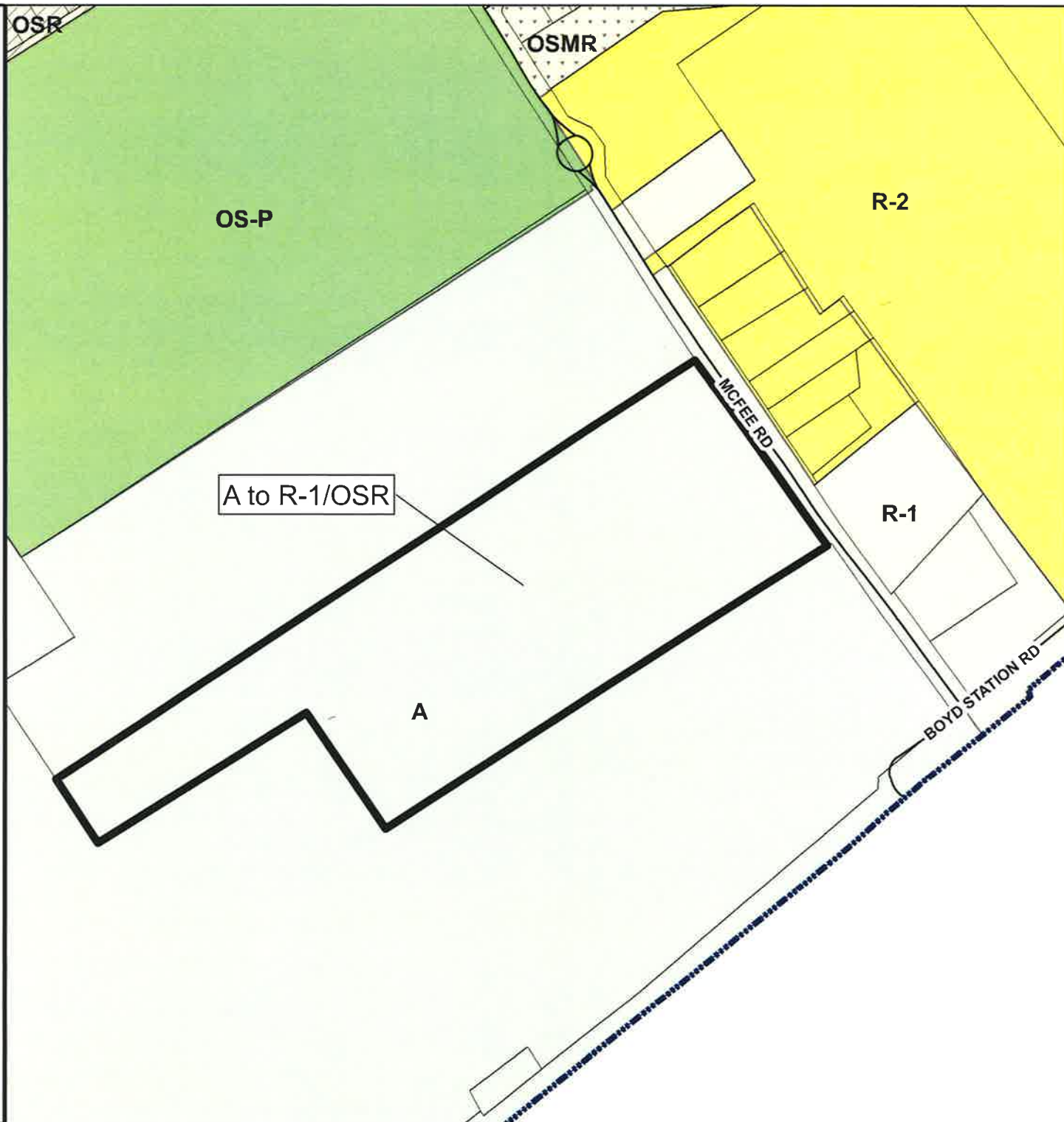
R-1/OSR (Rural Single-Family
Residential/Open Space
Residential Overlay)

Legend

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



1 in = 400 ft



REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Ordinance 20-20, an ordinance on first reading to amend the text of Comprehensive Land Use Plan Update as it relates to the Mixed-Use Town Center land use descriptions (Town of Farragut, Applicant)

INTRODUCTION AND BACKGROUND: In response to the Town Center at Biddle Farms concept plan, staff re-convened the Comprehensive Land Use Plan (CLUP) Steering Committee to review in more detail the Mixed-Use Town Center land use description and map provided for in the CLUP. The Committee met on July 28 and August 19 with a primary objective of evaluating the concept of a Mixed- Use Town Center and what key components it would need to contain.

The Committee generally felt that the key components emphasized in the text was still representative of what this land use designation is intended to represent. An exception was to have less prescriptions for high density residential and more emphasis on applying the flex density and transition concepts discussed in Chapters Two and Three of the CLUP. These concepts specifically relate to considering the context and protecting existing neighborhoods from incompatible new development by providing for gradual transitions within a development (with densities increasing or decreasing away from a common boundary). Specifically, it was recommended that, in the short term, the text portion of the MUTC should be clear with regards to the policy that residential densities of new development should be compatible with existing adjacent densities.

The applicable text related to both transitions and flex density are included in the packet.

RECOMMENDATION: Based on feedback provided by the Steering Committee, staff took the text portion of the Mixed-Use Town Center land use (those pages with existing text are included in the packet) and created new language that was reflected in Ordinance 20-20 and that was presented to the Planning Commission on September 17.

Some key provisions in the proposed text were as follows:

1. Ensure that the inherent components of the Mixed-Use Town Center are still provided for but in more succinctly stated provisions.
2. An emphasis on interconnectedness (the people movement component) and iconic architecture that creates a unique sense of community identity.
3. Reference to form and arrangement of buildings as they relate to the public realm and surrounding plan of development.
4. An emphasis on ensuring that residential types and densities are appropriate to the context and the intent of having different types of residential in different areas. For example, higher density residential is discussed only as an option to be part of and support a downtown and only in those areas that do not abut existing residential communities. This helps connect the text of this portion of the Plan with other objectives in the Plan, such as protecting existing neighborhoods from incompatible new development.

PROPOSED MOTION: When Ordinance 20-20 was presented to the Planning Commission on September 17, Commissioners were generally in agreement with staffs' proposed amendments. Vice Mayor Povlin recommended some modifications to clarify certain aspects of the staffs' proposed amendments. Those modifications were supported by Commissioners and have been incorporated into Ordinance 20-20 which the

Planning Commission unanimously recommended for approval. Community Development Director, Mark Shipley, recommends approval of Ordinance 20-20 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-20-14

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AMENDMENTS TO THE TEXT OF THE COMPREHENSIVE LAND USE PLAN UPDATE DECEMBER 2012 FOR THE LAND USE DESCRIPTIONS FOR THE MIXED-USE TOWN CENTER LAND USE

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 the Comprehensive Land Use Plan Update on December 12, 2012; and

WHEREAS, the Farragut Municipal Planning Commission may periodically amend various aspects of the Comprehensive Land Use Plan Update;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends through Resolution PC-20-14 approval of Ordinance 20-20 to amend the text of the Mixed-Use Town Center land use.

ADOPTED this 17th day of September 2020.

Rita Holladay, Chairman

Scott Russ, Secretary

ORDINANCE:	20-20
PREPARED BY:	Shipley
REQUESTED BY:	Staff
CERTIFIED BY FMPC:	September 17, 2020
PUBLIC HEARING:	
PUBLISHED IN:	
DATE:	
1ST READING:	
2ND READING:	
PUBLISHED IN:	
DATE:	

AN ORDINANCE TO AMEND THE TEXT OF THE MIXED-USE TOWN CENTER LAND USE DESCRIPTIONS IN CHAPTER THREE OF THE COMPREHENSIVE LAND USE PLAN UPDATE

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, through the Farragut Municipal Planning Commission, created and adopted the Farragut Comprehensive Land Use Plan Update and Future Land Use Map; and,

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

WHEREAS, the Farragut Municipal Planning Commission adopted the Farragut Comprehensive Land Use Plan Update and Future Land Use Map by Resolution PC-12-18 on December 20, 2012; and

WHEREAS, the Tennessee Code Annotated, Section 13-4-202 et seq, provides that the Municipal Planning Commission and the chief legislative body may adopt parts of the Comprehensive Land Use Plan Update that correspond generally with one (1) or more of the functional subdivisions of the subject matter of the plan; and

WHEREAS, the Board of Mayor and Alderman of the Town of Farragut has adopted the Mixed-Use Town Center Land Use Descriptions Section of the Farragut Comprehensive Land Use Plan Update; and

WHEREAS, the Board of Mayor and Alderman of the Town of Farragut may periodically amend the text of the Mixed-Use Town Center Land Use Descriptions Section of the Farragut Comprehensive Land Use Plan Update;

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Farragut that the Farragut Comprehensive Land Use Plan Update, Chapter Three, Future Land Use Plan, Land Use Descriptions Section, Description 1, Mixed-Use Town Center, is hereby amended by replacing it in its entirety with the following:

SECTION 1.

I. Chapter Three/ Future Land Use Plan, Land Use Descriptions Section, 1. Town Center

Intent

- Provide for the creation of a unique town center for Farragut with a variety of shops, restaurants, businesses, offices, and residences, in a pedestrian-oriented setting
- Create a sense of community identity with a mixture of well-connected public gathering spaces and entertainment venues framed by an iconic architecture and streetscape
- Provide for a built environment that prioritizes walkability and pedestrian activity but still acknowledges, though to a lesser degree, the role of the automobile in a suburban community

Uses

- Though ultimately driven by form, provide for a mix of uses that complement each other, including employment, commercial, retail, services, offices, civic, and residential
- Retail-oriented uses with smaller, more pedestrian scale, footprints with a high degree of ground floor transparency
- A mix of residential types appropriate to the context and surrounding plan of development
- Residential uses with densities that are consistent with the transition and flex density concepts described in the Comprehensive Land Use Plan Update. Residential density in the Town Center land use area should transition internally so that the density along a common boundary is compatible with the density of the existing abutting residential community
- High density residential should only be permitted as part of a town center development plan
- A town center development plan which includes high density residential is intended to be located only in the area bound by S. Campbell Station Road, Concord Road, and Kingston Pike

Character

- Well-connected internally and externally for bicyclists and pedestrians
- Lively outdoor spaces and storefronts with a high degree of transparency
- Places to gather for a variety of different type of events
- Buildings that engage the street and that are inviting to pedestrians with wide sidewalks, outdoor dining, street trees, benches, planters, and other streetscaping enhancements
- On-street parking and a gridded or semi-gridded street layout system

- Appropriately scaled buildings that reflect an emphasis on form and arrangement that promotes uses consistent with the surrounding context

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

Mixed-Use Town Center (proposed language)

Intent

- Provide for the creation of a unique town center for Farragut with a variety of shops, restaurants, businesses, offices, and residences, in a pedestrian-oriented setting
- Create a sense of community identity with a mixture of well-connected public gathering spaces and entertainment venues framed by an iconic architecture and streetscape
- Provide for a built environment that prioritizes walkability and pedestrian activity but still acknowledges, though to a lesser degree, the role of the automobile in a suburban community

Uses

- Though ultimately driven by form, provide for a mix of uses that complement each other, including employment, commercial, retail, services, offices, civic, and residential
- Retail-oriented uses with smaller, more pedestrian scale, footprints with a high degree of ground floor transparency
- A mix of residential types appropriate to the context and surrounding plan of development
- Residential uses with densities that are consistent with the transition and flex density concepts described in the Comprehensive Land Use Plan Update. Residential density in the Town Center land use area should transition internally so that the density along a common boundary is compatible with the density of the existing abutting residential community
- High density residential should only be permitted as part of a town center development plan
- A town center development plan which includes high density residential is intended to be located only in the area bound by S. Campbell Station Road, Concord Road, and Kingston Pike

Character

- Well-connected internally and externally for bicyclists and pedestrians

- Lively outdoor spaces and storefronts with a high degree of transparency
- Places to gather for a variety of different type of events
- Buildings that engage the street and that are inviting to pedestrians with wide sidewalks, outdoor dining, street trees, benches, planters, and other streetscaping enhancements
- On-street parking and a gridded or semi-gridded street layout system
- Appropriately scaled buildings that reflect an emphasis on form and arrangement that promotes uses consistent with the surrounding context

Mixed Use Town Center (existing language)

Intent

- Increase Farragut's long-term economic sustainability by diversifying the retail tax base through the creation of a traditional downtown with a variety of shops, restaurants, businesses and residences, in a pedestrian-oriented setting.
- Integrate high-density residential development to help support retail and other commercial uses.
- Consider the creation of an entertainment district that draws people to the area. This could include subsidies for galleries or a resident artist elected each year. This would require a planning process to establish a vision, governance structure, and secure seed money.
- Create public gathering spaces
- Provide extended (evening) hours of operation that will cater to shopping, dining, and entertainment to increase the vitality of the area.

Uses

- A mix of uses including: employment, commercial, retail, services, civic, and residential.
- Substantial residential use—primarily multi-family residences, but some attached units (townhomes, duplexes) for transitions to adjacent single-family neighborhoods.
- Retail-oriented commercial uses, including “one off” establishments (local businesses) as well as chain establishments that utilize small footprints (such as coffee shops, small footprint versions of big box stores).
- Offices and personal services such as doctor, dentists, bookkeeping, or studios.

Also encourage:

- Public service providers (law enforcement, fire protection) and new schools.
- Entertainment options such as theater or performing arts.

Residential Density

- 8-15 dwelling units per acre.

Location

- Within a general one-mile radius of the intersection of Kingston Pike and Campbell Station Road

Character

- Connected building facades, with minor setback variations close to the sidewalk, on both sides of a street, that form a continuous shopping experience, with individual buildings adequately differentiated (to avoid strip appearance).
- High degree of ground floor transparency (glass) for visual interest to pedestrians.
- Comfortable bike and pedestrian connections to surrounding neighborhoods, with adequate bike parking.
- Pedestrian-focused amenities, places for gathering (pocket parks and plazas), wide sidewalks, outdoor dining, street trees, benches, consolidated newspaper racks, planters, and paving.
- Pedestrian scale signage.
- On-street parking to separate pedestrians from traffic and provide convenient parking; Major parking behind buildings, out of sight of pedestrians.
- Gridded or semi-gridded street network - a block pattern that includes a 'figure 8' pedestrian circulation pattern that wraps around corners (as opposed to a single street).

Transitions

To protect existing neighborhoods from incompatible new development, and to encourage gradual transitions even within a new development (such as between blocks with different densities), the following guidelines should be applied:

- If a density different from an adjacent property is proposed, the transition should occur within the proposed development (gradually increase or decrease away from the common boundary).

For example, if a new development with a medium density designation were placed next to an existing low density neighborhood, single-family homes should be placed along the common boundary, with duplexes and townhomes placed further away from the existing neighborhood. This will create a gradual transition of density away from the common property line and make adjacent developments compatible. However, if the medium density was placed alongside a non-residential use (commercial, office), density could increase to match the intensity of that use. For example a medium density residential development would ‘fit’ next to office or commercial.

- Gradual density increases are encouraged near mixed use, office and commercial developments, along arterials, and at major intersections, as long as they maintain quality standards to ensure compatibility with adjacent development.



Figure 10: Higher density transitioning gradually to lower density existing development.

Policy: Densities of new development should be compatible with existing adjacent densities.

Primary implementation tools

1. Mixed use development

Add housing variety and create mixed use zoning when implementing strategy 1 and 2.

2. Flexible density & transitions

The Town can take advantage of the relatively few remaining large vacant parcels in Farragut, by using the concept of “flexible density” to encourage, within new developments, a greater range of housing types. (See [Chapter 3 Future Land Use Plan](#) for more information).

Actions

1. Update zoning to:

- Create mixed use zoning districts that allow residential uses in commercial, office and some civic uses—with appropriate amenities (see [Chapter 3: Future Land Use Plan](#) for more information).
- Allow greater range of housing types within a development, including the concept of flexible, or averaging, density

Strategy 4. Increase Connectivity

Many of Farragut’s subdivisions have only a single entrance. Single-entry subdivisions have impacts on the rest of the community in the form of congestion and longer distances to travel. Increased roadway connectivity provides more options for travel and thereby reduces congestion. It also improves the efficiency of school buses and emergency services and provides access when one entry may be blocked. Increasing pathway

connectivity encourages walking and biking, which is attractive to both elderly and starter families.

Primary implementation tools

1. Connect new development

Require new development to connect to surrounding development when possible. The plan identifies a number of potential “desire lines” for connecting roads and trails. These should be implemented through the subdivision review process, and condition approval on their construction.

2. Fix missing links

Construct “missing links” (pedestrian ways and roadways) in existing developments, where routes are feasible.

3. Continue to implement the Road Master Plan and the Pedestrian and Bicycle Plan (PBP)

Potential Roadway



Figure 11: Potential roadways identify missing links and in some cases desired roadway connections. (See [Chapter 3: Future Land Use Plan](#) for more information.)

How to use the concepts, descriptions, and map

the Comprehensive plan map is a quick visual reference for the whole Comprehensive plan. to better understand the logic, assumptions, and detailed expectations for elements of the map, please refer to the Concepts and descriptions.

as this is the town's first future land use plan, great care was taken to reflect existing conditions as well as citizen's desires, including:

- 1. building condition and potential for redevelopment
- 2. environmental constraints such as steep slopes, sinkholes, drainage and flooding. (see figure 20)
- 3. Zoning (existing use by right)
- 4. adjacent land use
- 5. owner intent
- 6. public desire (creation of a more holistic community)
- 7. protecting existing uses

the comprehensive plan map is a physical expression of the plans eight key strategies:

- | | |
|---|-------------------------------|
| 1. bringing about a downtown | 4. increase Connectivity |
| 2. repair aging shopping Centers | 5. Capitalize on our heritage |
| 3. allow/encourage greater housing Choice | 6. expand our borders |
| | 7. enhance our identity |
| | 8. plan for remaining vacant |

This chapter has three main parts:

- A. *Future Land Use Concepts* (FLUC) are key ideas (such as pedestrian ways, activity hubs, and flex density) that influence how land is utilized. While they are not land uses, they influence how land is used.
- B. *Land Use Descriptions* (LUD) translates the key concepts into land use categories that describe the intent, character, applicability, density, and location criteria for each of the 13 land uses.
- C. The *Future Land Use Map* (FLUM) and the *Comprehensive Plan Map* (CPM) translate the FLUC and LUD into a physical form, specifying locations throughout the town. The CPM displays land uses plus the land use concepts—in a way that is consistent with the 8 plan strategies. (See [Chapter 2: Eight Key Strategies](#).)

Future Land Use Concepts

Future Land Use Concepts are key ideas that influence land utilization. They are identified on the Comprehensive Plan Map.

Flex density

To encourage a greater variety of housing types in new neighborhoods, the residential and mixed use descriptions contain a range of density for residential uses. This range encourages diversity in development to avoid monotonous “cookie-cutter” similarity.

The “base” density assumed for the zoning or Planned Unit Development (PUD) designation of a parcel is the lowest density of the designated range. The Town will consider granting zoning with higher density (within the range) relative to demonstrated significant public benefits achieved by the proposed project, such as the provision of pedestrian amenities and/or the preservation of open space. In most areas, the midpoint of the range should be considered an overall average that can be achieved by using a mix of unit types and/or lot sizes within the range. For example, in the

medium density residential land use (6-12 units/acre), the average of 9 units per acre could be achieved by mixing single-family homes, duplexes, and even some townhomes.

To ensure that the new development is compatible with existing neighborhoods, gradual transitions between different densities should occur (see [Transitions](#)).

Policy 4: The base density assumed for the rezoning or Planned Unit Development (PUD) designation of a parcel is the lowest density of the designated range. The Town will consider granting higher density in the range relative to demonstrated significant public benefits to be achieved by the project. Parcels must be large enough to allow transitions or surrounding density should be matched.

Mixed use

Throughout the planning process, Farragut’s citizens expressed a desire to allow (and even encourage) residential uses to be mixed with retail and employment uses in certain areas.

Mixed land use designations (mixed use town center and mixed use neighborhood) should encourage the co-location of residential with a variety of non-residential uses. Commercial land uses and office/light industrial are allowed to include residential uses when there are adequate amenities (extensive pedestrian amenities, the dedication of a large park) to support residents.

With enough people living in and nearby a mixed use center, it will attract a retail mix that reduces its reliance on automobile traffic.

Activity hubs

The town’s Strategic Plan identified a number of activity centers, defined as “Self-contained community where residents enjoy easy access to shopping and restaurants, entertainment, worship and schools within minutes of home.”

Mixed use town center

Intent

- Increase Farragut's long-term economic sustainability by diversifying the retail tax base through the creation of a traditional downtown with a variety of shops, restaurants, businesses and residences, in a pedestrian-oriented setting.
- Integrate high-density residential development to help support retail and other commercial uses.
- Consider the creation of an entertainment district that draws people to the area. This could include subsidies for galleries or a resident artist elected each year. This would require a planning process to establish a vision, governance structure, and secure seed money.
- Create public gathering spaces
- Provide extended (evening) hours of operation that will cater to shopping, dining, and entertainment to increase the vitality of the area.

Uses

- A mix of uses including: employment, commercial, retail, services, civic, and residential.
- Substantial residential use—primarily multi-family residences, but some attached units (townhomes, duplexes) for transitions to adjacent single-family neighborhoods.
- Retail-oriented commercial uses, including “one off” establishments (local businesses) as well as chain establishments that utilize small footprints (such as coffee shops, small footprint versions of big box stores).
- Offices and personal services such as doctor, dentists, bookkeeping, or studios.
- Also encourage:
 - Public service providers (law enforcement, fire protection) and new schools.
 - Entertainment options such as theater or performing arts.

Residential Density

- 8-15 dwelling units per acre.



Figure 26: Mixed use land uses (Mixed use town center and Mixed use neighborhood).



Figure 27: Mixed use town center character.

Location

- Within a general 1 mile radius of Kingston Pike and Campbell Station Road.

Character

- Connected building facades, with minor setback variations close to the sidewalk, on both sides of a street, that form a continuous shopping experience, with individual buildings adequately differentiated (to avoid strip appearance).
- High degree of ground floor transparency (glass) for visual interest to pedestrians.
- Comfortable bike and pedestrian connections to surrounding neighborhoods, with adequate bike parking.
- Pedestrian-focused amenities, places for gathering (pocket parks and plazas), wide sidewalks, outdoor dining, street trees, benches, consolidated newspaper racks, planters, and paving.
- Pedestrian scale signage.

- On-street parking to separate pedestrians from traffic and provide convenient parking; Major parking behind buildings, out of sight of pedestrians.
- Gridded or semi-gridded street network - a block pattern that includes a 'figure 8' pedestrian circulation pattern that wraps around corners (as opposed to a single street).

Other

- Require consistent hours of operation.

(See [Chapter 2: Eight Key Strategies Strategy 1 Bring About a Downtown](#) and [Chapter 5: Extended Implementation Tools](#) for more information)

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Allison Myers, Town Recorder/Treasurer

SUBJECT: First Reading of Ordinance 20-21, Ordinance to Amend the General Fund and the Insurance Fund for the Fiscal Year 2020-2021 budget, passed by Ordinance 20-07

INTRODUCTION:

The purpose of this agenda item is to approve Ordinance 20-21 on first reading to amend the Fiscal Year 2021 General Fund and Insurance Aid Fund Budgets.

DISCUSSION:

The **General Fund** will be amended by increasing the appropriated expenditures from \$7,316,228 to \$7,335,228, an increase of \$19,000.

- **Community Center**

- **\$19,000-** The increase in the expenditures is for the replacement of the Community Center Water Source Heat Pump. The Town will be responsible for half of the total replacement cost, \$37,265.

FINANCIAL SECTION:

With the \$19,000 adjustment, the amended fund balance for the General Fund is \$19,692,203.

Account Number: General Fund Budget		
<u>Amended FY2021 Budget</u>	<u>Requested Amendment</u>	<u>FY2021 Amended Budget</u>
\$7,316,228	\$19,000	\$7,335,288
Approved By: <u>Allison Myers</u>		

The **Insurance Fund** will be amended by increasing the appropriated expenditures from \$0 to \$6,000, an increase of \$6,000.

- **Retirement Benefit Contribution**

- **\$6,000-** Based on the investment income actuarial assumptions, the plan administrator has advised the Town to contribute \$6,000 this fiscal year

FINANCIAL SECTION:

Account Number: Insurance Fund Budget		
<u>Original FY2021 Budget</u>	<u>Requested Amendment</u>	<u>FY2021 Amended Budget</u>
\$0	\$6,000	\$6,000
Approved By: <u>Allison Myers</u>		

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

PROPOSED MOTION: Motion to approve Ordinance 20-21 on first reading.

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	_____	_____	_____	_____	_____

ORDINANCE	20-21
PREPARED BY	Myers
1 ST READING	October 8, 2020
2 nd READING	October 22, 2020
PUBLISHED IN	Shopper News Farragut
DATE	

**AN ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE
AMENDING THE FISCAL YEAR 2020-2021 BUDGET, PASSED BY ORDINANCE 20-07**

WHEREAS, the Town of Farragut adopted the fiscal year 2020-21 budget by passage of Ordinance Number 20-07 on June 11, 2020; and

WHEREAS, pursuant to the Tennessee State Constitution, Section 24 of Article II, no public money shall be expended except pursuant to appropriations made by law; and

WHEREAS, expenses for the General Fund & Insurance Fund will be greater than budgeted; and

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF FARRAGUT, TENNESSEE THAT CHANGES BE MADE TO THE FISCAL YEAR 2019-2020 BUDGET AS FOLLOWS:

SECTION 1. Ordinance 20-07 is hereby amended by:

- The **General Fund** will be amended by increasing the appropriated expenditures from \$7,316,228 to \$7,335,228, an increase of \$19,000.
- The **Insurance Fund** will be amended by increasing the appropriated expenditures from \$0 to \$6,000 an increase of \$6,000.

SECTION 2. The Board of Mayor and Aldermen authorizes the Town Recorder to make said changes in the accounting system.

SECTION 3. This ordinance shall take effect 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: Darryl W. Smith, PE

SUBJECT: Approval of Change Orders No. 1 and No. 2, Contract 2020-12, McFee Park Phase 3

INTRODUCTION: The purpose of this item is to consider approval of change orders for additional work outside the project scope at the Town's McFee Park Phase 3 project.

BACKGROUND: The Board of Mayor and Aldermen awarded Contract 2020-12 to Merit Construction, Inc. on March 12, 2020, for a total lump sum contract price of \$7,385,000.00. The project consists of a major park expansion including a great lawn, tennis complex, restroom pavilion, entrance roads and parking. At the time of award, the Board authorized staff to approve minor change orders as the project progresses, up to a limit of \$50,000. Staff requested this authority as a means of providing swifter approval to keep the project moving forward, with the understanding that we would bring these change orders to the Board from time to time in order to "reset" staff's authority to \$50,000. Attached are two change orders already approved by staff.

Change Order 1

PCO 1: TDEC Fees. Tennessee Department of Environment and Conservation (TDEC) requires a Construction General Permit for any development which involves clearing vegetation of one or more acres. The purpose is to ensure adequate engineering and preventative measures are in place to protect Tennessee's natural streams and rivers. Merit has applied for and acquired the permit on behalf of the Town. Total cost was \$3,000.00.

Change Order 2

PCO 2: Changes at McFee Road. As currently designed, there is a storm drain inlet grate within the roadway at the new entrance to the Park. These changes are to cap the storm drain in the roadway and revise the south curb radius where the Park Road meets McFee Road to leave an existing curb inlet undisturbed. Total cost proposal is \$5,208.00.

PCO 6: Power Service Entry. Current design includes a power service pole to be located within the park, with overhead power line extending to an existing pole at McFee Road. This change eliminates the separate power service pole and extends the underground electrical conduit to the existing LCUB pole along McFee Road. Total cost of this proposal is \$7,541.00.

Staff's opinion is that the additional work outlined above is necessary to advance this project toward completion. Total cost for these Change Orders is **\$15,749.00.**

FINANCIAL SECTION:

**Project: Contract 2020-12, McFee Park
Phase 3**

<u>Project Budget</u>	<u>Requested Amount</u>	<u>Expenditures & Contracts to Date</u>	<u>Available Amount</u>
\$8,650,000	\$15,749.00	\$8,227,466	\$406,785

Approved

By: Allison Myers

RECOMMENDATION BY: Darryl Smith, Town Engineer

PROPOSED MOTION: Approval of Change Orders 1 & 2 for Contract 2020-12, McFee Park Phase 3 and authorization for staff approval of change orders up to \$50,000.

BOARD ACTION:

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

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

AIA[®] Document G701[™] – 2017

Change Order

PROJECT: *(Name and address)*

McFee Park Phase III
Farragut, Tennessee

CONTRACT INFORMATION:

Contract For: General Construction
Date: March 13, 2020

CHANGE ORDER INFORMATION:

Change Order Number: 002
Date: October 8, 2020

OWNER: *(Name and address)*

Town of Farragut
11408 Municipal Center Drive
Farragut, TN 37934

ARCHITECT: *(Name and address)*

Ross/Fowler, P.C.
5103 Kingston Pike
Suite 105
Knoxville, TN 37919

CONTRACTOR: *(Name and address)*

Merit Construction
10435 Dutchtown Road
Knoxville, TN 37932

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

The changes in the work described in Attachment A dated October 8, 2020

The original Contract Sum was	\$ 7,385,000.00
The net change by previously authorized Change Orders	\$ 3,000.00
The Contract Sum prior to this Change Order was	\$ 7,388,000.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 12,749.00
The new Contract Sum including this Change Order will be	\$ 7,400,749.00

The Contract Time will be increased by Zero (0) days.

The new date of Substantial Completion will be Unchanged

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Ross/Fowler, P.C.

ARCHITECT *(Firm name)*

Merit Construction

CONTRACTOR *(Firm name)*

Town of Farragut

OWNER *(Firm name)*

SIGNATURE

Michael F. Fowler, President

PRINTED NAME AND TITLE

DATE

SIGNATURE

Shannon Sapp, President

PRINTED NAME AND TITLE

DATE

SIGNATURE

David Smoak, Town Administrator

PRINTED NAME AND TITLE

DATE

McFee Park Phase 3

October 8, 2020

**Change Order 002
Attachment A**

Re: Cost Proposal Numbers: 2 and 6

We are enclosing herewith changes to the subject project. We have reviewed the contractor's proposed changes and find the proposed changes in the Contract Sum to be appropriately documented and reasonable.

The following changes are requested:

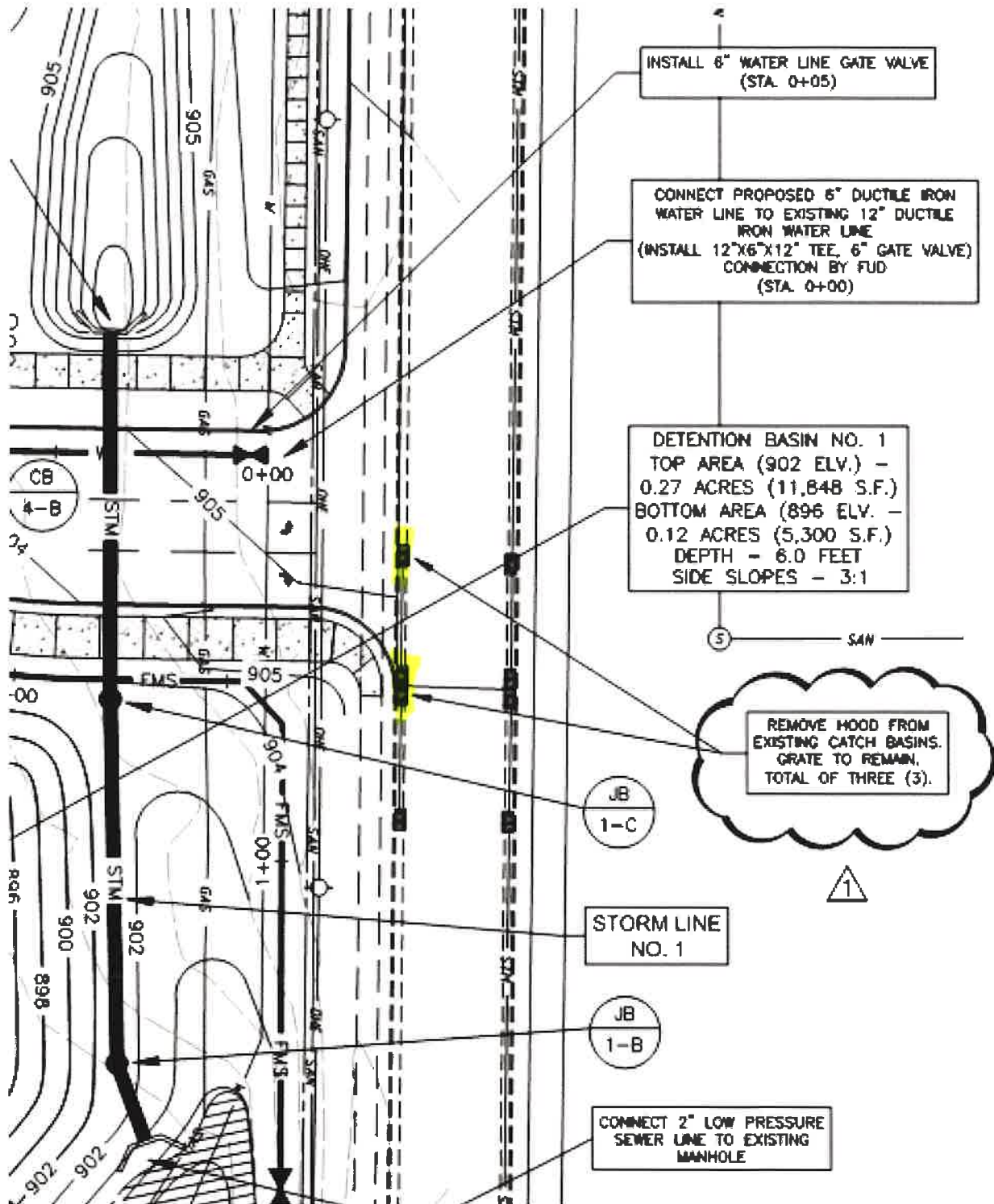
CP 002 Changes at McFee Road

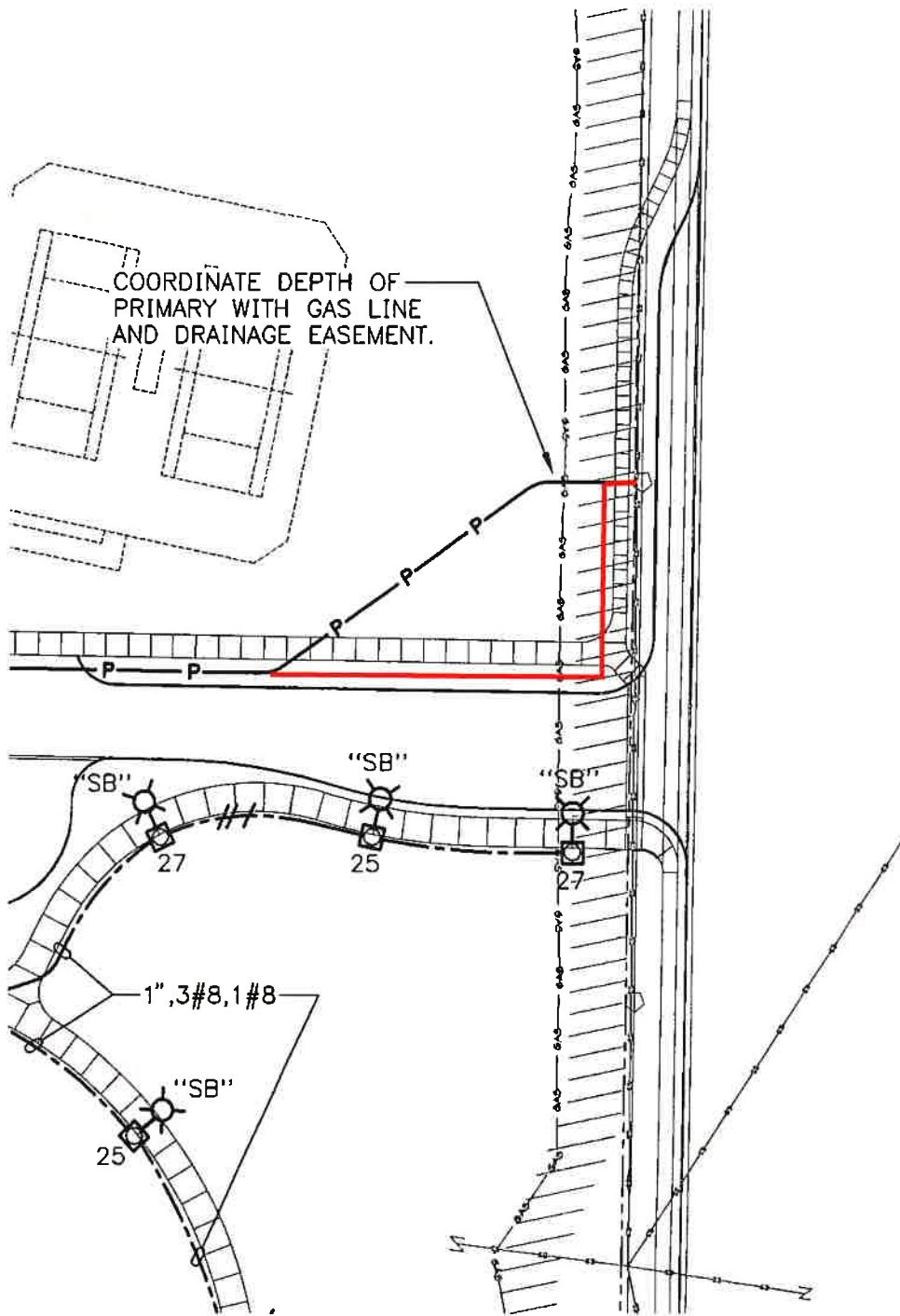
These changes requested by the Town are to cap a storm drain in the roadway and revise the south curb radius where the Park Road meets McFee Road to leave an existing curb inlet undisturbed. The proposed changes increase the Contract Sum by an amount of \$5,208.00. The Contract Time is unchanged.

CP 006 Power Service Entry

This change requested by the Town eliminates the separate power service pole shown on the electrical drawings and extends the underground electrical conduit to an existing LCUB pole along McFee Road. This proposed change increases the Contract Sum in the amount of \$7,541.00. No change in the Contract Time is recommended.







PARTIAL SITE PLAN -
ELECTRICAL

McFEE PARK PHASE 3
KNOXVILLE, TENNESSEE



Vreeland Engineers Inc.
Knoxville, Tennessee

Scale: 1"-60'-0"

Date: 8/18/20

Job No: 17011

Drawing No:

SE1.0R1

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Darryl W. Smith, PE

SUBJECT: Approval of Change Order No. 4, Contract 2020-12, McFee Park Phase 3

INTRODUCTION: The purpose of this item is to consider approval of change orders for additional work outside the project scope at the Town's McFee Park Phase 3 project.

BACKGROUND: The Board of Mayor and Aldermen awarded Contract 2020-12 to Merit Construction, Inc. on March 12, 2020, for a total lump sum contract price of \$7,385,000.00. The project consists of a major park expansion including a great lawn, tennis complex, restroom pavilion, entrance roads and parking. Attached is a Change Order request for additional work by Merit Construction that was not included in the original contract documents. The following changes are requested.

Change Order 4

PCO 3: Utility Relocation. At the time of bid, it was unknown the exact scope of utility relocation that would be required during construction of the new Park Road. The current contract contains a \$20,000 allowance for relocation of utilities, which was included for bidding purposes until the exact scope could be determined. The utilities have now been uncovered and the Architect has issued a design change for the relocation scope. Merit has provided a cost estimate for this work of \$54,241 which is \$34,241 over the current budgeted allowance. Staff requests approval of this Change Order to provide direction to Merit to perform the relocation work on a Time and Materials basis, with a budget amount of \$40,000. Actual costs associated with the work will be tracked by staff, and the Town will reimburse only the actual costs.

FINANCIAL SECTION:

Project: Contract 2020-12, McFee Park Phase 3			
<u>Project Budget</u>	<u>Requested Amount</u>	<u>Expenditures & Contracts to Date</u>	<u>Available Amount</u>
\$8,650,000	\$40,000	\$8,243,215	\$366,785
Approved			
By: <u>Allison Myers</u>			

RECOMMENDATION BY: Darryl Smith, Town Engineer

PROPOSED MOTION: Approval of Change Order 4 for Contract 2020-12, McFee Park Phase 3, with a total budget of \$40,000.

BOARD ACTION:

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

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



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Construction Change Directive

PROJECT: <i>(name and address)</i> McFee Park Phase III Farragut, Tennessee	CONTRACT INFORMATION: Contract For: General Construction Date: March 13, 2020	CCD INFORMATION: Directive Number: 001/C.O. 004 Date: October 1, 2020
OWNER: <i>(name and address)</i> Town of Farragut 11408 Municipal Center Drive Farragut, TN 37934	ARCHITECT: <i>(name and address)</i> Ross/Fowler, P.C. 5103 Kingston Pike Suite 105 Knoxville, TN 37919	CONTRACTOR: <i>(name and address)</i> Merit Construction 10435 Dutchtown Road Knoxville, TN 37932

The Contractor is hereby directed to make the following change(s) in this Contract:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits.)

In accordance with Allowance #1 relocate utilities as shown on C1.6 dated 6/22/20 and L6.2 dated 6/22/20

PROPOSED ADJUSTMENTS

1. The proposed basis of adjustment to the Contract Sum or Guaranteed Maximum Price is:

- ☐ Lump Sum decrease of \$0.00
- ☐ Unit Price of \$ per
- ☒ Cost, as defined below, plus the following fee: included in amount below
(Insert a definition of, or method for determining, cost)
Time and Material not to exceed \$34,241.00
- ☐ As follows:

2. The Contract Time is proposed to remain unchanged. The proposed adjustment, if any, is .

NOTE: The Owner, Architect and Contractor should execute a Change Order to supersede this Construction Change Directive to the extent they agree upon adjustments to the Contract Sum, Contract Time, or Guaranteed Maximum price for the change(s) described herein.

When signed by the Owner and Architect and received by the Contractor, this document becomes effective IMMEDIATELY as a Construction Change Directive (CCD), and the Contractor shall proceed with the change(s) described above.

Contractor signature indicates agreement with the proposed adjustments in Contract Sum and Contract Time set forth in this CCD.

Ross/Fowler, P.C.

ARCHITECT *(Firm name)*

SIGNATURE

Michael F. Fowler, President

PRINTED NAME AND TITLE

DATE

Town of Farragut

OWNER *(Firm name)*

SIGNATURE

David Smoak, Town Administrator

PRINTED NAME AND TITLE

DATE

Merit Construction

CONTRACTOR *(Firm name)*

SIGNATURE

Tommy Cutcher, Project Manager

PRINTED NAME AND TITLE

DATE

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Darryl W. Smith, PE

SUBJECT: Approval of Change Order No. 3, Contract 2020-12, McFee Park Phase 3

INTRODUCTION: The purpose of this item is to consider approval of change orders for additional work outside the project scope at the Town's McFee Park Phase 3 project.

BACKGROUND: The Board of Mayor and Aldermen awarded Contract 2020-12 to Merit Construction, Inc. on March 12, 2020, for a total lump sum contract price of \$7,385,000.00. The project consists of a major park expansion including a great lawn, tennis complex, restroom pavilion, entrance roads and parking. Attached is a Change Order request for additional work by Merit Construction that was not included in the original contract documents. The following changes are requested.

Change Order 3

PCO 8: Basketball Court Addition and Tennis Court Changes. This Change Order is to add a basketball court and make minor changes to the tennis courts as described below. Please also see the attached drawing with highlighted location of the proposed changes.

Base Price - \$208,405.00

- Addition of one asphalt basketball court with sidewalks and landscaping
- Addition of an indentation in the fence line at the north and south ends of the tennis courts
- Addition of four concrete pads for spectator seating between the sidewalk and the tennis courts
- Modifications to the shade structures to provide more shade

Add #1 - \$9,900.00

- Addition of applied sport court surface to the asphalt basketball court

Add #2 - \$19,700.00

- Addition of perimeter enclosure fencing of the basketball court

Add #3 - \$94,286.00

- Addition of sports lighting system including 4 MUSCO pole mounted lights and all associated electrical items

Total cost for this Change Order with all options is **\$332,291.00.**

Please note the completion date for the project remains unchanged. However, Merit has requested an additional sixty (60) days for completion of the work associated with this Change Order only.

FINANCIAL SECTION:

Project: Contract 2020-12, McFee Park Phase 3			
		<u>Expenditures & Contracts to Date</u>	<u>Available Amount</u>
<u>Project Budget</u>	<u>Requested Amount</u>		
\$8,650,000	\$332,291	\$8,290,115	\$27,594
Approved	Allison Myers		
By:			

RECOMMENDATION BY: Darryl Smith, Town Engineer

PROPOSED MOTION: Approval of Change Order No. 3 for Contract 2020-12, McFee Park Phase 3, with a total cost of \$_____and _____days added for completion of the work described.

BOARD ACTION:

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

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

McFee Park Phase 3

October 8, 2020

Change Order 003**Attachment A**

Re: Cost Proposal Number 8

We are enclosing herewith changes to the subject project. We have reviewed the contractor's proposed changes and find the proposed changes in the Contract Sum and Time to be appropriately documented and reasonable.

The following changes are requested:

CP 008 Basketball Court Addition and Tennis Court Changes

The changes requested by the Town are to make certain changes at the tennis court and to add a basketball court as described below.

The requested changes to the tennis courts include:

- adding an indentation in the fence line at the north and south ends of the tennis courts,
- the addition of four concrete pads for spectator seating between the sidewalk and the tennis courts,
- modifying the shade structures to provide more shade.

The requested addition of the basketball court includes:

- Base price- One asphalt basketball court
- Add #1- Sport court surface
- Add #2- Perimeter fence
- Add #3- Court Lighting

These proposed changes increase the Contract Sum by the following amounts:

Base Bid (Tennis Court Changes and Asphalt Basketball Court)- \$208,405.00

Basketball Court Add #1- \$9,900.00

Basketball Court Add #2- \$19,700.00

Basketball Court Add #3- \$94,286.00

The Contract Time shall be increased by sixty (60) days limited to this scope of work. The date of Substantial Completion is unchanged by this Change Order.





ENLARGED
SITE PLAN
ADD ALTERNATE
L2.6

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Darryl W. Smith, PE

SUBJECT: Approval of Supplement Request for Additional Design Services from Ross-Fowler, PC at McFee Park Project.

INTRODUCTION: The purpose of this item is to consider approval of a request for additional payment for design services from Ross-Fowler, PC for work outside the project scope at the Town's McFee Park Phase 3 project.

BACKGROUND: The Board of Mayor and Aldermen previously approved a contract with Ross Fowler, PC for design services at a cost of 7.25% of the estimated construction cost of the McFee Park Phase 3 project. Since then, supplements have increased the Town's cost to \$559,124.00. At the request of the Board, staff asked Ross Fowler to revise the project plans as follows:

1. Add an asphalt basketball court.
2. Add concrete walkway access to the basketball court.
3. Add planting and irrigation to the areas west and north of the basketball court.
4. Add four concrete pads for spectator seating between the tennis courts and the sidewalk.
5. Revise the tennis shade structures as requested.
6. Revise the fence at the north and south ends of the tennis courts as requested.

These revisions have been presented as Change Order 3 to the project scope. Ross Fowler requests supplemental fee of \$6,900, and approval will increase their fee to \$566,024.00.

FINANCIAL SECTION:

Project: Contract 2020-12, McFee Park Phase 3			
*Numbers are based on budget without Change #3			
		<u>Expenditures & Contracts to Date</u>	<u>Available Amount</u>
<u>Project Budget</u>	<u>Requested Amount</u>		
\$8,650,000	\$6,900.00	\$8,283,215	\$359,885
Approved By: <u>Allison Myers</u>			

RECOMMENDATION BY: Darryl Smith, Town Engineer

PROPOSED MOTION: Approval of supplement request from Ross Fowler, PC for additional design services for McFee Park Phase 3.

BOARD ACTION:

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

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

AIA® Document G802™ – 2017

Amendment to the Professional Services Agreement

PROJECT: *(name and address)*
McFee Park Phase III
Farragut, Tennessee

AGREEMENT INFORMATION:
Date: October 26, 2017

AMENDMENT INFORMATION:
Amendment Number: 003
Date: September 24, 2020

OWNER: *(name and address)*
Town of Farragut
11408 Municipal Center Drive
Farragut, TN 37934

ARCHITECT: *(name and address)*
Ross/Fowler, P.C.
5103 Kingston Pike
Suite 105
Knoxville, TN 37919

The Owner and Architect amend the Agreement as follows:

Revise the drawings to include the following work requested by the Town:

1. Add an asphalt basketball court. Surfacing, fencing and lighting to match the tennis courts to be shown as adds.
2. Add concrete walkway access to the basketball court
3. Add planting and irrigation to the areas west and north of the basketball court
4. Add four concrete pads for spectator seating between the tennis courts and the sidewalk
5. Revise the tennis shade structures as requested
6. Revise the fence at the north and south ends of the tennis courts as requested

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:

The Architect and their consultants will provide the requested drawing changes on an hourly basis in an amount not to exceed \$6,900.00

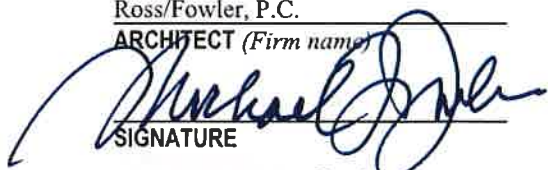
Schedule Adjustment:

The Architect is to proceed as quickly as is consistent with good practice.

SIGNATURES:

Ross/Fowler, P.C.

ARCHITECT *(Firm name)*


SIGNATURE

Michael F. Fowler, President

PRINTED NAME AND TITLE

9.24.20
DATE

Town of Farragut

OWNER *(Firm name)*

SIGNATURE

Ron Williams, Mayor

PRINTED NAME AND TITLE

DATE

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Allison Myers, Town Recorder/Treasurer

SUBJECT: Approval of Purchase from Wilson County Motors for a 2021 2-Wheel Drive ½ Ton Pick-up Truck

DISCUSSION: In order to comply with guidance from the Federal, State, and County Health Department COVID-19 guidance for social distancing and to promote contact tracing in the event of a positive case of COVID-19, employees of the Public Works Department need to adjust their transportation protocol. Under normal transportation protocol, three to four individuals would ride together in one vehicle to and from work assignment locations. Doing so during the COVID-19 pandemic, however, would exceed guidance for limiting vehicle capacity to two individuals. Currently, in order to comply with health and safety guidance, employees are utilizing dump trucks and other specialty equipment for every-day use. Doing so is not cost-effective in terms of gas mileage or wear and tear as these specialty vehicles are not intended for such high-mileage every-day use. The purchase of the additional vehicle will allow employees to follow social distancing, scheduling, and contact tracing guidance from public health authorities.

Wilson County Motors has a 2021 Chevrolet Silverado ½ ton, double cab, 2-wheel drive pick-up truck on its lot. The cost through the State of Tennessee contract is \$25,888.

FINANCIAL SECTION: This is not a budgeted item but will be reimbursed through the Tennessee CARES Act. Through the Coronavirus Relief Fund (CRF), the CARES Act provides payments to state, local and tribal governments navigating the impact of the COVID-19 outbreak.

RECOMMENDATION BY: Allison Myers, Town Recorder/Treasurer

PROPOSED MOTION: To approve the purchase of a 2021 2-Wheel Drive ½ Ton Pick-up Truck from Wilson County Motors in the amount of \$25,888.

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	_____	_____	_____	_____	_____





QUOTE

Wilson County Motors

PURCHASE ORDER #
DATE: OCTOBER 6, 2020

903 South Hartmann Drive
Phone 615.444.9642 Fax 615.547.0286
Sabrina@wilsoncountyauto.com

TO
Town of Farragut

FLEET DEPT	DPP 1 DATE	DPP 2 DATE	FAN#	DELIVERY DATE	PAYMENT TERMS	ORDER DATE
Sabrina Edwards			Delivery		Upon Delivery	

QTY	ITEM #	DESCRIPTION	UNIT PRICE		LINE TOTAL
1		2021 Silverado Double Cab 2wd	Invoice Price		34,984.05
		Government Assistance		-9700	
		Federal Tire Fee	5.00		
		Region fee Mark up	599.00		
TOTAL					
SUBTOTAL					
				Tax Exempt	
TOTAL					25,888.03

Quotation prepared by: Danielle Rodriguez _____

This is a quotation on the goods named, subject to the conditions noted below: [Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.]

To accept this quotation, sign here and return: _____

2021 SILVERADO DBL CUSTOM 2WD	GENERAL MOTORS LLC
GAZ SUMMIT WHITE /V6G	
H1T JET BLACK	RENAISSANCE CENTER
ORDER NO. XWMJNB/TRE STOCK NO.	DETROIT MI 48243-1114
VIN 1GC RWBE H9 MZ107369	VEHICLE INVOICE 1AD63002694
*****2903*****13*17726S	

MODEL & FACTORY OPTIONS	MSRP	INV AMT	RETAIL - STOCK
CC10753 SILVERADO DBL CUSTOM 2WD	35900.00	34140.90	INVOICE 09/21/20
C5U GVWR: 6,800 LBS. (3,084 KG)	N/C	N/C	SHIPPED 09/21/20
FE9 50-STATE EMISSIONS	N/C	N/C	EXP I/T 09/24/20
GU6 REAR AXLE: 3.42 RATIO	N/C	N/C	INT COM 09/24/20
G80 AUTO LOCKING REAR DIFFERENTIAL	395.00	359.45	PRC EFF 09/21/20
LV3 ENGINE: 4.3L ECOTEC3 V6	N/C	N/C	KEYS XXXXX XXXXX
WITH ACTIVE FUEL MANAGEMENT			WFP-S QTR OPT-1
MYC TRANSMISSION: 6-SPEED AUTO	N/C	N/C	BANK: ALLY - 340
NZP 20" BRIGHT SILVER PAINTED	N/C	N/C	CHG-T0 17-726
ALUMINUM WHEELS			
RIA ALL-WEATHER FLOOR LINERS	210.00	191.10	SHIP WT: 4721
(DEALER INSTALLED)			HP: 36.9
1SZ 4.3L ECOTEC3 V6 ENGINE CREDIT	2000.00-	1820.00-	GVWR: 6800
			GAWR.FT: 3700
			GAWR.RR: 3800
			EMPLOY: 33451.59
			SUPPLR: 34766.45
			NTR: 1/2
			DAN: CUSV6
			EMPINC: 1878.58
			SUPINC: 563.72

TOTAL MODEL & OPTIONS	34505.00	32871.45	ACT 237	33431.30
DESTINATION CHARGE	1595.00	1595.00	H/B 261	1035.15
DEALER IMR CONTRIBUTION		172.53	ADV 261	172.53
LMA GROUP CONTRIBUTION		345.05	EXP 65A	345.05

TOTAL	36100.00	34984.03	PAY 310	34984.03
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MEMO: TOTAL LESS HOLDBACK AND

APPROX WHOLESALE FINANCE CREDIT	33194.98
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INVOICE DOES NOT REFLECT DEALER'S ULTIMATE COST BECAUSE OF MANUFACTURER REBATES, ALLOWANCES, INCENTIVES, HOLDBACK, FINANCE CREDIT AND RETURN TO DEALER OF ADVERTISING MONIES, ALL OF WHICH MAY APPLY TO VEHICLE.

THIS MOTOR VEHICLE IS SUBJECT TO A SECURITY INTEREST HELD BY ALLY.

WILSON COUNTY CHEVROLET BUICK GMC	REMIT TO ALLY NO. 340
	VIN 1GCRWBEH9MZ107369
	\$ 34984.03 INV 1AD63002694
	DUE 09/24/20 DEALER 17-726