



**FARRAGUT BOARD OF MAYOR AND ALDERMEN
AGENDA**

January 28, 2021

WORKSHOP

5:45 PM

**Introduction of Form Based Code
Discussion of Housing need demand study**

BMA MEETING

7:00 PM

- I. Roll Call**
- II. Approval of Agenda**
- III. Approval of Minutes**
 - A. January 14, 2021
- IV. Mayor's Report**
- V. Business Items**
 - A. Approval of Supplemental Request from Kimley Horn for additional engineering services for the Union Road Improvement Project
- VI. Ordinances**
 - A. Public Hearing & Second Reading
 - 1. **Ordinance 21-01**, an ordinance to amend the future land use map in the Comprehensive Land Use Plan Update for a portion of Parcel 003.19, Tax Map 143 (a portion of the property referenced as 133 Concord Road) associated with the Farragut Town Center at Biddle Farms project from Medium Density Residential to Town Center (CHM, LLC, Applicant)
 - 2. **Ordinance 21-02**, an ordinance to amend the Farragut Zoning Map in association with the Farragut Town Center at Biddle Farms project, 11230 and 11240 Kingston Pike and 133 Concord Road, Parcels 3.02, 3.03, 3.10, and a portion of 3.19, Tax Map 143, from General Commercial (C-1) and General Single-Family Residential (R-2) to

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

It is the policy of the Town of Farragut not to discriminate on the basis of race, color, national origin, age, sex, or disability pursuant to Title VI of the civil Rights Act of 1964, Public Law 93-112 and 101-336 in its hiring, employment practices and programs. To request accommodations due to disabilities, please contact the ADA Coordinator at jcurry@townoffarragut.org or 865-966-7057 in advance of the meeting.

Planned Commercial Development (PCD), 43.63 Acres (CHM, LLC, Applicant)

3. **Ordinance 21-03**, an ordinance to amend the Farragut Zoning Ordinance, Chapter 3., Section XII. F. Mixed Use Town Center, associated with the Farragut Town Center at Biddle Farms project, 11230 and 11240 Kingston Pike and 133 Concord Road, Parcels 3.02, 3.03, 3.10, and a portion of 3.19, Tax Map 143, 43.63 Acres (Budd Cullom, Applicant)

VII. Town Administrator's Report

VIII. Town Attorney's Report

IX. Citizens Forum

This meeting can be viewed live on the Farragut YouTube Channel, www.townoffarragut.org/livestream, Charter channel 193 and TDS channel 3. The meeting will be held virtually, authorized by Governor Lee's executive orders regarding the COVID-19 pandemic. Meeting comments, including your name and address, may be emailed to comments@townoffarragut.org and must be received by 12:00pm on **Wednesday, January 27** to be included in the record of the meeting.

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

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

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

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

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

Board of Mayor and Aldermen January 28, 2021 Workshop & Meeting Minutes

Workshop

Mark Shipley and Bart Hose reviewed information about form based code and Trevor Hobbs presented options for a housing need demand study.

Regular Meeting

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

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

Approval of Minutes

Motion was made to approve the minutes January 14, 2021 as presented. Moved by Alderman Povlin, seconded by Alderman Pinchok; roll call vote, Alderman Pinchok, yes; Alderman Povlin, yes; Alderman Burnette, yes; Alderman Meyer, yes; Mayor Williams, yes; no nays; motion passed.

Business Items

Approval of Supplemental Request from Kimley Horn for additional engineering services for the Union Road Improvement Project

Motion was made to approve the engineering supplement from Kimley-Horn and Associates Inc. for additional engineering services for the Union Road project, \$52,600. Moved by Alderman Povlin, seconded by Alderman Pinchok; roll call vote, Alderman Povlin, yes; Alderman Burnette, yes; Alderman Meyer, yes; Alderman Pinchok, yes; Mayor Williams, yes; no nays; motion passed.

Ordinances

Public Hearing & Second Reading

Ordinance 21-01, an ordinance to amend the future land use map in the Comprehensive Land Use Plan Update for a portion of Parcel 003.19, Tax Map 143 (a portion of the property referenced as 133 Concord Road) associated with the Farragut Town Center at Biddle Farms project from Medium Density Residential to Town Center (CHM, LLC, Applicant)

Motion was made to approve Ordinance 21-01 on second and final reading. Moved by Alderman Povlin, seconded by Alderman Pinchok. See attachment for all citizen comments. Roll call vote: Alderman Burnette, yes; Alderman Meyer, yes; Alderman Pinchok, yes; Alderman Povlin, yes; Mayor Williams, yes; no nays; motion passed.

Ordinance 21-02, an ordinance to amend the Farragut Zoning Map in association with the Farragut Town Center at Biddle Farms project, 11230 and 11240 Kingston Pike and 133 Concord Road, Parcels 3.02, 3.03, 3.10, and a portion of 3.19, Tax Map 143, from General Commercial (C-1) and General Single-Family Residential (R-2) to Planned Commercial Development (PCD), 43.63 Acres (CHM, LLC, Applicant)

Motion was made to approve Ordinance 21-02 on second and final reading. Moved by Alderman Povlin, seconded by Alderman Meyer. See attachment for all citizen comments. Roll call vote: Alderman Meyer, yes; Alderman Pinchok, yes; Alderman Povlin, yes; Alderman Burnette, yes; Mayor Williams, yes; no nays; motion passed.

Ordinance 21-03, an ordinance to amend the Farragut Zoning Ordinance, Chapter 3., Section XII. F. Mixed Use Town Center, associated with the Farragut Town Center at Biddle Farms project, 11230 and 11240 Kingston Pike and 133 Concord Road, Parcels 3.02, 3.03, 3.10, and a portion of 3.19, Tax Map 143, 43.63 Acres (Budd Cullom, Applicant)

Motion was made to approve Ordinance 21-03 on second and final reading. Moved by Alderman Povlin, seconded by Alderman Pinchok. See attachment for all citizen comments. Roll call vote: Alderman Pinchok, yes; Alderman Povlin, yes; Alderman Burnette, yes; Alderman Meyer, yes; Mayor Williams, yes; no nays; motion passed.

Citizens Forum

See attachment for all citizen comments.

Meeting adjourned at 12:55 PM.

Ron Williams, Mayor

Allison Myers, Town Recorder

Citizen Forum Comments

From: Sally Hilton <sally026@aol.com>
Sent: Friday, January 22, 2021 6:51 PM
To: Comments <comments@townoffarragut.org>
Subject: Town of Farragut Planning Commission/Ford Property and behind Ingles

Sara Hilton
415 Sweetgum Drive

Please vote against rezoning the Ford property and the property behind Ingles. Our small town cannot handle the amount of apartments you are considering. From what I read from homeowners, and in my opinion, the people are against this rezoning. The Ford property should be used as originally intended. I do not like what I'm reading and hearing. Again, please vote against this rezoning and consider what the citizens of Farragut want. Thank you.

From: George Ellis <george.ellis99@yahoo.com>
Sent: Monday, January 25, 2021 1:28 PM
To: Comments <comments@townoffarragut.org>
Subject: Comments on the new McFee Park

George Ellis

resident of, lot 20, Brass Lantern Lane, Farragut.

To the Farragut Board of Mayor and Aldermen:

These comments below are my own, and may or may not reflect others opinions that reside in the local area close to McFee Park.

As we watch the progress going forward within the new McFee park, the town has to commended for the apparent quality of materials, and workmanship that the contractors appear to be doing on the town's behalf. There are a few points that I believe need bringing up in light of this substantial taxpayers investment.

Recently, reports were made to the local police by certain residents of the McFee area, regarding individuals using the parks' existing areas, and those under construction, as a venue for after dark Four Wheeling on construction hillsides, as well as using roads and parking areas for their own racetrack. It was a good thing that expensive shrubs and trees were not yet planted in the construction areas' hillsides. This is what happens, I'm sure in all parks across the country. Fortunately, video was used to evidently track down individuals allegedly responsible, and the video evidence is in the hands of the Farragut authorities who responded rapidly, which is much appreciated. As a matter of course, what occurs next, procedurally wise, is up to the authorities, as it should be. We were all young once, these kinds of pranks do happen! (So I'm told...).

Other problems that have recently surfaced are that last fall, hunting blinds were discovered allegedly in use during bow season, in the western, wooded area of the park. It has been learned from talks with neighbors, that this matter is being apparently dealt with by the

Tennessee Wildlife authority. So, again, if this is all correct, proper channels and procedures were used.

So we arrive to the point of this letter, which is to allow discussion for positive outcomes; by giving the town the opportunity update the public and to outline efforts to maintain park safety; the solutions to mitigate foreseeable problems addressed for both park users and local residents, and what has been planned to be included in ongoing Park budgets regarding safety and security before McFee park opens later this year.

Citizen comments for Ordinance 21-01

From: laserking@aol.com <laserking@aol.com>
Sent: Thursday, January 21, 2021 9:35 PM
To: Comments <comments@townoffarragut.org>
Subject: Apartment development

Les Cunningham, M.D.
12424 Somersworth Dr.

Ladies and Gentlemen:

I am writing to voice my strong opposition to the proposed new 1,000 apartment development at the old Kroger location. While I understand the appeal of additional tax revenue to the town, the tradeoff of significant increase in traffic on already overcrowded roads, more students at the Farragut schools in already overcrowded classes, and other unforeseen issues arising from an apartment development of this size is not a good one for the residents of Farragut.

I am certainly not opposed to responsible growth and development, and I am also not opposed to multifamily dwellings in principle, but much like the Smith Road apartment complex that was proposed by Doug Horne and voted down by the Farragut Board of Aldermen, this new development is not a good fit for our town.

I am voicing my opposition to this project in the strongest manner possible, and I urge you to vote no on this proposal on January 28th.

From: Wei Guo <xjtu.guowei@gmail.com>
Sent: Friday, January 22, 2021 8:11 AM
To: Comments <comments@townoffarragut.org>
Subject: Please do not build new apartments at the old Kroger.

Wei Guo
11608 Loblolly Ln

Dear Farragut Board of Mayor and Aldermen,

This is Wei Guo and I live at 11608 Loblolly Ln, Farragut, TN 37934. I am writing to oppose building some apartments at the old Kroger.

The Farragut Primary, Intermediate, Middle and High Schools are already very crowded. My kids classrooms are portables and there are many portable classrooms in these school. It already takes a very long time in the waiting line to drop my two kids off and pick them up. New apartments will cause even longer dropoff and pick up lines and much increased class sizes.

Thank you for the consideration!

From: Kerry Queener <kerryqueener@gmail.com>
Sent: Friday, January 22, 2021 8:20 AM
To: Comments <comments@townoffarragut.org>
Subject: Old Kroger and Ford Properties
Kerry Queener
11836 Abners Ridge Drive

To whom it may concern:

As a homeowner in the town of Farragut I am totally opposed to development on the Old Kroger and Ford Properties of apartments or any type of dense residential use.

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From: barbarakalosieh@gmail.com <barbarakalosieh@gmail.com>
Sent: Friday, January 22, 2021 8:24 AM
To: Comments <comments@townoffarragut.org>
Subject: Barbara Kalosieh - 423 Celebration Road, Farragut

Barbara Kalosieh
423 Celebration Road

I cannot imagine how we are planning to address the ridiculous class sizes at Farragut schools and are contemplating 1000+ apartment buildings. While I'm all for having more accessibility to stores etc, not at the cost of my schools. Not only are you contemplating something for the Old Kroger but also the enormous amount of apartments down by Little Joes. It's too much. I have not heard a peep about how you will manage the influx of people and children. I've been here for 10 years and watched subdivision after subdivision be built with cookie cutter houses going up and TONS of kids entering the school system. Not a single adjustment in schools. It's just not okay. It's not okay just to continue to add double wides for classrooms. And while your wallet gets bigger, the experience for our kids diminishes. I'd rather see a small tax increase to account for the difference. Vote no for the apartments.

From: Tracy Vaught (ProFound AI) <tvaught@icadmed.com>
Sent: Friday, January 22, 2021 9:37 AM
To: Comments <comments@townoffarragut.org>
Subject: apartments

Tracy Vaught
12717 Shady Ridge Lane

I'm writing in regards to the apartments up for vote. Any person with the smallest amount of common sense knows this is a bad idea in a bad location. Why people who are supposed to be looking out for the citizens and the community would think this is a good idea is absurd. There are already apartments being built by Little Joe's so that addresses the idea of a need for apartment housing in the suburbs along with 6 or 7 new subdivisions with houses/condos/townhouses that also provide alternative housing and will increase traffic to the school and on Kingston Pike drastically without building apartments at the school. Why do we need SOOOOO many???? The congestion on Concord/Campbell/KP is horrific in the mornings/afternoons and is already so dangerous. It is a matter of time before a child is run

over trying to cross the road – there are already wrecks there all the time. Obviously the people in favor of this don't have children in school and know how overcrowded it already is and has never traveled Concord/Campbell/KP in the mornings or afternoons. It's one thing to want apartments – you are getting them already at Little Joe's but to be so hell-bent on these apartments going in on the Biddle Farm with such an outcry against it looks very suspicious. The traffic study even said we were over capacity there – the addition on Concord only helped a little with turning Right towards Choto – it did not ease school traffic or congestion. If anything needs to be built there should be a walk-over KP for kids to cross the road on foot safely in the mornings and afternoons. Anyone that already lives that close to the school is not allowed to ride the bus and they have to walk or be a car rider and it is already such a danger zone.

Very Concerned Citizen wondering why our officials aren't concerned????

From: Stuart Everley <sweverley@ebenconcepts.com>

Sent: Friday, January 22, 2021 9:45 AM

To: Comments <comments@townoffarragut.org>

Subject: Biddle Farms Development

Stuart Everley
713 Bridgeport Drive.

I am writing to express my opposition to the multi-family development that is being planned for the Biddle Farms property. Our schools and infrastructure simply cannot handle the additional volume that this development would bring. Our schools are already over-crowded, and frankly the facilities are by far the worst in Knox County. I understand the desire for additional tax revenue, but believe that this will have the opposite effect as current property prices will be negatively impacted causing decline in the tax base. Thank you for hearing my concern. Sincerely,

From: Kelsey Brown <TravAndKels@live.com>

Sent: Friday, January 22, 2021 10:20 AM

To: Comments <comments@townoffarragut.org>

Subject: New apartments concern

Kelsey Brown
11700 S. Williamsburg Dr

Hello. For what it's worth.... The new apartments set to be built near concord road are going to create a real heck of a traffic problem and school overcrowding issue. Please cross this construction off the list of to-do's. Let's make it a to-don't!!! and leave the lovely scenery as is, undisturbed.

From: David Kupferer <dkupfere@hotmail.com>

Sent: Friday, January 22, 2021 10:26 AM

To: Comments <comments@townoffarragut.org>

Subject: 1/28 vote to authorize more apartments in Farragut

Dave Kupferer
603 Witherspoon Ln

On January 28th, I hope you vote 'no' to authorizing construction of additional apartments in Farragut. Our schools and town are already overcrowded. I urge you to avoid adding to those problems.

Mindy McClurkin
12016 Broadwood Dr

Hello to whomever this concerns:

I live in Sugarwood subdivision just off of Kingston Pike. The traffic has always been an issue with taking my kids to and from Farragut schools. It takes nearly an hour for drop off and an hour for pick up.

We avoid Kingston Pike from about 4pm to 6pm because there are way too many cars and it's always backed up at every traffic light.

Building these apartments will only increase traffic and cause problems not just on the roads but increase the number of already full public schools.

The class sizes for Primary are too big and that's already an issue for our community.

Please do the right thing and vote NO on building these apartments!

Thank you for your time.

From: Julie Ford <sellorbuywithjulie@gmail.com>
Sent: Friday, January 22, 2021 10:52 AM
To: Comments <comments@townoffarragut.org>
Subject: No apartments needed

Julie Ford
12155 Brookstone Dr

Hello,

As a community member and Realtor for our area, I oppose building of apartments in the area where the horse farm is off Concord Rd (across from new Kroger development)

Schools cannot handle the amount of families that would rent or "pretend to rent" just to have access to Farragut schools. Already there are students who use a grandparent or other family members name just to attend Farragut schools.

In this instance there would be additional unneeded traffic, crowded school halls and an unsightly apartment building in the heart of our beautiful community.

From: Julie Ford <mauryandjulie@tds.net>
Sent: Friday, January 22, 2021 10:48 AM
To: Comments <comments@townoffarragut.org>
Subject: Opposition to apartments

Maury Ford
12155 Brookstone Dr

Hello -

I am writing to voice opposition to the development proposed behind old Kroger building in Farragut. Our traffic infrastructure cannot handle this increased population.

Already there is lengthy wait times at red lights with the amount of residents in place without this added population.

From: Sandy Wade <9wades@gmail.com>
Sent: Friday, January 22, 2021 11:38 AM
To: Comments <comments@townoffarragut.org>
Subject: January 28th Vote

Sandra Wade
128 Peterson Rd

I am opposed to the 1000 new apartments in the old Kroger and Ford area with no benefits offered to the community to support the influx in population.

From: David Wade <contact.david.wade@gmail.com>
Sent: Friday, January 22, 2021 11:38 AM
To: Comments <comments@townoffarragut.org>
Subject: Housing proposal

David Wade
128 Peterson Rd

I do not support the housing proposal for the old Kroger location.

From: B Kirkpatrick <grabeel@msn.com>
Sent: Friday, January 22, 2021 11:43 AM
To: Comments <comments@townoffarragut.org>
Subject: APARTMENT COMPLEX

Bo Kirkpatrick
505 Carlyle Rd

Traffic problems are already burdened.

There doesn't appear that infrastructure has been dealt with prior to a major or even minor apartment complex being constructed.

Therefore, I'm against any development of any apartment complex.

From: Shannon <shannonowsley@gmail.com>
Sent: Friday, January 22, 2021 11:47 AM
To: Comments <comments@townoffarragut.org>
Subject: No more apartments

Shannon Zierden
609 Old tavern circle

Please do not add more housing right next to Kroger- it will increase traffic- which will affect bus routes and safety. Find another place.

From: Shannon Kupferer <skupferer@hotmail.com>
Sent: Friday, January 22, 2021 11:53 AM
To: Comments <comments@townoffarragut.org>
Subject: Vote no on apartments in old Kroger parking lot
Shannon Kupferer
726 Banbury Road

Dear Farragut Alderman,

Please vote no on the apartments in the old Kroger parking lot. That land should be used for our community and our schools. There are plenty of capable people who would support and help develop that land for the schools, an indoor swimming pool, indoor tennis facility, baseball fields, you name it. Keep in mind all the money our businesses and restaurants lose when we take our kids outside of Farragut for activities. As a parent, I shop around where my girls activities are and several are not in Farragut. I know a lot of families like that.

If you add apartments traffic will be a nightmare trying to get into the school complex. If a traffic study said it won't, I would question the company who provided the data because it is already an issue now. The constant denial of the traffic impact is frustrating. Please join us parents at pick up and drop off at FIS and FMS.

I tried to ask about supporting a project for the schools and community on that lot and was given an impolite response. I was ready to get involved and try to form a group of highly capable people to create a business and fundraising plan for it. After the response, I put my energies elsewhere. It is clear that the only interest is to add apartments and single family homes. I am concerned about the future of Farragut and whether my home value will remain in 10 years. It won't be unique and with outdate school facilities, it will become less and less desirable for people moving to the area. Hardin Valley is catching up...

Please add to my comments that as a parent of two Farragut school age children that I am HIGHLY opposed to staggered school times. This is the only school district I have lived in

where school buses have to run two routes to pick up kids. Why do you think over 60% of parents drive their kids? We live four miles from school and our kids are expected to be at school an hour early or get home over an hour after their release because of the two routes. Maybe the solution is to make capital improvements at FMS to add another traffic circle, create another entry/exit to FIS through the east side of campus (eminent domain if possible)? Maybe the solution is to hire more bus drivers so they only run one route? Maybe the town needs to push the Knox County Commissioners to increase the property tax calculation to get more funding for our schools to help alleviate these issues?

Before someone responds that I don't understand, I actually do. I've researched school funding and spoke to elected officials about TN school funding. I also worked in HR for a school district so I am very aware of issues, including those around hiring bus drivers.

Any changes to our schools need to be discussed with parents directly. There need to be meetings held at each of our Farragut Schools. I can list a litany of issues with staggering school times and it would be irresponsible and unethical of the Town of Farragut to push that agenda without taking every step possible (meetings, information in school newsletters, mailings, Farragut Press, local news media reports, etc.) to engage parents of Farragut school children, teachers, faculty and staff and give them every chance possible to provide feedback.

From: David Stansbarger <dlstansbarger@gmail.com>
Sent: Friday, January 22, 2021 12:11 PM
To: Comments <comments@townoffarragut.org>
Subject: 1000+ apartments

Lora Stansbarger
829 Spinnaker Rd

Does not seem reasonable to insert so many people/vehicles into an already saturated (high school, Kroger Marketplace) area. If I could actually vote, I would vote no.

From: matthewplum84 <matthewplum84@yahoo.com>
Sent: Friday, January 22, 2021 9:13 AM
To: Comments <comments@townoffarragut.org>
Subject: no apartments

Matt plum
11804 rebel pass

My family moved to farragut to farragut crossing subdivision for the school system in farragut and for the high quality of housing. I am afraid the short gain of quick money is shadowing the long term effects of current residents leaving and the negative effect having these apartments will bring to new people wanting to invest in buying a home in this area.

From: Amy L. Landis <amylandis@yahoo.com>
Sent: Friday, January 22, 2021 12:19 PM
To: Comments <comments@townoffarragut.org>
Subject: Apartments

Jerry and Amy Landis
232 Sandringham Ct

We are opposed to additional apartments in the town of Farragut. Traffic on Kingston Pike now is very heavy. Every apartment adds at least one additional car and often two to the congestion.

Keep Farragut a nice bedroom community. Developers are about profits and not necessarily the best interests of our town.

From: Judy Bludworth <jbludworth1@gmail.com>
Sent: Friday, January 22, 2021 12:58 PM
To: Comments <comments@townoffarragut.org>
Subject: Proposed development at Kroger/Ford area

Judy Bludworth CPIM, CSCP
517 Banbury Rd

Good afternoon Town of Farragut Leaders,

I am in writing in opposition of any proposed development of the Kroger/Ford area. At this time it appears 3 developments for apartments are in different stages of development. As a former member of a Planning Commission in another state it appears impact statements have not been done or are not current.

Staggering School Times, ingress/egress complications, changing the Farragut hometown feel from homes to apartment complexes (not even condominiums) does not enhance the living standards of current Farragut residents, nor give any new residents the lifestyle they might perceive exists.

Any increase in tax base receipts is offset by the demands on the current infrastructure. The recent drive to produce these apartment developments does not bode well for infrastructure needs to support this growth (let alone current requirements) - and I have not seen any documentation on what the Town of Farragut plans to do to ensure these projects are compatible with the Town of Farragut ideals AND not cause significant harm to the quality of life Farragut residents have come to expect.

I have already lived the additional taxes to support the apartment lifestyle before - the additional strain on services, law enforcement, parks, traffic, schools was not worth it.

From: Lynne Perry <radchemqa@gmail.com>
Sent: Friday, January 22, 2021 1:12 PM

To: Comments <comments@townoffarragut.org>
Subject: apartments at old kroger and Ford area

Lynne Perry
11616 Foxford Drive

I'm strongly opposed to adding apartments or any more housing to this area of Farragut. The traffic would be horrendous and the schools would be overcrowded. Traffic in the morning and after school would be a gridlock. Talk about road rage! You need to reconsider the use of this land. To put apartments in this area is madness. Listen to the people that live here, which is a good part of your job! NO MORE APARTMENTS OR HOMES HERE. FIGURE OUT ANOTHER WAY. THAT'S WHAT YOU NEED TO DO.

From: Donnie Hall <deh4170@gmail.com>
Sent: Friday, January 22, 2021 1:27 PM
To: Comments <comments@townoffarragut.org>
Subject: Bidder Farm vote on Jan. 28, 2021
Donnie Hall
12500 Willow Hill Ct

Town of Farragut,

I would like my negative opposition of apartments being constructed on the Biddle Farm to be read to the issue of the Biddle Farm vote taking place on January 28, 2021. This proposed construction is not in the best interest of our community or its residents.

From: Zayne Wheeler <kloftis1010@gmail.com>
Sent: Friday, January 22, 2021 1:44 PM
To: Comments <comments@townoffarragut.org>
Subject:

Zayne Wheeler
11523 Foxford Drive, Farragut, 37934.

I live on Foxford Drive off of Concord Road. Adding apartments in the area of the old Kroger will be a nightmare! Please don't do this.

From: CHARLOTTE JENSEN <cljjensen@aol.com>
Sent: Friday, January 22, 2021 2:45 PM
To: Comments <comments@townoffarragut.org>
Subject: Apartments
Charlotte Jensen
545 Harrow Rd

Hello

I have lived in Farragut for many years. I've had 4 children graduate from FHS; 2 from Kindergarten. I drive this area everyday and I KNOW it CANNOT handle the additional traffic on the roads nor the schools!!

This area is in the middle of town. A place that should be a showcase outdoor use area Perfect for a true town center!!

I also work in one of the Northshore Town Center buildings. Parking and traffic are TERRIBLE! This not what the middle Of town needs.

From: ruby2sday67 <ruby2sday67@gmail.com>
Sent: Friday, January 22, 2021 3:01 PM
To: Comments <comments@townoffarragut.org>
Subject: apartments at old kroger site
Whitney Bettinger
305 Long Bow Rd

I want to voice my opposition to this proposal. It would ruin Farragut and add too much traffic and students to already overcrowded schools.

NO

From: Misti Frazier <mistibfrazier@gmail.com>
Sent: Friday, January 22, 2021 3:52 PM
To: Comments <comments@townoffarragut.org>
Subject: New apartments
Misti Fraxier
613 Golden Harvest Rd

We are AGAINST building the apartments without a real, awesome plan in place to add to our area - ie schools/traffic.

From: Greg Moore <gregmoore21@gmail.com>
Sent: Friday, January 22, 2021 4:01 PM
To: Comments <comments@townoffarragut.org>
Subject: Biddle Farms Town Center Development

Greg Moore
11907 Farmhouse Dr

To whom it may concern,

I'm writing this email to express my opposition of the Biddle Farms Town Center Development. While I'm supportive of planned sustainable town growth, our current school and infrastructure systems must be expanded prior to any further development. Recently FUD customers received a letter indicating the potential for costly upgrades simply due to irrigation usage, I cannot image what a multi family development would do to the system capacity.

It's unacceptable to penalize existing town citizens to accommodate multi family developments, such as apartments, which will only add to the already burdensome traffic situation and potential degradation of our schools due to overcrowding. Development plans for the Biddle Farms and other future developments should only be considered once the Town has laid out and executed a plan to accommodate the additional growth.

From: Pat Carver <pgretiree16@gmail.com>
Sent: Friday, January 22, 2021 4:42 PM
To: Comments <comments@townoffarragut.org>
Subject: Apartments

Pat Carver
809 Breezeway Dr

Dear Mayor and Board of Aldermen:

I would like to ask you to vote NO on the proposed apartments at the Old Kroger and Ford properties. I am concerned about the impact it will have on our school, the students and the increased traffic.

Thank you for your consideration in this matter.

Sincerely,

From: jackandjeancol@juno.com <jackandjeancol@juno.com>
Sent: Friday, January 22, 2021 4:49 PM
To: Comments <comments@townoffarragut.org>
Subject: VOTE NO ON MIXED USE TOWN CENTER
Jean Coleman
11321 Gates Mill Drive

PLEASE DISTRIBUTE THIS LETTER TO MAYOR AND BOARD OF ALDERMEN BEFORE
JANUARY 28TH

To the Mayor and Board of Aldermen:

When we bought our home in Farragut over twenty years ago it was because of the "town" atmosphere we found here. We did not want to be in a city, but rather in a town. We delighted in finding everything we needed in our town. Even when Turkey Creek was added, the town didn't change. We lived in a self-contained area that had everything we needed. We were still the Town of Farragut. We had the conveniences of a city, but in a town setting.

And now you want to change all that. We do not NEED these apartment complexes and additional stores in an already congested area! Please.....listen to your citizens! You were elected to office to "work" for us -- and the great majority of our citizens DO NOT want this change you seem so determined to push through in spite of opposition from the citizens of Farragut. Everyone is happy with things the way they are! Why do you want to change a good thing? Farragut has a charm that is missing in so many other places and what you want to do will destroy it! Everything else in our world seems to be changing.....isn't there this ONE THING that isn't forced upon us. Weren't you elected to do the will of the people? And the people of Farragut DO NOT want this new complex to bring more traffic into an area that is already becoming a traffic nightmare.

Please don't do this! Bring in the voting machines and let the citizens vote! Don't just push this through over the objections of the majority of the population. Yield to the will of the people who are crying out, "Don't do this!" We don't want this complex! We don't need this complex! We deplore even the idea of this complex! HEAR THE PEOPLE!

I just write to join my voice to the many citizens who are begging you not to push this complex through over the opposition of those who voted you into office. This is something you will come to regret if you proceed in this direction. By doing this you could actually kill the town that I believe you must love. We all love Farragut. We're not against change....but it has to be the right change.....a change that is keeping in the character of the Town of Farragut.

Please listen to the people! We don't seem to have a vote.....so at least let us have a voice.

I would appreciate it if you would read this letter at your meeting before you voice. I represent the voice of the people!

Thank you!

From: Amy Coulter <amycoulter1@gmail.com>
Sent: Friday, January 22, 2021 5:01 PM
To: Comments <comments@townoffarragut.org>
Subject: I say NO to 1,000 apartments

Amy Coulter
12430 English Laurel Lane

First and foremost, anyone who votes for this to be approved will NOT get my vote next term!!

I'm a wife of a hard working husband and mother of 2 children. One child goes to Farragut Intermediate and one to Farragut Middle. My husband has worked hard to bring us back to our home town of Knoxville and we specifically chose to live in Farragut primarily because of the schools ratings. If you go through with a large apartment complex there's no way these schools will uphold the ratings because the teacher student ratio will no longer be what it is now.

We also love the small town feel of Farragut. We are perceived as the high end part of Knoxville and need to stay that way. People love Farragut because of the uniqueness. We aren't like the

rest of Knoxville. Personally, apartments bring the value of an area down because of the demographics that live in apartments.

If someone wants to bring money to the town let's put in unique restaurants and shops where the locals can spend their discretionary money! Let's put something in that will bring us together. An area where the middle school and high school kids can walk to and hang out in a safe environment. A place that could be an area to tailgate before games. Have Christmas parties. Catering places. Large gathering areas...a place that will make our unique town more unique and not something that will bring us down to the levels of other areas of Knoxville.

I'm glad we were made aware of this hearing. I pray the Farragut leaders vote NO for the apartment building approval!!

From: Carlo Domizioli <cvdமிழoli@yahoo.com>
Sent: Friday, January 22, 2021 5:14 PM
To: Comments <comments@townoffarragut.org>
Subject: Biddle farm

Carlo.V.Domizioli
11616 Bermuda drive
Knoxville TN 37934

Barbara,G..Domizioli
11616 Bermuda drive

The proposal from developer Budd Cullom for the Biddle Farm behind the old Kroger is for 300 apartments in Phase I. Phase II may contain another 100 apartments.

The Eddy Ford farm may contain 300 to 400 apartments.

The land south of south Campbell Station Road across from the Biddle Farm will be another 300 to 400 apartments.

$300+100+300+300=1,000$ apartments. If we add the 240 apartments behind the old Ingles we have a potential of 1,240 apartments within five city blocks from the high school. All of these apartments are within 1.5 miles of the high school and middle school.

From: angel ray <angelraysfive@yahoo.com>
Sent: Friday, January 22, 2021 5:17 PM
To: Comments <comments@townoffarragut.org>
Subject: RE: Proposed apartments at the Old Kroger and adjacent properties

Angel Ray
701 Whispering Hills Lane

I am writing today to oppose the property in question, involving the Old Kroger and Bidel Farms, from erecting a very large apartment complex there. We do not have the infrastructure in place to accommodate hundreds of more automobiles on that road and at the intersection at Kingston Pike. The line to get into the school at that intersection and by the baseball field and off Campbell Station Road are already over congested. The school class size is already too large and our school cannot hold any more students. Students are already catching their buses over an hour before school starts, making their daily commutes an added two hours. The addition of anymore pressure on the Farragut School system will add more time on the bus commute, more time in a car drop off... making students tardy and parents later for work than we already are.

Please consider putting a park at this location, our town center or single family homes. This would be very desirable property for families being that close to the schools and shopping. The Town of Farragut has been talking of a walking town center... this would make it much safer putting fewer automobiles in this location. The Farragut Schools sent out a questionnaire last year asking, if there was less traffic and parents felt safer about kids getting themselves to school would more kids ride bikes and walk to school. Yes, putting a single family home neighborhood on that property would encourage more children to walk or ride their bikes to school, a very healthy alternative for everyone. Please do not let that questionnaire be in vain.

I ask for you to deny the building of a apartment complex in our town center.

From: sylvia jeon <sylviajeon2002@yahoo.com>
Sent: Friday, January 22, 2021 5:26 PM
To: Comments <comments@townoffarragut.org>
Subject: Your future if you build apartments in Farragut

Sylvia Hong
315 English Station

I currently live and have property in California, but chose to leave my native state for my new home town, Farragut. Attached you'll see a photo of San Francisco (SF) with high rise apartments, but you'll also see the filth and homelessness. SF also once thought to help house everybody and build apartments. It was ok at first, till more people came in and created traffic and brought riffraffs. Now this once beautiful city is losing high income paying citizens by the thousands. Trust me, you build apartments and it will drop the value of your town and high income citizens will think twice about moving to Farragut. I really hope you make the right decision and protect your beautiful town from becoming another California.

From: Charles Brooks <faith2008@charter.net>
Sent: Friday, January 22, 2021 12:31 PM
To: Comments <comments@townoffarragut.org>
Subject: Old Kroger Site

Tiffany Brooks
Spinnaker Road

Hello, I am writing to you in regards to an upcoming vote for the apartments at the old Kroger site. I encourage you to think about your citizens, hear our voices, concerns on this topic and do not allow these apartments to be built. Not only will traffic become an even more of a problem, but your community doesn't want this in Farragut! Again, I pled to you to listen to the ones that vote for you and that live in this area. Traffic is awful in the morning commute, getting kiddos to school, school traffic and work traffic...and it's not any better after school. You can get onto Nextdoor and see that everyone that has commented on these types of posts are 100% against this! Please consider other options that would better benefit our wonderful town/neighborhood-like additional stores on that sight (Home Depot or Ace, restaurants).

From: Greg Lee <gregoryalee@outlook.com>
Sent: Saturday, January 23, 2021 8:09 AM
To: Comments <comments@townoffarragut.org>
Subject: No Apartments

Greg Lee
422 Augusta National Way

I am absolutely against this.

From: Jason Hardin <jasondanielhardin@gmail.com>
Sent: Saturday, January 23, 2021 9:31 AM
To: Comments <comments@townoffarragut.org>
Cc: Bill Hardin <hardin711@gmail.com>; Linda Hardin <lindalhardin@gmail.com>
Subject: Biddle Development

Jason Hardin
Bill Hardin
12628 Broken Saddle Rd

Town of Farragut:

The purpose of my email is to voice my concern regarding the Biddle apartment development. For the record, I am opposed to this development being built.

From: Jarod Stabile <jarodstabile@yahoo.com>
Sent: Saturday, January 23, 2021 9:40 AM
To: Comments <comments@townoffarragut.org>
Subject: New Apartment Concerns

Jarod Stabile

11053 Hughlan Dr

Good morning,

I am just writing to voice my concern over the new Biddle property development. While I am very excited about the prospect of a new green space and open area market to congregate and shop, I am a little disappointed at the potential addition of that many apartments in this particular area. This will cause an insane amount of traffic on the road that I live on as well as increase potential crime in our area. There are already car robberies pretty much weekly in my neighborhood. I don't have any desire to increase the traffic of that type of element into our area.

From: Roadmaster Auto Sales <roadmasterauto@yahoo.com>

Sent: Saturday, January 23, 2021 9:43 AM

To: Comments <comments@townoffarragut.org>

Subject: Biddle Farm Project

Alan Montcalm

11036 Hughlan Dr

As a resident of Farragut I object to the traffic jams, increase in crime, increase in population, and every other common problem associated with apartment complexes. I am told much of the planned development was done in less than transparent fashion which I find appalling. I have been a Farragut resident since 2007 but will move out of Farragut if I cannot "get around" due to traffic issues. I shutter to think what I experience in the afternoon when school lets out will be a regular event.

From: Brent Omastiaak <omas75@hotmail.com>

Sent: Saturday, January 23, 2021 10:12 AM

To: Comments <comments@townoffarragut.org>

Subject: Biddle Farm Project

Brent Omastiaak

Robin Omastiaak

10828 Farragut Hills Blvd

To Whom it May Concern,

I am writing to voice my concerns about the development being discussed at the Biddle Farm in it's current form. I share other Farragut residents concerns about the increased traffic and affect on the schools etc., but in my opinion, what I find most concerning is the lack of public outreach attached to this project. Once this and multiple other proposed developments break ground there is no going back...Farragut will be changed forever for better or worse and the residents should feel like they were involved in the process.

I've been here since 1985. I grew up in Farragut and went to school here and although I would like to keep Farragut the same forever, I know that change is upon us. How do we make this a change for the better? I've read about proposing a "walkable" Downtown feel. If that's the

case, we have to give the residents somewhere they would like to walk...a TRUE Town Center. Long term there will be developments at Eddy Ford's property/behind the Ingle's/across from the Biddle Farm on the Southside of Campbell Station Road. The Biddle Farm project as currently proposed isn't truly the Town Center that Farragut deserves with the large apartment concept and doesn't realistically give the residents a place they will walk over to visit. If you develop the area as restaurants/shopping/green-space for farmer's markets or outdoor concerts the people from all the nearby areas will come. People from the future developments that will surround Biddle Farm will come too....and they'll walk and support positive growth in Farragut.

From: Harrison Painter <harrisonpainter@charter.net>
Sent: Saturday, January 23, 2021 10:45 AM
To: Comments <comments@townoffarragut.org>
Subject: Apartments

Harrison Painter
11946 Abners Ridge Dr.

I am asking that you vote no on the 1000 Additional Apartments to be added at the Old Kroger and Ford Properties. I will not go into all the ramifications this will have on the Town of Farragut, I trust you have had that voiced to you already.

From: Harrison Painter <harrisonpainter@charter.net>
Sent: Saturday, January 23, 2021 10:52 AM
To: Comments <comments@townoffarragut.org>
Subject: Apartments

Ina Painter
11946 Abners Ridge Dr

To the Mayor and Alderman of the Town of Farragut,

Please consider the negative effects that your votes to permit 1000 +/- apartments will have on our town. Please vote NO and do not allow a permit to be issued for these apartments to be built.

From: J Kas <kasp0987654@gmail.com>
Sent: Saturday, January 23, 2021 11:32 AM
To: Comments <comments@townoffarragut.org>
Subject: No more apartments

Joy Kasper
12345 Butternut Circle

Il am not against apartments, but the density in the various plans you have presented is far too great.

More importantly, the tax drain and overcrowding of the school system that these apartments bring is overbearing and will lessen the quality of education for a time and raise taxes.

Currently, it costs over \$10,00 on average in this state to educate a child. It is probably more here. How many homes does it take to educate a child. Many. 10 -15 depending on the community? How many children are anticipated? Lots. It is not likely that the apartment taxes will balance the drain. Further, what happens to the children's education and their education while the county debates and raises taxes to build new schools?

This town has many vacant commercial buildings and actually few commercial ones to pick up the slack. More needs to be done here to raise the tax bases and not strangle the homeowner.

It is a big draw of this community to remain municipal tax-free, But with increased population comes increased needs. More police, fire, municipal services. that too is not cheap.

Traffic is growing throughout the town. One just cannot count what we produce, but Kingston Pike is a thoroughway for many communities. The Walmart and Costco shopping areas are draws for more than our community. the roadways will soon be inadequate.

I strongly support curtailing approval for more apartment until you can present a cogent plan for all of the above to the community and get its approval.

the town center plan and projections that were presented years ago are certainly a far cry from what you're approving and is bing presented lately. Please defer action and rethink any more zoning changes and building approvals.

From: Rich Hoffman <rich.hoffman@yahoo.com>
Sent: Saturday, January 23, 2021 8:49 PM
To: Comments <comments@townoffarragut.org>
Subject: Biddle Farms Town Center
Issue if Item 1 Ordinance 21-01
Rich Hoffman
403 Ensign Lane

Sally Rexrode
518 Serenity Lane

Alan Davenport
221 Chaho Road Farragut

I hope the e-mail will be read, made part of the minutes before any further voting regarding more apartments within the Town of Farragut. I mistyped a couple two letter words but left them unedited here in order to promote transparency, etc..

I'd like this e-mail read before voting regarding more apartments being constructed in the Town of Farragut, particularly the properties often referred to as the Biddle property, the Ford property, and the property behind Ingle's.

The area has changed a great deal since 2012. Apartments have been constructed all over, in & around Farragut. I don't feel more are necessary, especially at the two properties / locations being debated, referred to as the Ford and Biddle properties.

I don't know what should go at these locations, if anything but due to the location of each, certainly not more apartment buildings.

Traffic is bad enough during most of the day, everyday. It's really bad during school drop off and pick-up times, really heavy during morning and evening rush hours. The entire town has been inundated with apartment buildings. They're everywhere, all around the town.

I believe more apartments here will only affect Farragut and surrounding areas negatively, especially if allowed to be constructed as the three areas mentioned above. Time to rethink the antiquated CLUP!

From: Rich Hoffman <rich.hoffman@yahoo.com>
Sent: Sunday, January 24, 2021 4:59 PM
To: Comments <comments@townoffarragut.org>
Subject: To the Issue if Item 1 Ordinance 21-01
Tammy Hoffman
403 Ensign Lane

I think the uncertainty from what I am reading begs the process to stop until the town gets re-engaged.

The current plan has been changed from it's initial agreement and that is what the people should be alarmed about. If we let this get re-zoned, then the town will not be able to stop whatever happens in the future. More and more apartments on this land is possible.

We need to stop this process by next Thursday and engage the citizens.

From: Oscar Franzese <ofranzese@hotmail.com>
Sent: Saturday, January 23, 2021 2:47 PM
To: Comments <comments@townoffarragut.org>
Cc: Oscar Franzese <OFRANZESE@HOTMAIL.COM>
Subject: Old Kroger site development
Oscar Franzese, Ph.D.
421 Augusta National Way

To Whom It May Concern,

My name is Oscar Franzese and I am a resident of the Town of Farragut, Tennessee. This email is in regards to the planned development at the Old Kroger location, and I am writing it to indicate my opposition to such large development. I am a traffic engineer and this development will certainly increase the traffic congestion in Farragut which, during peak hours, is already a significant problem, with many intersections (e.g., Campbell Station Rd and Grigsby Chapel Rd) operating at Level of Service F (i.e., broken).

I hope you take into consideration these comments when you cast your vote on January 28, 2021 regarding this issue.

From: Angela Rouse <Angela.Rouse@arjo.com>
Sent: Saturday, January 23, 2021 3:40 PM
To: Comments <comments@townoffarragut.org>
Subject: Opposition
Angela Rouse RN, BSN, CCDS
11916 Butternut Lane

I oppose the high rise, multiple apartments and strip malls planned to be located at the Biddle farm and old Kroger location.

From: scott waltman <pswaltm@yahoo.com>
Sent: Saturday, January 23, 2021 3:56 PM
To: Comments <comments@townoffarragut.org>
Subject: Apartments old Kroger
Phillip Waltman
11411 Turkey Creek road

I am opposed to the 1000 or more apartments that are trying to be added to the new shopping area. Our schools, roads and infrastructure in that area are already being stretched thin. As well, how many more nail salons and dentists offices do we need in a 1 mile stretch?

From: Maray Stowell <maraymstowell@gmail.com>
Sent: Saturday, January 23, 2021 4:10 PM
To: Comments <comments@townoffarragut.org>
Subject: Apts at Old Kroger and Ford Properties
Jerry&Maray Stowell
653 Dunlin Ln

We don't want more apartments in Farragut.

From: Carol Christ <carolchristofferson74@gmail.com>
Sent: Saturday, January 23, 2021 4:29 PM
To: Comments <comments@townoffarragut.org>
Cc: Ron Williams <rewillone@tds.net>; John Hoffman <jhoffma4@utk.edu>
Subject: Approving the Biddle proposal et al
Carol Christofferson
11320 Gates Mill Drive

I am a Farragut homeowner and I have watched with interest the steps unfold that are resulting in the proposal about to be presented at the BOMA meeting. Succinctly, I urge the BOMA to vote unanimously IN FAVOR of the proposal before them.

No one likes change, myself included. But we cannot become stagnant in our town or we cease to thrive. For many years, the old Kroger property has been an eyesore. It will now look like a community lives and works there. I don't particularly like apartments but the ugliness and nastiness exhibited by opponents around these buildings in Farragut smells quite heavily of elitism and classism. Farragut has lacked decent housing for young professionals and those who don't want, or are not ready, to assume home ownership.

Sure, traffic will be impacted, but I believe BOMA has put enormous thought and planning into mitigating the effects with new traffic patterns and a state-of-the-art digital light system.

So, Damn the torpedoes, full steam ahead, BOMA.

From: Gloria J Dyer <gloriad@tds.net>
Sent: Saturday, January 23, 2021 4:51 PM
To: Comments <comments@townoffarragut.org>
Subject: Objection to Farragut mixed-use town center
Gloria Dyer
10808 Farragut Hills Blvd.

This e-mails documents my objection to the proposed Farragut mixed-use town center for the following reasons:

1. A market-square type of structure was approved, not separate residences and stand alone shops.
2. The proposed location is in an area that experiences high traffic volume and congestion due to the proximity to several schools.
3. If you haven't noticed, strip malls are a thing of the past. The decline in brick and mortar stores began several years ago as online purchasing expanded. Just look around at all of the empty storefronts in the Farragut area.

This is not a good location for the proposed structure. Near Kohls store would be much better since there is more room and less traffic.

From: Marc Courts <marc.courts@gmail.com>
Sent: Saturday, January 23, 2021 6:23 PM
To: Comments <comments@townoffarragut.org>
Subject: Farragut Town Center
Marc & Annah Courts
717 Hampton Roads Dr

With all do respect my wife and I would ask for you to postpone final vote to allow more open discussion regarding the proposed Farragut Town Center. We are currently opposed to this construction and are very concerned about traffic in an area that is already difficult to navigate. Thank you for your consideration.

From: Phil Gianutsos <pgianutsos@tds.net>
Sent: Saturday, January 23, 2021 12:37 PM
To: Comments <comments@townoffarragut.org>
Subject: Proposed mixed use town center
Philip and Colleen Gianutsos
200 Candlenut Lane

As residents of Farragut for 20+ years, we have become increasingly frustrated by the rapid development in Farragut, seemingly without regard to the impact on traffic, schools, and infrastructure in general (e.g., water-use schedule restrictions and rate increases). Input from residents opposing rapid building and expansion is apparently disregarded. Zoning restrictions and land-use planning were developed to regulate the types and extent of growth within the town. Simply dismissing such controls through rezoning and approval of construction plans, irrespective of public input, is not responsible leadership. We rely on the Mayor and Alderman to maintain an awareness of Farragut public opinion and to act accordingly. That is the basis for representative governance. The explosive growth in new sub-divisions in Farragut over the past few years suggests that builders' voices are more persuasive with town government than the opposing voices of residents.

In summary, continued rapid expansion, particularly high-density apartments in the proposed mixed-use town center/ Biddle Farms project is not a benefit to current residents, will degrade the desirability of Farragut as a place to raise a family, and will generally degrade the quality of life for residents. We respectfully request the proposed mixed-use town center plan be rejected and that reviews of future development plans consider input from existing residents.

From: Melanie Bachman <melgilbach@yahoo.com>
Sent: Saturday, January 23, 2021 8:05 PM
To: Comments <comments@townoffarragut.org>
Subject: Stop plans for Farragut apartments
Melanie Bachman
12713 Comblain Rd.

I am writing in opposition to the excessive apartment development that is being proposed and supported by town leaders. Traffic throughout sections of Farragut is already a significant problem. Adding over 1,000 apartments in the proposed areas will make the problem

unbearable. When the town first presented ideas for a Town Center, it was presented as an area for community engagement. The way this has evolved in no way sounds like an improvement in quality of life for residents. To the contrary..it sounds like it will create gridlock and extreme frustration for our community neighbors. I urge you to abandon the massive influx of new apartments and concentrate on providing improved experiences and resources for the folks who already call Farragut home.

From: Albert Parish <104aparish@gmail.com>
Sent: Sunday, January 24, 2021 6:21 AM
To: Comments <comments@townoffarragut.org>
Subject: Proposed Town Center Construction

AL Parish
405 Ferret Rd

This controversy would have gone unnoticed by me were it not for Ed Sinclair's outburst at the last Concord Hills HOA meeting. Mr Sinclair took the opportunity to stand up and tell the residents of Concord Hills "that the Farragut Planning Board knows what is best for the community and everyone else needed to stop voicing their opinions and stop posting their concerns on social media ". His shouting match with other residents had to be stopped by the HOA president.

From: Meredith Godbold <godboldsm@yahoo.com>
Sent: Sunday, January 24, 2021 8:10 AM
To: Comments <comments@townoffarragut.org>
Subject: Town of Farragut Proposed Biddle And Ford Properties Concern
Meredith Godbold
874 Belle Grove Road

To Whom it May Concern,

I'd like this e-mail read before voting regarding more apartments being constructed in the Town of Farragut, particularly the properties often referred to as the Biddle property, the Ford property, and the property behind Ingle's.

I do not feel more will be conducive for our Town of Farragut especially at the two properties / locations being debated, referred to as the Ford and Biddle properties.

We moved here in 2016 and I was overwhelmed by the daily traffic congestion around rush hours and school drop off/pick up times on Grisby Chapel, Campbell Station. And Kingston Pike. A 2.2 mile commute to take children to school takes a solid 45 minutes. The traffic intersections of West End Avenue/Kingston Pike and Campbell Station/ Kingston Pike are a chaotic experience daily.

I believe more apartments in the center of our town will only affect Farragut and surrounding areas negatively. The charm of our town will be redefined and become less appealing. All of the aesthetic and thoughtful planning at the intersection of Kingston Pike and Campbell station will unfortunately be overcome by multi family housing surrounding it.

From: Ashley Gorrie <ae.gorrie@gmail.com>
Sent: Sunday, January 24, 2021 8:40 AM
To: Comments <comments@townoffarragut.org>
Subject: WE VOTE NO
Ryan Denning
Ashley Gorrie
11504 Midhurst Drive

We vote NO to the building of apartment complexes and strip malls in the town of Farragut. You are going to ruin the quality of life of the people who live here. There is enough traffic here as it is.

I want my comment read to the issue of the Biddle Farm vote.

From: Lee Riedinger <leeriedinger@me.com>
Sent: Sunday, January 24, 2021 10:01 AM
To: Comments <comments@townoffarragut.org>
Subject: Town Center
Lee Riedinger
12141 Brookstone Dr.

I support the Farragut plan for the Town Center at the old Kroger site. I trust the wisdom of the official group making these decisions.

From: Leslie Hild <lesliekh2@gmail.com>
Sent: Sunday, January 24, 2021 10:39 AM
To: Comments <comments@townoffarragut.org>
Subject: 100+ new apartments
Leslie Hild
203 Sandringham Ct.

I am writing to express my objection to Farragut approving the construction of 1000+ new apartments at the Old Kroger and Ford Properties. The traffic congestion in that area is already out of control and this would only exacerbate the situation. In addition new apartments are underway on Kingston Pike and Watt Rd. How many more apartments do we need in this town? I was led to believe Farragut was more of a home owning community when we purchased our home here and we would prefer it remain primarily that. Adding such a large number of apartments right in the heart of town not only would cause terrible increased traffic congestion but also would diminish the image of Farragut as a whole. Please do not approve this project.

From: Jim Youell <popsyuell@gmail.com>
Sent: Sunday, January 24, 2021 10:44 AM
To: Comments <comments@townoffarragut.org>
Subject: Market Square
Jim Youell
11036 Flotilla Dr.

To the Mayor and Board of Aldermen for the City of Farragut:

My name is Jim Youell, I live at 11036 Flotilla Dr., Concord Hills. I am for the "Market Square" style venue for the Old Kroger/Biddle Farm property.

I am against multi apartment style complex with strip malls.

I have lived in Farragut for 20 years and traffic has become extremely heavy during morning and afternoon rush times and school hours. I only see "much" additional traffic if multi-apartment buildings are built in the Old Kroger/Biddle proposal.

I would vote no to this vote.

From: Amy Crecy <amycrecy@gmail.com>
Sent: Sunday, January 24, 2021 12:18 PM
To: Comments <comments@townoffarragut.org>
Subject: No new apartments!
Amy Crecy
Village Green
11621 Georgetowne Dr.

We have four children in three of the Farragut schools. We live in Village Green. The traffic too and from the schools is horrendous right now. My children's class sizes are already too high. We cannot add such a huge residential development in our town center. Please consider the opinions of the current residents of Farragut!

From: Joshua Hawkins <jhawkins4@gmail.com>
Sent: Sunday, January 24, 2021 1:32 PM
To: Comments <comments@townoffarragut.org>
Subject: To the issue of item 1 ordinance 21-01
Joshua Hawkins
12209 S Fox Den Dr

I do not want apartments or condos further crowding Kingston Pike traffic or devaluing property

From: Colleen Benson <c.colleen.benson@gmail.com>
Sent: Sunday, January 24, 2021 1:52 PM

To: Comments <comments@townoffarragut.org>

Subject: To the issue of item 1 Ordinance 21-01, 21-02, 21-03

Colleen Benson

730 Harbor Way, Knoxville, TN 37934

I am writing regarding the proposed apartment/town center project on the Biddle Farm property.

I am begging you to reconsider this proposition and vote no on the current proposed plans. We moved to Farragut for it's pastoral appeal. We loved how most of the commercial development was in one area leaving the rest of the town more country like and natural with large lots and a lot of trees. While I like the idea of town center, I picture it being more natural and park like where I could go for a stroll or walk my dog, with maybe a small amphitheater for nice weather concerts, maybe a few nice restaurants (NOT chain restaurants but mom and pop restaurants) or a place to get dessert or coffee after dinner, with beautiful flowers that change with the seasons, with benches for a rest or chat with my neighbor, sculptures by local artists, etc. I did not picture the ugly, monstrosity that is proposed, a reimagined mall with hundreds of people that live at the mall.

I moved here from Roswell, Georgia where we had a lovely historic downtown area with 5 star restaurants, with art galleries, with high end home goods stores, etc. People came from all over the Atlanta area to shop and eat because it was so picturesque and my home doubled in price in 10 years because everyone wanted to live in Roswell. I was hoping to eventually have the same thing in Farragut. A place that was city planned to be like some of the highest end communities we have in the US where retail stores are discrete and blend in with the natural surroundings by having low signage, beautiful landscaping, etc. A place of envy in the Knoxville area. A place where everyone wanted to live, go to school or work. A peaceful, tranquil town with a Mayberry type feel. Please keep the small town feel with all the perks that come with a small town including less traffic, less dense property development, etc.

I have talked about this development with everyone I know in Farragut and not one person stated that they wanted this apartment complex in the heart of the city. But rather, a town center like I described above. We have everything we need retail wise. We do not need chain stores at our town center.

Please, I am asking you to listen to the people that voted you into office and vote NO to the current Biddle Farm property plan then commission a new plan that is more in line with what the citizens of Farragut desire.

Respectfully,

From: Beth Kucsmas <kucsmasbdo@gmail.com>

Sent: Sunday, January 24, 2021 2:39 PM

To: Comments <comments@townoffarragut.org>

Subject: Peaceful Protest Rally - Sunday Mixed Use Town Center

Beth and Dan Kucsmas
11218 Nautical Dr.

Dear Farragut Town Leaders:

We do Not want a 280 unit apartment complex built at the Old Kroger/Biddle Farm property. A skyscraper-type apartment building with all that includes is exactly opposite of the current Farragut living environment. This small town was founded on single-unit family dwellings. We have steadily and even quickly developed over the decades into a lovely, safe, and thriving community. We are a community of people living primarily in houses and surrounded by green lawns, big trees, winding walking trails, and more than adequate shopping and restaurants.

We need to continue to be a community of people who care about our private and public lands. Apartment residents have no investment in the land or, as is often the case, the community. Nor do apartment residents pay property taxes. Obviously, there would be other stressors on the town of Farragut and the population with a sudden influx of renters: increased traffic and congestion, additional burden on sanitary waste and water treatment, parking availability, additional concrete and asphalt surfaces, and possibly more crime.

Whether it's 280 units or 1200 apartments, we are against this development.

We also wish to note that this type of city decision should not be made during closed sessions. It is inappropriate to push such a large, controversial proposal through without listening to the Farragut community and implementing their will. Waiting until the COVID-19 pandemic is over would be the correct thing to do. This is not the time as many people cannot gather in public meetings. The rush to a decision during this time of restricted movement is wrong.

From: Juan Caloca <jcaloca84@gmail.com>

Sent: Sunday, January 24, 2021 2:44 PM

To: Comments <comments@townoffarragut.org>

Subject: Opposition to the 280 unit apartment complex on Old Kroger Biddle Farm property.

Juan Caloca

559 Windham Hill Rd.

To whom it may concern:

The subject line says it all. The purpose of this message is to state my opposition to the building of such an apartment complex.

I believe that this is contrary to what the residents of Farragut envisioned this development to be and it has been turned into a small group's pet project, not representing the interest of the majority of the community that elected its officials.

I request my opposition to be taken into consideration for the final vote on this development.

Respectfully,

From: Juan Caloca <jcaloca84@gmail.com>

Sent: Sunday, January 24, 2021 2:47 PM

To: Comments <comments@townoffarragut.org>

Subject: to the issue of item 1 Ordinance 21-01

Juan Caloca
559 Windham Hill Rd.

To whom it may concern:

The subject line says it all. The purpose of this message is to state my opposition to the building of such an apartment complex.

I request my opposition to be taken into consideration for the final vote on this development.

Respectfully,

From: Charles Tibedo <ctibedo@gmail.com>
Sent: Sunday, January 24, 2021 2:52 PM
To: Comments <comments@townoffarragut.org>
Subject: To the Issue of Item 1 Ordinance 21-01 and Item 2 Ordinance 21-02
Charles and Karen Tibedo
353 Russfield Drive

Dear representatives,

My wife and I moved to Farragut in May of 2019. The reason why we moved here was two-fold. First, the town had the best school system in the greater Knoxville area. Second, the neighborhoods were a) established with primarily long-term single-family dwellings, b) equipped with things such as sidewalks for ease of movement, c) within close proximity to community features such as Turkey Creek shopping center and Founders Park, etc., and d) safe.

To the Issue of Item 1 Ordinance 21-01:

The proposal to amend the future land use map in the Comprehensive Land Use Plan Update regarding the areas of concern within the property referenced as 133 Concord Road (i.e., portions of Parcel 003.19, Tax Map 143) should be rejected on the following tenets:

- 1) Amending the zoning map to adopt a Town Center zone where a Medium Density Residential zone currently exists will **dissuade** the current residents of Farragut from participating in the envisioned 'town center/downtown' in the way envisioned because of the visual (i.e., look) and perceptible (i.e., feel) discordance with the rest of Farragut in terms of the visual/perceptible balance between single-family neighborhoods and areas designed for mixed-use. This rezoning will produce the exact opposite result that you are hoping for. Most Farragut residents will prefer to spend their time walking in the parks and on the sidewalks in their neighborhoods rather than visit a congested 'downtown' that has the look of an apartment complex with conveniences.
- 2) Single-family dwellings generate significant tax revenues for the town, and these are forgone with the adoption of apartments. In the long-run, accomplishing 'diversity' of housing for its own sake ignores the important economic impacts of transitory housing.
- 3) Farragut is not a transitory place for residents; it is a place they want to live out the entirety of their life in. Apartments are by nature transitory. Anyone who has lived any significant amount of time in apartment complexes (which we have) knows that the grounds and buildings suffer from a common problem (often referenced in Economics) as the free-rider problem. The free-rider problem arises because no single individual has an incentive to invest in the common property

unless all others do so as well. Thus, people litter, don't keep bike racks neat, drive recklessly, and most often, do not have significant 'interest' in the area to do anything to improve upon it.

4) Our schools are noted as the best in the greater Knoxville area. There is a reason for this.

The people who live here must work hard to live here. It is not the most affordable place in eastern Tennessee, as you know. They have significant 'buy-in,' because to live here, they have purchased a home. This means they have a long-term vision. Likewise, the reason why many of our residents were willing to take on these financial commitments is that the area could bring them something that will benefit their kids - great schools. In this sense, they are investing in the schools by making sure their kids work hard as well. This is a **very important**, perhaps the most important, pull factor that Farragut has. Single-family residences are in such high demand here for this single reason. There are plenty of areas with better, more modern houses. People forgo those areas because this one offers great schools, as well as commercial conveniences.

Apartment dwellers are going to move, period. It is not a question of if, it is a question of when.

The buy-in is not there in the same way as it is for people who sank all their resources into the area to benefit from it. This is not to suggest that apartment dwellers are any less well-intentioned. However, we can't ignore the fact that transitory families will produce disinvestment from the community from long-term residents as the impact of their students on the quality and robustness of Farragut schools takes hold. People in this community want life-long, continuous development from primary to secondary school for their kids. They want their kids' elementary teachers to be connected to their kids' middle-school teachers, and so on. In a feeder system such as Farragut schools, this is easily realized. Transitory kids will water this characteristic down, and at some point, this will become noticeable to existing long-term residents. Make no mistake; they will leave this area, for while Farragut schools are the best in the area, they are still not as high-performing as one would expect relative to other schools across the nation who are put into the 'high-performing' category (with the exception of the high school).

In sum, there are economic, educational, and form-based zoning reasons why you should gather significantly more input from citizens **before** bringing this agenda item up for another vote. You do not want to be the ones who create a Town Center - in the best intentions and hopes for our community - that our community doesn't want or will not support. If you do end up voting this through without significant community support and outreach, I can state with confidence that people will move, in time, and your community will not resemble what it is now in under five years. Maryville will become very attractive as an alternative, or even Hardin Valley.

From: Cecilia Freeman <chfreeman33@gmail.com>

Sent: Sunday, January 24, 2021 2:54 PM

To: Comments <comments@townoffarragut.org>; David Smoak <DSmoak@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: Cecilia Freeman <chfreeman33@gmail.com>

Subject: To the issue of item 1 Ordinance 21-01

Cecilia Freeman
11008 Sonja Dr

To whom it may concern:

I'm writing about the proposed housing being considered for the area across from the high school baseball field. I oppose this plan for several reasons.

I live at 11008 Sonja Dr in Farragut. My street is already being used as a cut through. Cars turn into Stonecrest to get to Campbell Station to avoid the congestion at the lights by the schools and at Campbell Station. They also turn onto Sonja Dr. from Campbell Station to get to Admiral or exit Stonecrest. This is a huge problem for residents. Please refer to previous traffic reports on speed showing the average speed on Sonja Dr. is 35 MPH in a 25 MPH zone and the average speed on Admiral is over 40 MPH in a 25 MPH zone. We're actually about to start the process again for requesting traffic calming measures because speeding is such a huge problem. Add in hundreds of new cars a week because of traffic congestion on Kingston Pike and we will have a monumental problem. This issue needs to be resolved before any type of structure goes in. We endure the dangers of speeding cars everyday and we are in a parent responsibility zone. There aren't even sidewalks on portions of Sonja Dr.

Before any new construction is considered, the current traffic issues need to be resolved. It's irresponsible to move forward without any thought to the conditions that already exist.

Second, Farragut schools are highly coveted. The added number of children to those classrooms based on new housing will dramatically affect the desirability of those schools. Overcrowding, lack of funding and traffic will change the appeal and possibly the success the schools currently enjoy.

Third, the initial vision of something similar to the Downtown Market Square had great appeal to many residents of this area. To pivot from purchased homes and additional retail to rental units changes the dynamic completely. It will also change the town we live in.

Please, before moving forward with building hundreds of rental units, fix the existing traffic issues and do more research on the impact of adding so many more people and cars to the area.

From: c renier <renier.cm@gmail.com>
Sent: Sunday, January 24, 2021 2:57 PM
To: Comments <comments@townoffarragut.org>
Subject: Apartments in the middle of Farragut - NO!
Carolyn Renier
11627 S Monticello Dr.

I do not support the building of apartments at the Old Kroger and Ford properties or, really, anywhere that's considered "the middle" of the town of Farragut

From: Dr Dan Watkins <volunteerchiropractic@hotmail.com>
Sent: Sunday, January 24, 2021 3:38 PM
To: Comments <comments@townoffarragut.org>
Subject: Apartments at Biddle Farm
James D Watkins
816 Breezeway Drive

My name is James Watkins, 816 Breezeway Drive, Knoxville, TN 37934.

I do not support the development of the Biddle Farms property into Apartments and a Town Center.

From: Steven Wyatt <steven.wyatt09@gmail.com>
Sent: Sunday, January 24, 2021 3:46 PM
To: Comments <comments@townoffarragut.org>
Subject: No to 1,000 apartments in Farragut
Steven & Susan Wyatt
504 East Fox Den Drive

Dear Sirs:

I am expressing my unhappiness with plans by the Town of Farragut to allow 1,000 apartments to be built at the old Kroger and Ford properties. It is appalling that there has been little or no significant public outreach. Farragut is already experiencing too much traffic along Kingston Pike and Campbell Station roads and we do not need any more vehicular traffic.

I urge you to please vote no to this final vote.

From: Carlin Misenheimer <carlin00@charter.net>
Sent: Sunday, January 24, 2021 4:23 PM
To: Comments <comments@townoffarragut.org>
Subject: Against apartments

Frank and Carlin Misenheimer
11632 Georgetown

We are totally against apartments being developed on any areas between Lovell Road and McFeeall concerns are around the traffic issues and disturbed that there isn't a clear plan at this time to address these issues.....requesting a stay on these zonings and development to avoid the issues Hardin Valley is now having after all the building of homes were allowed and now discovering those who live in the area are not being served.

From: Wendy Morre <wamorre@gmail.com>
Sent: Sunday, January 24, 2021 5:46 PM
To: Comments <comments@townoffarragut.org>
Subject: Letter to be read prior to Biddle Farm vote (Ordinance 21-01 Item 1)

Dr. Wendy Wentworth-Morre

713 Hampton Roads Drive, Farragut 37934

Dear Town of Farragut Officials:

I ask that you read the following and please rethink your decision to approve the apartment complex model at Biddle Farm. I speak from experience, having moved away from a town in New Hampshire that not that many years ago was at a similar turning point as Farragut currently is. Town officials decided to proceed with the apartment complex model as it would be "good for the town." Over not that many years, our quaint and safe town with a pleasant quality of life deteriorated. First came the congestion, then came the crime, then came overcrowded schools, then came the high taxes to support a police force to deal with the increasing crime and the building of new schools. Alternatively, a neighboring town took an entirely different approach. They focused on maintaining primarily single family housing, high end owned condominiums and green space for town parks. That town is thriving with lower congestion, low crime and quality schools. Though taxes were raised to support this alternative concept in the beginning, they are still far less than what they ended up being in our town.

I have been a resident of Farragut for only 3 years however, I have frequented the Knoxville area since the mid 1990's visiting family that has lived here for generations. When an opportunity arose for me to move here, there was no doubt that I wanted to live in Farragut over the other areas in Knoxville. You need to cherish and protect the green space that you have and ensure it is developed responsibly. Farragut does not need to look or be like the communities just a few miles to the east of us. Keep Farragut unique. Please, do the right thing. Be the town leaders that are remembered for growing our town in a positive, not negative manner. Say no to the apartment complex model at Biddle Farm.

Sincerely,

From: tmross@tds.net <tmross@tds.net>
Sent: Sunday, January 24, 2021 5:50 PM
To: Comments <comments@townoffarragut.org>
Subject: Ord 21-01: Town Center Approval

Carol and Tom Rosseel (former Alderman, North Ward)
425 Clover Fork Dr.

Farragut Board of Mayor and Aldermen,

Having closely followed the issue of whether the Town of Farragut should approve the Town Center Plan for the Biddle Property, we believe it would be beneficial to the Town and the greater Farragut community to approve ORD 21-01. The Town Center concept, with mixed retail and residential, is in keeping with the long-range land use plan first discussed in 2007 / 2008 and approved by the Planning Commission and the Board. We hope you reject the clamoring of those who make false and incendiary statements about traffic (massive congestion), impact on local schools (increased class size resulting reduced contact with teachers), and the number of apartments (1,000 +) to be constructed.

From: Sue-Ann Hansler <southernstorm2@yahoo.com>
Sent: Sunday, January 24, 2021 7:09 PM
To: Comments <comments@townoffarragut.org>
Subject: Item #1 Ordinance 21-01, Item#2 Ordinance 21-02 and Item#3 Ordinance 21-03
Sue-Ann Hansler
11828 Midhurst Drive

In reference to the proposed Biddle apartments, the impact on traffic, schools, other resources and services, in particular, the impact on the present Farragut residents, where the homeowner/homeowners pay yearly for Rural Metro to provide fire and ambulance services. As it stands now, residents that pay nothing to Rural Metro for the services, still use them. Even if their Insurance holder pays for some of the costs, it doesn't cover all...therefore the residents that do pay each year, end up paying more. If these apartments are built, the residents will then end up paying for those services as well. Some have suggested that Farragut should implement their own services and that means big tax increases...Rural Metro does a very good job, of providing these services and the residents/ town is not responsible for pensions and medical insurance and more....
Let's please leave well enough alone..DO NOT ALLOW THESE APARTMENTS TO BE BUILT..

From: Matt Besche <mmbesche@gmail.com>
Sent: Sunday, January 24, 2021 8:50 PM
To: Comments <comments@townoffarragut.org>
Subject: Ordinances 21-01, 21-02, and 21-03
Matthew Besche
635 Spring Branch Lane

The proposed changes to the Brooklawn Development Site (Biddle Farm) represents a "major change" to the Mixed-Use Town Center area requiring the "significant public outreach" called for on Page 6 of the Comprehensive Land Use Plan. These changes should not proceed without the Town of Farragut holding the agreed-upon significant public outreach ensuring a collaborative review and modification to the Mixed-Use Town Center area that represents the "attitudes" of the entire Town.

I ask that you Table Ordinances 21-01, 21-02, and 21-03 until the Mixed-Use Town Center public outreach is completed and the agreed-upon changes are adopted.

From: Mindy Clark <mam332000@yahoo.com>
Sent: Sunday, January 24, 2021 9:36 PM
To: Comments <comments@townoffarragut.org>
Subject: to the issue of item 1 Ordinance 21-01
Mindy clark
12406 comblain rd,

Please do not pass the apartments ordinance. My family just moved here from San Diego to get away from this. Now I'm having to tell my friends still there don't come cuz it's turning into another mini CA!

From: Melony Wallace <helpinghandsboutique@yahoo.com>
Sent: Sunday, January 24, 2021 9:53 PM
To: Comments <comments@townoffarragut.org>
Subject: to the issue of item 1 Ordinance 21-01

Melony Martin
416 Cutlass Road

As a homeowner at 416 Cutlass Road, I am not supportive of apartments being built in Farragut. The negatives far outweigh the positives. It will have a negative impact on our already overcrowded schools. The traffic will also be a nightmare. Farragut has always been a Town that has been very selective and made it very difficult for unwanted businesses. Amazing how this has slid through without hardly anyone knowing about the plans. As a Town, we do not want apartments. That property could be an amazing area for our Town.

From: Betsy Hales Rose <betsy.hales@gmail.com>
Sent: Sunday, January 24, 2021 10:30 PM
To: Comments <comments@townoffarragut.org>
Subject: Rezoning for apartments behind old Kroger
Elizabeth Rose
11601 Cassidy Ln,

Farragut is a great place to live. I understand the need for different types of housing. I also respect the right to develop land. However Farragut has not done a good job figuring out infrastructure until after development occurs. The town is focused on rezoning and building McFee Park, and less on tight, high-traffic roads and over crowded schools (with traffic issues!). Please focus on fixing those issues and I'm very happy for more people to live here. Until then I am concerned about rezoning the land for apartments.

From: Patrick Lee <patlee.tn@gmail.com>
Sent: Monday, January 25, 2021 4:49 AM
To: Comments <comments@townoffarragut.org>
Subject: Rezoning of Biddle Farms

Patrick Lee
405 Ensign Ln.

Mayor/ Aldermen,

I respectfully ask that you table your vote on the rezoning of the Biddle Farms property et al until you conduct Significant Public Outreach as required in your agreement created with Town residents when developing the Mixed use Town Center concept.

What right do you think you have to force this on a Town who demand you stop and follow policy? Pursuing your course of forcing this on an unsupportive Citizenry is an abuse of authority and will result in a report being filed with the Tennessee Comptroller's Office as recommended by Congressman Tim Burchett's office.

You have determined to continue to bar the Public from Town meetings while freely cavorting about the Public otherwise; it is pure hypocrisy. The eyes of East Tennesseans are open to your behavior and look to you to stop this and dialogue with the Citizen's you purport to serve.

From: Christi King <christi.king@king-thompson.com>

Sent: Monday, January 25, 2021 8:38 AM

To: Comments <comments@townoffarragut.org>

Subject: Biddle Property

Christi King

704 Brochardt Blvd (Fox Run)

Hi ToF,

Regarding the upcoming vote on the mixed use town center project proposed for the Biddle property which includes 286 apartments this week:

I am for this development, and feel that it would benefit the ToF. I believe the town officials have done their due diligence on this issue and should proceed.

From: Elias Jubran <jubrane@gmail.com>

Sent: Monday, January 25, 2021 8:50 AM

To: Comments <comments@townoffarragut.org>

Subject: Brooklawn Development Site

Elias Jubran

11633 Cassidy Ln,

The proposed changes to the Brooklawn Development Site (Biddle Farm) represents a “major change” to the Mixed-Use Town Center area requiring the “significant public outreach” called for on Page 6 of the Comprehensive Land Use Plan. These changes should not proceed without the Town of Farragut holding the agreed-upon significant public outreach ensuring a collaborative review and modification to the Mixed-Use Town Center area that represents the “attitudes” of the entire Town.

I ask that you Table Ordinances 21-01, 21-02 and 21-03 until the Mixed-Use Town Center public outreach is completed and the agreed-upon changes are adopted.

From: amy auten <amyauten@hotmail.com>

Sent: Monday, January 25, 2021 8:55 AM

To: Comments <comments@townoffarragut.org>

Subject: to the issue of item 1 Ordinance 21-01

Amy and Timothy Olson

504 Rolling Creek Rd

I am writing this letter to express my deep concern on the proposed Biddle Farms Proposal Site Plan rezoning to allow the building of apartments on that site. I have lived in Farragut for 12 years now and while my family loves the community the traffic and school overcrowding has become a major concern. Adding apartments will increase both of these concerns. The traffic analysis presented was outdated and reporting that these apartments will not overcrowd our schools is ludicrous. Farragut school systems are the best in Knox and families will be drawn to moving their

children to these apartments. We are highly encouraging you to listen to your Farragut residents and not allow this proposal.

From: wes emison <wesemison@gmail.com>
Sent: Monday, January 25, 2021 8:56 AM
To: Comments <comments@townoffarragut.org>
Subject: Planning Process - please table the Thursday January 29, 2021 Biddle development votes
Wes Emison
11045 Hughlan Drive

Dear leaders of the Town of Farragut,

Thank you for your efforts towards the development of our community. I am a resident in a home I own in the Thornton Heights neighborhood. I have 3 children, with the oldest being 5 years old. My wife and I are happy here and enjoy the green spaces, good schools, close shopping and that our road gets salted in the winter when needed. I'm a native of Knoxville, grew up in the South-Doyle schools and went on to receive my Masters in Accountancy from UTK.

I am writing as I am concerned that the planning efforts for our town are not following the correct process. While I have enjoyed the efforts you have put forth I would ask that a more transparent approach be displayed to explain the planning process for new developments. There are many items to discuss about the Biddle development but I will boil it down to this: If the Biddle development is not considered a major change to the planned land use of our town, what would be considered a major change? Could you make it more clear to the citizens what the difference is between a major change and a non-major change? What communication efforts have you undertaken to become more transparent during this pandemic period where meetings are not allowed to be attended in person?

Additionally, I am concerned about the Biddle development because the flooding that has occurred on Concord rd. What is being done to plan for the change to the hydrology of the site? Will Concord rd at Hughlan Drive experience more flooding?

It is my opinion that the Biddle development is a major change to the land plan which should initiate significant public outreach. I urge you to table the votes regarding the Biddle Development scheduled for this Thursday, January 29, 2021 until significant public outreach has been accomplished regarding the plans for land use in our town.

From: Adam Atherton <athertonpe@gmail.com>
Sent: Monday, January 25, 2021 9:19 AM
To: Comments <comments@townoffarragut.org>
Subject: Unmanaged Growth is Bad
Deborah and Adam Atherton
801 Andover Blvd

Good morning BOMA,

I live in Andover Place in Farragut. Although I live a few miles from Campbell Station intersections, traffic around my neighborhood is ALREADY impacted by the limited capacity of the present intersections at Campbell Station/KP and Campbell Station/Grigsby Chapel. The I40 overpass is also terribly constrained for both present traffic and even a small amount of increase in traffic. Rushed plans for dense housing are not something leaders in local govt should be doing. Until I learn more. I have deep concerns about the present plans for an apartment complex at the Biddle property.

From: Jamie Roark <jamie.roark@live.com>
Sent: Monday, January 25, 2021 9:37 AM
To: Comments <comments@townoffarragut.org>
Subject: to the issue of item 1 Ordinance 21-01
Jamie Roark
12507 Cotton Blossom Ln

I am completely against the addition of the apartments that are being proposed at the Biddle Farm project!

As a newer resident in Farragut after moving here from Dallas, Texas, I know first hand the issues that come with large dense housing developments such as this. I moved to a northern suburb in Dallas to "escape" traffic and over-crowding. Instead, what happened, was everyone else followed. Soon they were developing 3 to 4 large dense housing communities within 4 miles of where I moved. It was mostly my subdivision and a few large chain stores and gas stations when I moved there. By the time I moved from there to move here, we had 6 dense housing developments and the infrastructure could not handle what happened so quickly in just 4 years. What used to take me 12 minutes to get to work, was taking me an hour due to the roads not being improved to handle all the development that was approved. Somewhere in the approval, the governing bodies forgot to approve appropriate roadway and utility infrastructures. We also had to build not 1 not 2 not 3 but 4 new schools 2 elementary, 1 middle, and 1 high school all at a very big cost to property taxes. My taxes on my home in the four years went from four thousand to 7 thousand dollars.

If you agree that you are concerned about the over-crowding of schools, the report that you received was not from Knox County Schools Per Vice Mayor, It was from the Knox County Planning and the report from what I read, was from year 2000. We all know that Farragut is the most predominantly sought-after school zone in Knoxville which cannot be compared to other schools which are less desirable. When we moved here in the middle of 2019, we decided early on that we would live in Farragut because of the amazing schools. The buildings and facilities however are not the best already. Very old, very run down and very small compared to where we came from, but we heard so much about how amazing the course work was in addition to the instructional staff. In the year and a half we have been here, we have seen the school population grow pretty substantially already and I am also seeing the struggles of an over- crowded situation. Also, there are at least 6 neighborhoods that surround this new site plan to support it within walking distance., most of them over 300 residences. If most people are like myself, I try to avoid turkey creek like the plague due to the traffic. I would be happy to not drive to Cedar Bluff or Turkey Creek for goods.

Finally, the vision, as I understand it, that was told to residents was a similar vision to the Downtown Market Square not this 286 apartment complex. I'd be okay with a smaller scale Lofts that are purchasable not leasable. That vision would help our property values, not the three apartment

building that are 4/5 stories high. When I say I would be okay with this that means only if the safety concerns had a plan in place before going forward.

Please let me know if you'd like to discuss further.

From: Deane Gionta <dgionta@palsweb.com>
Sent: Monday, January 25, 2021 9:50 AM
To: Comments <comments@townoffarragut.org>
Subject: "to the issue of item 1 Ordinance 21-01
Deane Gionta
824 Breezeway Drive

Please reconsider ruining Farragut with the Biddle Farm concept as stated. This area should be developed more like a downtown concept with condo's, shopping, and restaurants. Based on all I have read from both points of view, the stated concept above would serve the community aligned with how it historically has been developed.

From: Shuo Qian <qianshuo@gmail.com>
Sent: Monday, January 25, 2021 9:57 AM
To: Comments <comments@townoffarragut.org>
Subject: to the issue of item 1 Ordinance 21-01
Shuo Qian,
12939 Pine Meadows

I am writing you to express my concern and opposition to the
The Farragut Board of Mayor and Aldermen have revised the Town Center development proposal to allow for the construction of separate apartment buildings instead of combined mixed use (business/residential) structures. I think that this is contrary to what the residents of Farragut envisioned this development to be, and in opposition to what the Comprehensive Land Use Plan (CLUP) proposed. This is contrary to what was originally presented to our residents and will create significant traffic congestion for all who live, travel through, or do business in Farragut. This will also increase the student population in our already overcrowded schools.

Also I noted that nohydrology study has been done yet on the Biddle Farm. I think any vote without hydrology study is not acceptable because over one half of the Biddle Farm is in the FEMA 100 year flood plain to my knowledge.

Please let me know if there is anything we can do about it.

From: Angel locascio <aglocas@icloud.com>
Sent: Monday, January 25, 2021 9:55 AM
To: Comments <comments@townoffarragut.org>
Subject: Apartment Complex

Angel LoCascio
12628 Comblain Road

I am OPPOSED to the proposed apartment complex @ the old Kroger building.

From: Ron Zimbrick <guruofthegate@gmail.com>
Sent: Monday, January 25, 2021 10:05 AM
To: Comments <comments@townoffarragut.org>
Subject: To the Board of Mayor and Aldermen

Kay and Ron Zimbrick
11023 Anchorage Circle

To whom it may concern:

We wish to voice our opposition to your proposed plan of having an apartment complex being included within the proposed Town Center at the Biddle Farm site. It appears that there are some unresolved issues such as the lack of "significant public outreach" as required by the Comprehensive Land Use Plan (CLUP). Please reference Page 6 of the Comprehensive Land Use Plan.

We ask that you Table Ordinances 21-01, 21-02 and 21-03 until such time that the Mixed-Use Town Center public outreach is completed and the agreed-upon changes are adopted properly.

From: Doug Calhoun <caldug73@gmail.com>
Sent: Monday, January 25, 2021 10:13 AM
To: Comments <comments@townoffarragut.org>
Subject: No to apartments
Doug calhoun
11813 Autumn Leaves Ln

I do not feel more apartment buildings along Kingston Pike is a good thing for our town.. too much traffic already on Kingston Pike. Imagine what it will look like with all the additional traffic and if KP is used during an accident on 40?? Ugh! What a mess.

More stop lights? Don't you think there is enough on KP through Farragut already? Many people are using subdivisions as bypasses to get away from all the lights.

From: WLD <wldpk5@gmail.com>
Sent: Monday, January 25, 2021 10:14 AM
To: Comments <comments@townoffarragut.org>
Subject: item 1 of Ordinance 21-01
W. LARRY DAVIS
428 Dixie View Road

I oppose the building of apartments on the Biddle farm property as being proposed by the officials for the town of Farragut.

--

From: Elise Harris <eliseknox865@gmail.com>
Sent: Monday, January 25, 2021 10:45 AM
To: Comments <comments@townoffarragut.org>
Subject: Brooklawn Development

Elise Harris
11929 W Kingsgate Rd,

The proposed changes to the Brooklawn Development Site (Biddle Farm represents a "major change" to the Mixed-Use Town Center requiring the "significant public outreach" called for on Page 6 of the Comprehensive Land Use Plan. These changes should not proceed without the Town of Farragut holding the agreed-upon significant public outreach ensuring a collaborative review and modification to the Mixed-Use Town Center area that represents the "attitudes" of the entire Town.

I ask that you Table Ordinances 21-01, 21-02 and 21-03 until the Mixed-Use Town Center public outreach is completed and the agreed-upon changes are adopted.

From: Joe Ray <rayje925@gmail.com>
Sent: Monday, January 25, 2021 11:05 AM
To: Comments <comments@townoffarragut.org>
Subject: Rezoning MUTC and changes to CLUP
Joe Ray
416 Celebration Rd

Greetings Mr Mayor and Aldermen,

I am writing today to express my concern over the changes being made to the CLUP on and around the Biddle Farms development. Specifically in regard to the decision to change the language increasing multi-family residential capacities. I understand that there will need to be a residential component to this project in order to support the commercial and understand this matter to have been adequately delineated by pertinent stakeholders in the original CLUP. I find it concerning that the board has taken it upon themselves to make these changes without seeking greater public outreach. At this time I find it in the best interest of the town, it's residents and infrastructure, to deny the zoning changes to the CULP and the rezoning around the Biddle Farms project.

Please vote "NO" to the purposed changes on January 28th.

Best regards and thank you for your time.

From: James & Lola Kirkpatrick <jtkljk@att.net>
Sent: Monday, January 25, 2021 11:06 AM
To: Comments <comments@townoffarragut.org>
Subject: Ordinances 21-01, 21-02 and 21-03

Lola Kirkpatrick
460 Glen Abbey Blvd.

The proposed changes to the Brooklawn Development Site (Biddle Farm) represents a "major change" to the Mixed-Use Town Center area requiring the "significant public outreach" called for on Page 6 of the Comprehensive Land Use Plan. These changes should not proceed without the Town of Farragut holding the agreed-upon significant public outreach ensuring a collaborative review and modification to the Mixed-Use Town Center area that represents the "attitudes" of the entire Town.

I ask that you Table Ordinances 21-01, 21-02 and 21-03 until the Mixed-Use Town Center public outreach is completed and the agreed-upon changes are adopted.

From: Michael Stafford <staffordmw@att.net>
Sent: Saturday, January 23, 2021 2:09 PM
To: Comments <comments@townoffarragut.org>
Subject: Zoning Decision for Old Kroger and Ford Property
Michael and Wendy Stafford
337 Burney Circle

Hello,

My wife and I are long term residents of West Knoxville and have lived in our new home in Farragut for the past 6 years. We have tremendous respect for the difficult decisions that the Mayor and Board of Alderman must make all the time and still knowing that there will be several residents who are unhappy with your decisions. Please consider this to be a letter of support to the Mayor and Board!

We do have concerns about continuing to add apartments in the area. We had to live in an apartment for 9 months waiting for our new home to be completed. We discovered that the people who live in apartments are rarely invested in their community. However, there were some that we got to know as neighbors and developed acquaintances. So there is a risk that further apartments could eventually erode our quality of life in Farragut. I'm certain that you are also aware and concerned about that risk too. We would love to see more entry-level and mid-range single family homes available for more young families to join our community instead of apartments.

Wendy and I are not directly opposed to apartments at that location; however, we are concerned over the quality of the apartments being out of a phase with your planning for a town center, etc. and that they would potentially bring an unpleasant increase in a crowded population density in the center of the Farragut civic district.

Our request is that, if you decide to allow apartments to be constructed at that location, please ensure that the architectural quality and amenities are fitting for our unique community.

Thank you for your patience and diligence in serving our community!

From: Guang Yang <nanobrilliance@gmail.com>
Sent: Monday, January 25, 2021 11:08 AM

To: Comments <comments@townoffarragut.org>
Subject: to the issue of item 1 Ordinance 21-01

Guang Yang
712 Cabot Dr.

I vote NO to the plan of Farragut Town Center Apartment Complex on the Biddle Farm.

From: valvsho@yahoo.com <valvsho@yahoo.com>
Sent: Sunday, January 24, 2021 9:01 AM
To: Comments <comments@townoffarragut.org>
Subject: Apartments
Jesse and Binnie Ray
11700 Midhurst Dr

We have a real concern regarding the plan for anywhere from 300 to 1,000 apartments at the old Kroger site or any site in Farragut.

Most of us live in Farragut, because we want a nice quiet town. These apartments would cause an issue regarding traffic which is already an issue in the morning and afternoon. We, and many others do not want this in Farragut. This will also cause over crowding at the schools. We also have a concern regarding property value with the addition of too many apartments.

Please consider the feelings of the people of the town of Farragut.

From: lorren Johnson <lorren.johnson@yahoo.com>
Sent: Monday, January 25, 2021 11:22 AM
To: Comments <comments@townoffarragut.org>
Subject: Farragut Town Center
Lorren Johnson
11036 Farr Dr.

To whom it may concern:

I am writing to have my voice heard. My name is Lorren Johnson and my family and I reside at 11036 Farr Drive minutes from the property in question.

We vote is to continue with the intended plan of the "market square" type development. That allows more jobs to come into this area, safe meeting places for my children and their friends, and it also promotes a healthy lifestyle while cutting down on pollution by allowing residents of this town walk to this area. Aside of the benefits for the overall community a 60 foot tall apartment community would be such an unsightly sight right in the middle of the town. I feel it has the potential to increase crime rates and it is a HORRIBLE idea.

Think about everyone who could benefit from the original plan!!!

Thank you,

From: Mary Rubins <mary.rubins@yahoo.com>
Sent: Sunday, January 24, 2021 1:45 PM
To: Comments <comments@townoffarragut.org>
Subject: Apartments
Mary Rubins
308 Governors Lane

Hello,

I live in Village Green and I wanted to voice my concerns about having the old Kroger building made into 280 unit apartment complex. I am against this being done because the schools are already overcrowded, Kingston Pike has enough traffic on it and it will bring down the value of our home. We paid top dollar to live in Farragut so our kids can attend the schools here. We could have lived in other places in west Knox and got a lot better house for our money. We paid more money for the house because this is a better and higher end area for our family. These apartments will do nothing to raise the value of our home and only hurt the schools that are already overcrowded. Please do not allow this to go through. Thank you.

From: m magnusson <mmagnusson06@icloud.com>
Sent: Monday, January 25, 2021 5:59 AM
To: Comments <comments@townoffarragut.org>
Subject: 28th vote

Mark Magnusson
301 Heritage

Farragut Mayor and Board of Aldermen, My family moved here in 1979 after my father took a job working for the Scruggs family, Farragut wasn't even a blip, the Kinkos was a 2 pump unpaved gas station with the Pozy's family selling poop and peat moss, Truckers lane was just that, a road full of truck shops and Mayfield milk..... Lovell rd had the A/P groceries and a Cone gas station. It was a great place to grow up back then and now. When people move into this area from abroad its generally the bedroom community feel and schools that are the biggest draw, not affordable housing and night life. Property rights of owners and a strong local economy is important, however alot of the Village Green, Concord Hills, Brixworth residents/voters are negatively affected and have been kept out of the loop concerning the changes to the town center development. Moving forward it would be best to have an open forum to allow constructive discussion between the public and its voted in and appointed officials, if bars, gyms, restaurants can remain open and safe im sure we can find a safe way to discuss solutions. Local residents do not feel included in the process, staggering school schedules and higher traffic will not make them happy when they go to the voting both, some might donate there time and money to your opponents....

From: Liz Gobrecht <lizgobrecht@gmail.com>
Sent: Monday, January 25, 2021 7:45 AM
To: Comments <comments@townoffarragut.org>
Liz Gobrecht
11010 Crown Point Dr

Subject: STOP!!! 1200 new apartments from beginning construction

This is a terrible idea that will affect the Farragut community in a very negative way. I want to go on record as objecting!!!

From: Carey Bedard <careyb24@charter.net>
Sent: Friday, January 22, 2021 3:21 PM
To: Comments <comments@townoffarragut.org>
Subject: Apartments at old kroger
Carey Bedard
11514 Foxford dr

Dear Leaders,
I hope you consider voting no on the apartments where the old Kroger still stands. I live in Kingsgate and have for 18 years. With all the development already happening around us I can't even being to imagine the overload of traffic apartment buildings would bring. School traffic is a whole other concern especially when it's already unbearable. Please, vote no on overloading our area with traffic!

From: Jeff Perry <jjperry009@gmail.com>
Sent: Saturday, January 23, 2021 8:40 AM
To: Comments <comments@townoffarragut.org>
Subject: Proposed town center
Jeff Perry
12009 Broadwood Drive

I loved the original discussion of a mixed use town center. I am, however, absolutely opposed to the current plan with all of the apartment buildings! It is completely out of character with the rest of Farragut. In 10 years our "town center" will be run down apartments, not a charming place to shop and live.

From: Chris Nutting <chriskpatricknutting@yahoo.com>
Sent: Monday, January 25, 2021 12:03 PM
To: Comments <comments@townoffarragut.org>
Subject: Biddle Farm Comments
Chris Nutting
712 Banbury Rd

Good Afternoon,

As a married, 30-year-old father of 2 young children, I support the Biddle Farm project.

We have lived in Farragut now for over 2 years and plan to stay for a long time.

The sense of community in Farragut is great, especially with events like the concerts in the park. I think this project will add value to the community not just financially, but more importantly- socially.

I have seen all the nonsense on Next Door about people complaining, and I wanted to voice my opinion.

The negative comments are loud but are not a voice for everyone in Farragut.

From: Aerico Morre' <akmorre@yahoo.com>

Sent: Monday, January 25, 2021 12:27 PM

To: Comments <comments@townoffarragut.org>

Subject: Letter to be Read Prior to Biddle Farm Vote (Ordinance 21-01 Item 1).

Aerico Morré

713 Hampton Roads Dr. ... Knoxville, TN 37934

Farragut Town Officials

Dear Sir/Madam,

I am writing to you **IN STRONG OBJECTION** to the proposed apartments contemplated at the Biddle Farm site. I moved here with my wife nearly three years ago, after spending nearly a year and a half choosing which area of Knoxville I preferred to move to. Ultimately I chose Farragut for a number of reasons – including the quaint community environment, the lack of overcrowding and “somewhat in check” traffic that exists in our community. However, with your proposal, it doesn’t take a scientist to see through the bull we are being fed in regular intervals and to see that the characteristics that make Farragut Farragut will be FOREVER changed with your plans.

I’m not certain what type of people you are trying to attract, nor do I even think you have stopped to consider this beyond the point of your greed with projected incoming tax revenues. However, I can say that I have no doubt that our life styles here will be changed dramatically. And yes, we also have rights too. I also have no doubt that you will be attracting the kind of people we do not want in our community – namely a group of people with a greater propensity to commit crime and who could give a rat’s butt less about our community because they have no real investment in this community, other than increasing congestion, using our resources and creating a greater feeling of uncertainty in our own community – ALL things we are trying to keep out of our community.

I can also say, that with this proposal, you are NOT going to be attracting PROFESSIONALS like my wife and myself – who have invested heavily in this community. However, with the deaf ear you have turned to the citizens (AS A WHOLE) that you are supposed to be serving, I will not be investing further in this community and am seriously considering the pulling the nearly two million in investment that my wife and I have made in this community. Finally, I can say that we no longer think of Farragut as a place where we will be retiring. I am so glad that you would rather try to attract people with no investment in OUR community and turn a blind eye to people like my wife and I (Who are professionals). Sounds

like a community I have no interest in being part of for the long run. But then again, I'm certain you don't really care.

Finally, I want to state this again one more time – **WE STRONGLY OBJECT TO THE APARTMENT PROPOSAL** at the Biddle Farm location. – all in the name of tax revenues – don't be surprised when you see the complete demographic of this area change, and you will have traded it for one that this community will never recover from – while people like my wife and I move on and leave you guys behind in the tsunami of decay in terms of a "decreased quality of life" that you will have created.

From: phyllis klindt <phyllspharm@yahoo.com>
Sent: Monday, January 25, 2021 11:54 AM
To: Comments <comments@townoffarragut.org>
Subject: Re: Old Kroger Town Center

Phyllis Klindt

12423 comblain road

What citizens of Farragut are for the apartments besides the board, would like to know. I confess I don't know who the Biddles are, don't care...but should what they want outweigh what the other residents of Farragut want, understand they own the property. I am not opposed to a town center, but am opposed to apartments. As a point of reference a box store (Kroger) was in that spot and traffic was not overwhelming.

From: gobrechts9@aol.com <gobrechts9@aol.com>
Sent: Sunday, January 24, 2021 7:53 PM
To: Comments <comments@townoffarragut.org>
Subject: Biddle Farm Development
Robert Gobrecht
11010 Crown Point Drive

I'm a 37 year resident of Farragut. I raised my family here and am now enjoying my retirement. Farragut has been very consistent in defending the policy of having a family friendly community. As development has occurred strict standards kept Farragut one of the most desired areas to reside.

There were times, restrictions may have been considered unfriendly to business growth. There was even a restriction to the height of business signage. But now no restrictions against building a 60 foot apartment complex. What has happened? No one wants to have this eyesore in the middle of our community.

As we have grown, the infrastructure has been pushed to the limit. We all have to deal with the heavy traffic every day. As growth continues west down Northshore Dr more and more vehicles crowd the local roads to get to their destination. Why can't we see a solution to this issue. Is it maybe you don't have one.

Infrastructure is a problem, but still not the main issue. You have already pushed our

environment to the limit. The real issue is keeping Farragut a family friendly community. You were voted in to protect this standard not abandon it because you think "you are smarter and know better".

In today's political environment the individual's wishes are ignored. At all levels of government, even down to the local level, it seems as if its ok to mislead and lie to the residents of even the smallest community.

Why not be totally transparent. Bring forth all facts and get all the residents involved in this decision. Not just the few who agreed to a plan in the beginning. Since the current plan is not what was originally presented.

Why are you so determined to disrupt this great community.

You were elected to represent not misrepresent. Put it on a ballot with full facts.

From: Mark Shreeve <shreevemw4@gmail.com>
Sent: Monday, January 25, 2021 1:11 PM
To: Comments <comments@townoffarragut.org>
Cc: Mark Shreeve <shreevemw4@gmail.com>
Subject: Postpone Town Center Land Use Vote

Mark Shreeve
416 Eisenhower St.

Town Leaders,

Town meetings have been closed since March of 2020. How have you met your commitment to "significant public outreach" so that there can be a collaborative effort to reach the best alternative for the Farragut Town Center? Is it not possible to postpone the vote until the outreach can be achieved? The community should be part of the planning and have influence over how we want our town to grow.

The proposed apartments will represent roughly a 10% increase in the population of Farragut. I don't oppose growth, but I am concerned about the increased demands on the infrastructure including water, water treatment, power, roadways, schools, etc. We have already seen restrictions on water. Without the needed infrastructure in place, restrictions will become more commonplace and extreme.

Thank you for postponing the vote and soliciting more community input as required by the town ordinance.

From: Hugh Daughtry <keydet1983@gmail.com>
Sent: Monday, January 25, 2021 1:12 PM
To: Comments <comments@townoffarragut.org>
Subject: Comments for BOMA Meeting, January 28th, 2021
Hugh Daughtry
523 Colonial Ridge Lane

I am writing to express my opposition to the proposed ordinances being considered by the Farragut Board of Mayor and Aldermen on January 28, 2021.

On page 6 of the Town of Farragut Comprehensive Land Use Plan Update (CLUP), dated December 2012, a major change is defined as, "...one that substantially changes the land uses, goals, or intent of the plan. Major updates should include substantial public outreach to help 'check' that the plan reflects current attitudes..."

I would submit that changes to the CLUP that is allowing horizontal development at Biddle Farm is major in that it changes significantly the character and intent of the Town Center as contained in the CLUP. This is being done without "substantial public outreach" that should include town hall and workshop meetings as have been done in the past.

I ask that you table Ordinances 21-01, 21-02 and 21-03 until the Mixed-Use Town Center public outreach is completed and the agreed-upon changes are adopted.

Regards,

From: Susan Royster <troyster579@tds.net>
Sent: Monday, January 25, 2021 12:55 PM
To: Comments <comments@townoffarragut.org>
Subject: No new apartments!
Susan Royster
715 McGuffeys Drive

I want my opinion as a 32 year resident and retired school employee to go on record as OPPOSED to any additional apartments being placed in our city center. Apartments currently around the perimeter should be sufficient for any FARRAGUT residents that are in need of this type housing. Our schools are already to capacity or over their limits and until the school system itself builds new community schools we can not allow additional stress on them. Morning traffic at several intersections are already ridiculous and adding to these numbers are not in anyone's best interest. I'm also amazed at the idea of building any NEW store fronts or strip centers as we already have numerous empty areas. These are the places our town officials should be promoting and helping to fill instead of constructing more, ESPECIALLY in these uncertain times where more and more shopping is sadly being done online. When I moved here 32 years ago it's the open spaces and farms that attracted me. I'm realistic in knowing things change with progress, etc., but I feel we have maxed out our available land without totally losing our beautiful landscape. Probably already too late for that. I would love the Biddle farm area be purchased by the town itself and turned into a beautiful park and walking trails around its circumference. You were elected to represent the citizens of Farragut, and it's more than obvious the MAJORITY are against additional apartments and empty store fronts!

From: Cathy Herod <cherod@tds.net>
Sent: Monday, January 25, 2021 12:21 PM
To: Comments <comments@townoffarragut.org>
Subject: Old Kroger & Ford Properties
Cathy Herod
408 Royal Birkdale Rd

I want to strenuously object to apartments at the above properties. I can't understand why the town is deviating from the original plan of a mixed use town center. Apartments are the last thing Farragut needs!

Traffic, which is currently heavy in these areas several times a day, will increase exponentially. Our infrastructure is already maxed out. Apartments will only exacerbate the issue.

Our schools are overcrowded. Apartments will only exacerbate this.

I believe the TOF meetings should be open to the residents of Farragut. Gyms are open! Why shouldn't town meetings be?

From: Stephanie fxy <fangxiangyu1990@hotmail.com>
Sent: Monday, January 25, 2021 1:36 PM
To: Comments <comments@townoffarragut.org>
Subject: to the issue of item 1 Ordinance 21-01
Stephanie Fang.
712 Cabot Dr at Farragut TN.

To who it may concern,
I vote NO to building more than 1000 apartments in Farragut.

From: Shannon Taylor <staylorfsu@tds.net>
Sent: Monday, January 25, 2021 1:59 PM
To: Comments <comments@townoffarragut.org>
Subject: To the issue of item 1 Ordinance 21-01
Shannon Taylor
720 Witherspoon Lane

I oppose the rezoning change of what now calls for Medium Density Residential to... Mixed Use Town Center to include High Density Residential.
Please table the vote and let our Farragut community peacefully come together to come up with a resolution. Please allow everyones voice to be heard before making this decision.
Our schools and streets are already overcrowded. Let's be part of the solution instead of contributing more to the problem.
Just last night, the FMS principal emailed parents saying "We have had a drastic increase in late arrivals to school, last week we averaged over 40 students arriving after 8:30 am each day."
While I agree that a portion of the Biddle Farm fairly so, should be commercial, that will not contribute to the traffic jams already occurring at peak times of day more than commuters in apartments trying to get to/from work and school.
We can protect the charm of our town by turning some of that into green space.
Stop the build!

From: edwin rivera <eddrivera000177@yahoo.com>
Sent: Monday, January 25, 2021 2:36 PM

To: Comments <comments@townoffarragut.org>
Subject: to the issue of item 1 Ordinance 21-01

Edwin Rivera
125 Chaho Rd

I'm not willing to sit through extra traffic light cycles to have a bunch of over crowding in an already over crowded area. I would rather see a different project such as commercial spots only without apartments or a town park/frisbee golf course/ dog park on the Biddle Farm/ Eddy Ford farm. I want my email comment to be read to the issue of the Biddle Farm vote.

From: Jim Lawson <lawsonjim59@gmail.com>
Sent: Monday, January 25, 2021 2:43 PM
To: Comments <comments@townoffarragut.org>
Subject: Apartments at the old Kroger site
James Lawson
312 Burney Cir, Farragut, TN 37934

To : Board of Mayor and Aldermen

I am opposed to having an apartment complex in the proposed Town Center

From: bonmys <bonmys@aol.com>
Sent: Sunday, January 24, 2021 5:40 PM
To: Comments <comments@townoffarragut.org>
Subject: Apartment Complexes
Bob and Bonnie Mysinger
200 Battlefront Trail

To Whom It May Concern:

My husband and I strongly oppose the apartment complexes that developers want to put in the Biddle Project and on Ford Properties!! This plan will overcrowd our schools, cause major traffic congestion, depreciate the value of our homes, and cause Farragut citizens to move out of this area!! We love living in Farragut, but this plan will ruin the wonderful atmosphere we now enjoy!!

From: bill enser <billenser@gmail.com>
Sent: Monday, January 25, 2021 3:14 PM
To: Comments <comments@townoffarragut.org>
Subject: apartment complex being included in the proposed Town Center
William A. Enser
Barbara A. Enser
806 Prince George Parish Dr

We oppose having an apartment complex being included in the proposed Town Center. There has been a lack of "significant public outreach" as required by the Comprehensive Land Use Plan (CLUP), this is a very significant change from what was approved back in 2012! Given the additions of apartments, townhouses, etc., we have the feeling that the Board of Mayor and Aldermen have little regard to traffic. Traffic patterns on Grigsby Chapel, Campbell Station Road, and Kingston Pike are out of control. School overcrowding is also a serious problem. We strongly recommend that a traffic study be conducted, and the results be

communicated to Farragut residents. It seems that there has been no regard for the large number of high occupancy projects that have been approved in recent years. We urge that the proposed apartment complex be voted down.

From: Charles Callahan <ccal38@yahoo.com>
Sent: Monday, January 25, 2021 4:11 PM
To: Comments <comments@townoffarragut.org>
Subject: To the issue of item 1, Ordinance 21-01
Charles & Theodora Callahan
11630 S. Monticello Dr.

Mr. Mayor & Board of Alderman

The purpose of this Email is to request the Mayor and Board of Alderman postpone the final vote on the "subject" Ordinance until a "proper" citizen's hearing is permitted ! When I went to school I was taught that within a Representative Democracy the elected representatives duty was to implement into law the will of the majority of their citizens. This citizen requires the opportunity to meet face to face and to discuss the changes being proposed affecting the Comprehensive Land Use Plan as it relative to the proposed Biddle Farm Development. The existence of a Covid Virus does not justify restricting my rights to free speech.

From: Tim Wojtowicz <wojo113@gmail.com>
Sent: Monday, January 25, 2021 4:14 PM
To: Allison Myers <amyers@townoffarragut.org>
Subject: Biddle Farm Project Support Comment
Tim Wojtowicz
11113 Windward Drive

A comment for the upcoming meeting on the Biddle Farm Project:
I support the Biddle Farm Project and the great effort of the Farragut town leadership in moving this important economic growth project forward.

From: Couto, Cristina <Cristina.Couto@alcoa.com>
Sent: Monday, January 25, 2021 4:09 PM
To: Comments <comments@townoffarragut.org>
Subject: Biddle Farm Apartment Complex
Cristina Couto
507 Sundancer Road

Dear Alderman,

My family of 5 all oppose the construction of the apartment complex on this site. The Farragut's schools are overcrowded with no solution for the next few year. Year after Year I see my kids attending classes in portable classroom (they are now in high and middle school) and subdivisions in the Farragut area keep constructing adding more families and traffic to this area and there are no definite plan to address school placement or easing up traffic around Farragut Middle/High school as well as the traffic areas around Concord Road, Campbell Station Road and roundabout into Northshore (which is not being duplicate).

Adding multifamily apartments in this area will be extremely detrimental to the families already place in Farragut and decrease our quality of life. Please take all the families and town supports that have chosen Farragut and their home. Thank you very much for your consideration and please "say no" to this development.

From: Eric Coulter <ericjamescoulter@gmail.com>
Sent: Friday, January 22, 2021 4:48 PM
To: Comments <comments@townoffarragut.org>
Subject: I say NO to New Apartment Complex
Eric Coulter
12430 English Laurel Ln

I vote at every opportunity. If these apartments are approved I will take note of who is saying Yes and vote accordingly, as will many of my friends and family who share the same sentiment. Vote NO!

From: Beth Ritchie <earitchie11@gmail.com>
Sent: Monday, January 25, 2021 4:53 PM
To: Comments <comments@townoffarragut.org>
Subject: "FARRAGUT CITIZENS for RESPONSIBLE GROWTH and DEVELOPMENT Petition".
Elizabeth Ritchie
11029 Flotilla Drive

Board of Mayor and Aldermen,

I have previously written to you to express my concerns about the proposed building of the apartments which are the subject of much discussion. As a 37 year resident of Concord Hills, I have witnessed first hand the development of the area from Cedar Bluff to Dixie Lee. This area cannot sustain what is being proposed without turning a lovely place to live into a location which will become an intolerable nightmare.

I ask that you Table Ordinances 21-01, 21-02 and 21-03 until the Mixed-Use Town Center public outreach is completed and the agreed-upon changes are adopted.

From: amy sexton <sxtonae@yahoo.com>
Sent: Monday, January 25, 2021 3:35 PM
To: Comments <comments@townoffarragut.org>
Subject: Biddle Farm proposal

Amy Sexton Howe
312 windham hill rd

To Whom it May Concern,

Please table the biddle farm proposal for apartments to go into that area. I am a mom of four and I already spend enough time in traffic as it is. Putting apartments across the street from

the high school and middle and intermediate schools would reek havoc on already congested roads trying to get my kids to school. We live three miles from school and it takes us twenty minutes plus to get to school in the morning.

I'm not sure who decided it would not affect traffic. I'm guessing it is someone who does not have or drive their child to school in the mornings.

Please listen to the Farragut citizens who do not want the apartments

From: Mike Mitchell <ccrgd@charter.net>
Sent: Wednesday, January 27, 2021 11:42 AM
To: Comments <comments@townoffarragut.org>
Subject: to the issue Item 1 Ordinance 21-01
Importance: High
Mike Mitchell
716 Brixworth Blvd.

Mayor and Aldermen,

For months the people of Farragut have demanded that the Mayor and Aldermen conduct significant public outreach as required by Farragut ordinance on changes to the Comprehensive Land Use Plan. For months the people have been ignored.

Please find enclosed the change.org Opposition to Farragut Town Center Apartment Complex which has 1,430 signatures. (this information was forwarded to the Board of Mayor & Aldermen for their review)

Please find enclosed polls done by residents of Farragut that show the majority of respondents do not support a Town Center on the Biddle Farm. These polls prove the path you are forcing upon the people is not what the people want. (this information was forwarded to the Board of Mayor & Aldermen for their review)

The Biddle Farm poll shows 77% of respondents do not want a town center on the Biddle Farm. The Town Center poll shows 71% of respondents want a town center on the Eddy Ford Farm. The CLUP Density poll shows 74% of respondents want a town referendum on the density in the Comprehensive Land Use Plan. The Aventine poll shows 86% of respondents think the Aventine apartments at Northshore Town Center are suburban apartments and not a town center. Please show these polls on the screen so people can see them.

The people of Farragut don't want the Biddle Farm town center proposal. It is ugly, it is not a town center, and it is not Farragut. We request once again that you hear us and represent us.

Farragut Citizens for Responsible Growth and Development has presented alternatives for you to consider. Our membership is over 1,000 members. We request that you vote down these ordinances Thursday evening; Item 1 Ordinance 21-01, Item 2 Ordinance 21-02, and Item 3 Ordinance 21-03. We request that workshops be held and that the people have an opportunity to participate in our government. We want our alternatives to be heard.

From: Judy Wheeler <judyowheeler@gmail.com>
Sent: Monday, January 25, 2021 5:38 PM
To: Comments <comments@townoffarragut.org>
Subject: Biddle Farm
Judy and Al Wheeler
11530 Woodcliff Dr.

The proposed changes to the Brooklawn Development Site (Biddle Farm) represents a “major change” to the Mixed-Use Town Center area requiring the “significant public outreach” called for on Page 6 of the Comprehensive Land Use Plan. These changes should not proceed without the Town of Farragut holding the agreed-upon significant public outreach in ensuring a collaborative review and modification to the Mixed-Use Town Center area that represents the “attitudes” of the entire Town.

I ask that you Table Ordinances 21-01, 21-02 and 21-03 until the Mixed-Use Town Center public outreach is completed and the agreed-upon changes are adopted.

From: Dorland PC <hdorland@ez2.net>
Sent: Monday, January 25, 2021 5:38 PM
To: Comments <comments@townoffarragut.org>
Subject: STOP THIS NOW!... Stop these 60Ft Tall Apartment complexes & strip malls from being built in our area!
Importance: High
Harvey & Karen Dorland
11130 Farragut Hills Blvd.

To the town of Farragut,

Do not allow these apartment complexes to be built in our area.

95%+ of the citizenry of Farragut voted AGAINST this and you're now trying to push it through anyway?

We moved to this area for a certain quality of life - and if you allow this monstrosity to be built you will ruin that quality & negate our investment in this community.

We voted yes for a walkable “Market Square/Street type” mixed-use (commercial below with apartment/condos above) scenario (with a park like setting in the middle)... NOT a 60' tall monster apartment complex & strip mall.

Apartments bring in a transient populace (with all that entails). The people living in apartments are not “invested” in our community...

This is not fair to the people who choose a certain type of lifestyle & invested their hard earned money & time in creating that here.

As far as I know – no traffic study has been performed. Without additional traffic infrastructure I can assure you that this neighborhood in particular (Concord Hills subdivision) cannot handle any more traffic flow. It's hard enough as it is to exit & enter this street at certain times of the day.

While we don't have any school age children here ourselves... the issue of the local schools being able to handle the additional number of children this complex could bring is another can of worms that I cannot even fathom. I hear the schools are over-crowded as is.

I know personally what a nightmare it is trying to get home at certain times of the day with the existing traffic of parents picking up their kids.

Crime: God only knows what this complex could bring.

The peaceful town of Farragut does not need to be set ablaze with sirens blaring at all hours.

There is plenty of land elsewhere to do this monster strip mall / apartment complex.

Land that will not impact & destroy an existing community.

Please stop this bait switch now...

Hear us... We are not going away.

DO NOT ALLOW THIS TO COMPLEX TO GO ANY FURTHER!

From: kim caudill <kimwcaudill@gmail.com>

Sent: Monday, January 25, 2021 8:13 AM

To: Comments <comments@townoffarragut.org>

Subject: Ordinance 21-01, 21-02, 21-03

Kimberly Weaver Caudill

12636 Old Stage Rd

“FARRAGUT CITIZENS for RESPONSIBLE GROWTH and DEVELOPMENT.

The proposed changes to the Brooklawn Development Site (Biddle Farm represents a “major change” to the Mixed-Use Town Center requiring the “significant public outreach” called for on Page 6 of the Comprehensive Land Use Plan. These changes should not proceed without the Town of Farragut holding the agreed-upon significant public outreach ensuring a collaborative review and modification to the Mixed-Use Town Center area that represents the “attitudes” of the entire Town.

I ask that you Table Ordinances 21-01, 21-02 and 21-03 until the Mixed-Use Town Center public outreach is completed and the agreed-upon changes are adopted.

From: jay manneschmidt <jjmanne@gmail.com>

Sent: Monday, January 25, 2021 6:18 PM

To: Comments <comments@townoffarragut.org>

Subject: Opposition to apartment zoning expansion for Biddle Development Plan

Jay Manneschmidt

613 Banbury Rd.

To whom it may concern,

My name is Jay Manneschmidt and I have lived at 613 Banbury Rd, in Farragut for 31 years. I have raised twin daughters, now over 30 years old, who went through the Farragut school system. I would like to voice my concern and disapproval over the Biddle Development apartment zoning expansion. I think the ratio of dwellings to shops will be too high and will significantly worsen traffic problems in the area. The current significant traffic situation during rush hour and while schools are convening or disassembling does not have the capacity for much additional traffic without significant added danger and dysfunction. To address this issue, I

am not simply advocating for more shops but instead for ***much less housing*** in exchange for ***more*** open space for green walkways and/or a pedestrian mall. It could then be a place for folks to assemble outdoors, go for a stroll or to have tea/coffee/snacks as well as to visit the shops. I envision something ***actually*** similar to Market Square Mall in downtown Knoxville. Too often projects are rushed into, spurred on by revenue hungry developers, which, despite the arranged 'traffic studies', end up causing major problems with traffic congestion in the long run. Also, the original vision of such a project as 'advertised' to the general public is often missed or severely under-implemented. You now have the chance to prevent a zoning adjustment that would allow a Biddle development to cause such a long term problem in Farragut. Thank you for considering my opinion.

Sincerely,

From: Tracy Schmand <tgschmand18@gmail.com>
Sent: Monday, January 25, 2021 6:48 PM
To: Comments <comments@townoffarragut.org>
Subject: to the issue of item 1 Ordinance 21-01
Tracy Greer-Schmand
501 Smith Road

Town of Farragut Mayor & Alderman,

My family and I have lived here since 1966. My siblings and I attended Farragut Schools. Over the years, we have watched the Town grow and develop with excitement and disappointment. First and foremost is the issue with the Campbell Station Inn. Why did the Town go with this name and not The Russell Family Homestead or something similar? Approximately five generations lived there and owned over 1000 acres in this community. Second, the park's name should go after one of the community's original families. How does this make sense for the families who have lived here all their lives?

The Biddle Family Farm proposal

A family-oriented multi-use complex would be more beneficial to the community than apartments at this particular location. We are in desperate need of an aquatic center with indoor/outdoor pools, sports complex, tennis & basketball courts, a bowling alley, a park with an amphitheater, a food truck court, etc. There is no place for kids to hang out after school, during the summer, or on weekends. Some of my best memories as a kid were at Concord Pool. Build the apartments somewhere else. The Town of Farragut can host sports tournaments if we have a sports complex earning revenue to the local area, not to mention jobs. For example, during the Fall & Winter, public and private high school swim/diving teams have to find an indoor pool to practice and hold their meets. There are only two options in the area. They are the UT Aquatics Center and the Claire Donahue Aquatic Center in Lenoir City. Sometimes these teams drive from West Knoxville & Farragut to practice at 8 p.m. on school nights because it is their only option. During the summer, the Town could host swim meets. Add a hotel for families traveling to competitions or tournaments at a potential Sportsplex.

The Town of Farragut should also consider any further development that affects the school population, especially outside the city limits. The Choto Rd and Northshore area exploding with housing developments. They, too, are zoned for Farragut Schools. Unless more public schools are built or expand the current Farragut campus to accommodate all these students, this will quickly become a huge problem. The schools are overcrowded already.

From: Desiree Duracher <desireelouise13@gmail.com>
Sent: Sunday, January 24, 2021 10:51 PM
To: Comments <comments@townoffarragut.org>
Subject: Hear my voice!

Desirée Hussein
729 Brochardt Blvd

Mayor, Vice Mayor & members of the board.

The proposed changes to the Brooklawn Development Site (Biddle Farm) represents a “major change” to the Mixed-Use Town Center area requiring the “significant public outreach” called for on Page 6 of the Comprehensive Land Use Plan. These changes should not proceed without the Town of Farragut holding the agreed-upon significant public outreach ensuring a collaborative review and modification to the Mixed-Use Town Center area that represents the “attitudes” of the entire Town.

I ask that you Table Ordinances 21-01, 21-02 and 21-03 until the Mixed-Use Town Center public outreach is completed and the agreed-upon changes are adopted.

From: Michael Wilson <cnic.ccc@gmail.com>
Sent: Monday, January 25, 2021 7:40 PM
To: Comments <comments@townoffarragut.org>
Cc: Mike Mitchell <ccrgd@charter.net>; Patrick Lee <patlee.tn@gmail.com>; Michael Wilson <cnic.ccc@gmail.com>
Subject: BMA Comments for 1/28/2021 - FCRGD Petition IRT Ordinances 21-01, 21-02 and 21-03

Petition submitted on behalf of the Farragut Citizens for Responsible Growth and Development by

Michael Wilson
412 Eisenhower Street
Farragut, TN

Dear Board of Mayor and Alderman,

On January 24th, the Farragut Citizens for Responsible Growth and Development held a rally at Ralph McGill Park. Attached is a petition signed by 127 Farragut residents and 6 individuals from the surrounding area in response to tonight's pending votes on Ordinances 21-01, 21-02, and 21-03. These 133 signatories come from 29 Farragut subdivisions and other areas in and around Farragut. (this information was forwarded to the Board of Mayor & Aldermen for their review)

The petition states:

The proposed changes to the Brooklawn Development Site (Biddle Farm) represents a "major change" to the Mixed-Use Town Center area requiring the "significant public outreach" called for on Page 6 of the Comprehensive Land Use Plan. These changes should not proceed without the Town of Farragut holding the agreed-upon significant public outreach ensuring a collaborative review and modification to the Mixed-Use Town Center area that represents the "attitudes" of the entire Town.

I ask that you Table Ordinances 21-01, 21-02 and 21-03 until the Mixed-Use Town Center public outreach is completed and the agreed-upon changes are adopted.

Comments for:

Michael Wilson
412 Eisenhower Street
Farragut, Tennessee

Good evening. Currently this area is listed as Medium Density Residential on the Future Land Use Map. Seventy-five to eighty percent of this land is in the 100-year flood plain (see the attached KGIS map). As well, the Brooklawn Development Site states, quote, "The site has a number of challenges, but also presents a number of opportunities. The site has substantial flooding issues which could provide a prime opportunity for open space." How this parcel was originally designated Medium Density Residential makes no sense. It makes less sense that the

Town would opt to increase the density in this flood prone location.

This location also borders a main arterial road (South Campbell Station) as well as a historic cemetery. Significant flooding in either of these two areas will be a severe disruption to traffic flow and may cause significant damage to a historical site. With all of these factors, this appears to be the least logical location for a high-density residential or commercial development.

As the Brooklawn Development Site states this is a prime opportunity for open space such as a greenway and a Battle of Campbell Station commemorative park. This area, as well as the others in the Mixed-Use Town Center, should be reviewed through the significant public outreach process. This would facilitate a collaborative review and update to the entire Mixed-Use

Town Center area. This item should be tabled until such outreach is completed and the changes adopted by this Board.

Michael Wilson
412 Eisenhower Street
Farragut, TN

Submitted on behalf of the Farragut Citizens for Responsible Growth and Development. Please ensure the BMA members are provided a copy of the .pdf document.

Dear Mr. Mayor and Alderman,

Good evening. We have advocated that the Town conduct the significant public outreach called for on Page 5 of the CLUP regarding these proposed changes. The attached proposal is one vision of what these changes might look like if the public outreach is done. There are several benefits of this or a similar design over is being proposed:

1. It concentrates the MUTC area on the 100+ acres around the Town Hall giving a better sense of a cohesive downtown area.
2. Within the 100+ acres would be the commercial uses and medium and high density residential to help support it.
3. It minimizes the impact on the 100-year flood plain.
4. It allows for development of a Battle of Campbell Station Park in the area of our historic cemeteries. Access from the MUTC area can easily be provided by a skybridge over S. Campbell Station minimizing traffic impacts from pedestrians.
5. Retains the current zoning on the Biddle Farm area thus the landowners rights to use the property as currently zoned are retained. No personal property rights are violated.

We ask that you table these ordinances and conduct the significant public outreach called for in the Comprehensive Land Use Plan. We look forward to working with the Town, developers and landowners to design the Town Center that works best for all of us. We ask you to show the courage of our Town's founders and do what is right for all of us.

From: Sandra Vaughn <ssvaughn81@gmail.com>
Sent: Monday, January 25, 2021 8:03 PM
To: Comments <comments@townoffarragut.org>
Subject: Just say No to the Apartments
Sandra Vaughn
325 Windham Hill Road

Hello Farragut Leaders,

I want to voice my horror at the prospect of adding 1,000 new apartments in Farragut. I understand wanting to do something constructive with the former K-Mart property and the need for additional tax revenue. But adding 1,000 new transient households is not good for Farragut. It will overtax already busy roadways and schools.

Please vote NO!

From: Denise Falkowitz <denisefalk86@yahoo.com>
Sent: Monday, January 25, 2021 10:05 PM
To: Comments <comments@townoffarragut.org>
Subject: Ordinances 21-01, 21-01, 21-03
Denise Falkowitz
412 Torrington Court

Dear BOMA

Please table the three ordinances on the agenda and conduct a public outreach as called for in the Comprehensive Land Use Plan. We want to ensure the changes to the Mixed-Use Town Center represent what the citizens of Farragut want since the previous plan is no longer viable.

While I don't totally object to apartments, I would prefer to see in the front of apartments, a more Market Square type of area; more like what was originally proposed. A place where you could sit outside at a cafe/restaurant without traffic and exhaust fumes. Somewhere you could shop and not have to worry about cars speeding, not stopping at stop signs, etc... To me, that is a true town center. What is being proposed is just more shopping center/plaza buildings.

Since the changes being made to the MUTC are major, I would ask that you follow the significant public outreach as called for in the Land Use Plan and postpone any vote until that can be done.

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

Sent: Monday, January 25, 2021 10:32 PM

To: Comments <comments@townoffarragut.org>

Subject: To the issue of item 1 Ordinance 21-01, Item 2 Ordinance 21-02, Item 3 Ordinance 21-03

James T. Fowlkes
11600 Bermuda Drive

I am urging the Mayor and the Board of Alderman to vote against the planned development of Biddle farms.

The traffic study used data that was 4 years old and then "massaged" that data in an attempt to represent what would be current "normal" conditions. As you can see with your own eyes, even with Covid-driven traffic reductions, the Kingston Pike/Campbell Station intersection is almost never clear and it is routine to wait through two light cycles. Please strongly consider the likelihood that proposed 2025 traffic mitigation projects will have to be implemented much sooner than estimated. Also, please consider that recent developments to the south and west have greatly increased traffic flow for both Campbell Station and consider that Grigsby Chapel is turning into the next Campbell/Kingston choke-point.

I want to thank the Mayor and Board of Alderman for their efforts in attempting to address the "Old Kroger" site and in considering what's best for the town. This town has always been a bedroom community and I have always believed it needs more revenue-generating businesses to balance the burden on utility and social services. I believe business development to be the right track for this site however not at the the much greater cost of traffic congestion and expensive traffic control upgrades.

From: Jerry Martin <jerrymartinlaw@aol.com>

Sent: Tuesday, January 26, 2021 12:04 AM

To: Comments <comments@townoffarragut.org>

Subject: Yes to the Biddle Farms project

Jerry & Beth Martin
11716 N. Monticello Dr

Dear BOMA, I fully support the Town Center at Biddle Farms Project for two main reasons. First, within reasonable limits a property owner has the right to develop their property in the manner that they choose. It is up to the owner to determine what is economically feasible and not the Town of Farragut. I am quite certain that the owner/ developer of this project, who has already invested a significant sum in planning, would not be doing so, unless they had already determined that the project is economically viable.

Secondly, the Town of Farragut desperately needs a variety of housing, especially multi family. I know of young adults, who have grown up in Farragut, but as young adults there is no place for them to live in Farragut. They are also Seniors and people relocating to Farragut that need a variety of housing, like upscale apartments. There is a dearth of apartments in Farragut as is evidenced by the fact that the owner/developer has conducted marketing studies that establishes that need. Since 1976 I have lived in three different single-family residences within the Town of Farragut. But that does not give me the right to demand that every property owner/developer build only single-family residences.

I support the Town Center at Biddle Farms project. Farragut needs a variety of housing options in order to meet the needs of younger adults, empty nesters and seniors. Multi family units and condos are flexible and versatile housing options. That is crucial in 2021, as more people are working from home and choosing to get away from crowded urban settings.

Additionally, multi family units would give Farragut natives a chance to stay in Farragut as they strike out on their own. Our daughter and son-in-law would have loved to live in Farragut. However, they moved into luxury apartments on Northshore Drive, which became their new hub. Two years later they moved into the house they built off Northshore. They are unlikely to ever move back to Farragut. Such is the case with many Farragut grads.

From: nfrolio <nfrolio@comcast.net>
Sent: Monday, January 25, 2021 3:36 PM
To: Comments <comments@townoffarragut.org>
Subject: POSTPON THE VOTE ON FARRAGUT TOWN CENTER
Nancy Frolio
416 EisenhowerSt.

As a voting citizen of Farragut, I request that you postpone or cancel your vote on the Farragut Town Center. There has been no stakeholder involvement and no real opportunity to comment on proposed plans.

It appears to not be a Town Center proposal at all but a mixed housing development requiring favorable rezoning for the developer NOT the Farragut community.

I would want to see long range plans for Farragut including impact of all Proposed development on the infrastructure. When I lived in Mt. Pleasant, Charleston County, South Carolina growth became almost uncontrolled. Mt. Pleasant put in a moratorium on building until the growth issues were addressed and the citizenry had an opportunity to comment. Then Mt.

Pleasant moved forward in an organized manner. All favorable and dissenting opinions were heard. Does Farragut have a 20 or 30 year plan?

Please postpone the vote. Something doesn't seem right about it.

From: The Roses <kitty205@icloud.com>
Sent: Monday, January 25, 2021 6:06 PM
To: Comments <comments@townoffarragut.org>
Subject: STOP THE APARTMENT COMPLEX DEVELOPMENT!!!
SHERRY ROSE
205 Inverness Point

This is going to be HORRIFIC for those of us trying to DRIVE ON KINGSTON PIKE IN FARRAGUT!!
I cannot imagine what this will do to the TRAFFIC PROBLEM THAT ALREADY EXISTS IN TURKEY CREEK!!!!

YOU REPRESENT US - WE VOTED FOR EACH OF YOU - NOW DO THE RIGHT THING!!!

From: Phil Dangel <phildangel@gmail.com>
Date: January 26, 2021 at 8:59:21 AM EST
To: comment@townoffarragut.org
Subject: Town center at bidder farms

Phil Dangel
725 Andover

100 % behind this project. Much needed.

From: becky.dangel@gmail.com
Date: January 26, 2021 at 9:10:59 AM EST
To: comment@townoffarragut.org
Subject: Town Center

Becky Dangel
725 Andover

I am completely in favor of the development of Town Center at Biddle farm.

From: EA Case <makeupcase@aol.com>
Sent: Sunday, January 24, 2021 7:24 AM
To: Comments <comments@townoffarragut.org>
Subject: I don't want apartments in Farragut
Elizabeth Case
940 Pintail Road

I do NOT want apartments built in Farragut.

From: Christine DiMauro <christinedimauro@gmail.com>
Sent: Tuesday, January 26, 2021 9:35 AM
To: Comments <comments@townoffarragut.org>
Subject: Future Planning for Road Improvement
Christine DiMauro
349 Burney Circle

Town of Farragut Board Members

With the plans for the apartment development on the Biddle property, has the Town planned for road improvement and new road construction. Is there a budget item which will cover future road maintenance?

From: Karyn Smydra <klgizzi@hotmail.com>
Sent: Tuesday, January 26, 2021 9:46 AM
To: Comments <comments@townoffarragut.org>
Subject: to the issue of item 1 Ordinance 21-01
Karyn Smydra
559 Barnsley Road

Let it be known we are AGAINST the creation of an apartment complex and multi tenant strip mall at the Old Kroger/Biddle Farm location. There are multiple strip mall vacancies already in Farragut with no occupants. As well, the traffic on Kingston Pike at the schools would be extremely dangerous for pedestrians.

More thought and transparency needs to be had in this decision that affects all property owners and tax payers in Farragut.

From: Baldwin Park HOA <baldwinparkhomeownersassoc@gmail.com>
Sent: Tuesday, January 26, 2021 9:52 AM
To: Comments <comments@townoffarragut.org>
Subject: Agenda Items Ordinances 21-01, 21-02 and 21-03

Agenda Items Ordinances 21-01, 21-02 and 21-03

Donald & Sheila Schreyer - 301 Burney Circle
Robert & Diana Osborne - 309 Burney Circle
Frederick & Margery Blume - 316 Burney Circle
Sharon Trotter - 324 Burney Circle
Steve & Sharon Gilliam - 341 Burney Circle
Joe & Chris DiMauro - 349 Burney Circle
Charles & Cathy DuPre - 400 Burney Circle
Dave & Irene -Rice - 407 Burney Circle
Charles & Carol LeMond - 411 Burney Circle
Mary Myhre - 419 Burney Circle
Cal & Marsha Schaerer - 426 Burney Circle
Steve & Ali Dekanich - 435 Burney Circle
Jim & Kate Standifer - 430 Burney Circle

We the residents of Baldwin park object to proceeding with approval of ordinances 21-01, 21-02 and 21-03.

1. The compressive land use plan is not being followed.
2. No community outreach was conducted to make the changes that you have permitted to occur.
3. The hydraulic study needs to be completed prior to approval of these items.

We request that you delay until these issues are resolved prior to approving.

From: JohnDonna Paynter <paynters@hotmail.com>

Sent: Tuesday, January 26, 2021 9:46 AM

To: Comments <comments@townoffarragut.org>

Subject: Mixed Use Town Center

John Paynter

11111 Crown point Drive, Farragut, TN 37934

My biggest concern is Future Traffic congestion with so many multi housing units planned on top of and in close proximity to Kingston Pike and the Biddle and Ford property developments. I believe the 280 unit apartment complex should be abandoned and replaced with lower density, high dollar value Town houses and single family homes, along with a Market Square commercial area. Leaving plenty of green area for a Park, Central Park

From: Rick Rose <rstillc@mac.com>

Sent: Monday, January 25, 2021 7:15 PM

To: Comments <comments@townoffarragut.org>

Subject: Re: Stop the apartment development

Rick Rose

205 Inverness Pt

My family has lived in Farragut for 30 years. Obviously, this is a wonderful community that needs to be preserved.

Just like you see every day we already have to avoid traffic at Campbell Station and Kingston Pike, not to mention Turkey Creek.

Please allow the Significant Public Outreach as required by Town Ordinance.

Let the residents speak and then make the right decision.

From: Brandy Thompson <brankenbeck@gmail.com>

Sent: Tuesday, January 26, 2021 11:07 AM

To: Comments <comments@townoffarragut.org>

Subject: Vote "NO" to apartments

Brandy Thompson

11734 Autumn Glade Lane

Please vote NO to apartments at the old Kroger property. This is not desirable for our Farragut community for many reasons, nor is it consistent with the tradition of what attracts residents to chose to live in Farragut.

Kind Regards,

From: C Hudson <hudsoncs@charter.net>
Sent: Tuesday, January 26, 2021 11:08 AM
To: Comments <comments@townoffarragut.org>
Subject: Apartments behind old Kroger
Cynthia Hudson

12928 Butterfield Lane

To build apartments in this area would be an irresponsible decision for the town of Farragut. A town center, with shops and restaurants, and green space, yes.

Schools, buses, traffic, sports, work schedules would all be negatively impacted by the decision to build apartments.

I have lived in the community since 1988.

From: Sandy Naguib <snaguib@suscopts.org>
Sent: Tuesday, January 26, 2021 11:15 AM
To: Comments <comments@townoffarragut.org>
Subject: table ordinaces 21-01, 21-02, and 21-03
Sameh Naguib and Sandy Abdelsayed
737 Brixworth Blvd
To Whom It May Concern:
First we thank you for your efforts.

On behalf of Sameh Naguib and Sandy Abdelsayed, 737 Brixworth Blvd, Knoxville, TN 37934, we feel that the proposed changes to the Brooklawn Development Site (Biddle Farm) represents a "major change" to the Mixed-Use Town Center area requiring the "significant public outreach" called for on Page 6 of the Comprehensive Land Use Plan. These changes should not proceed without the Town of Farragut holding the agreed-upon significant public outreach ensuring a collaborative review and modification to the Mixed-Use Town Center area that represents the "attitudes" of the entire Town.

Thus we ask that you Table Ordinances 21-01, 21-02, and 21-03 until the Mixed-Use Town Center public outreach is completed and the agreed-upon changes are adopted.

From: Bill Glenn <billglenn@charter.net>
Sent: Tuesday, January 26, 2021 11:15 AM
To: Comments <comments@townoffarragut.org>
Subject: Proposed Development of Biddle Farm Property
Bill and Deloris Glenn
10845 Farragut Hills Blvd

My wife and I (Bill and Deloris Glenn) have lived at 10845 Farragut Hills Blvd. in Concord Hills since September of 1978. Needless to say since that the traffic in the vicinity of Kingston Pike

and Concord Road has increased almost to the breaking point. We understand that the final vote will be held at the 1/28/21 meeting of the Board of Aldermen which will determine whether or not the development can proceed. We also understand that, as presently structured, the development can eventually include up to 1,000 additional apartment which will increase the traffic problems mentioned above BEYOND the breaking point. And, there has been no Significant Public Outreach to the citizens of Farragut who will be affected by this development. PLEASE postpone this vote until ALL citizens can have a say. Thank you.

From: William Smith <wjs163@msn.com>
Sent: Tuesday, January 26, 2021 10:55 AM
To: Comments <comments@townoffarragut.org>
Subject: ord. 21-01
William Smith
11524 Ivy Chase Lane

BOMA, I am writing to express my desire to stop the 300 apartments planned in the old Krogers. I have been watching these meetings for months as well as sending emails. I have never once heard at these meetings a conversation where the board states that they had an official conversation with:

- 1- TDOT or the county regarding what improvements are being made to handle the increase in traffic.
- 2- never an official statement about a conversation with Knox County schools about how they will handle the student increase. This goes for the apartments combined with all the other developments.
- 3-no official meetings mentioned with public utility authorities as to whether they have the capacity to handle all the population increases in town.
- 4- no mention of if Rural Metro has the equipment and manpower to handle a fire at a four story structure. Do they need additional trucks and manpower to handle these buildings and medical calls. Do our rates go up?

I am all for the Biddle family developing their property as presently zoned. No harm to them. As you are aware once you change and rezone your PCD/CLUP you open up that additional acreage to the south for more apartments. Mr. Collum can change his mind and you cannot stop him. Also, all other tracts in that area can have high density building and you can't stop them. Mr. Horne will get what he wants! I watch you people ask questions and then crumble and the developer gets everything they want. Farragut will never be the same after you do this. It may take some time but our town will forever be changed and not for the better and that will be on you people. This vote has far reaching ramifications aside from the Biddle property.

Table this vote until it can be properly vetted. Last point, Mr. mayor how about you put in a rule which states no elected or appointed town official can open up a new business in any new development for three years after its completion.

Please reconsider this rezoning! All rezoning at this point has to be scrutinized in favor of the residents. People can develop their land as presently zoned otherwise. No harm no foul to them.

From: John Whittenburg <John.Whittenburg@outlook.com>
Sent: Tuesday, January 26, 2021 11:36 AM
To: Comments <comments@townoffarragut.org>
Subject: to the issue of item 1 Ordinance 21-01 & the issue of item 2 Ordinance 21-02

John Whittenburg
225 Gwinhurst Rd

I am a 13+ year citizen of the Town of Farragut residing at 225 Gwinhurst Rd. I would like to **register my opposition** to the building of multi-family apartment units in Farragut. As you know, Farragut is a very desirable place to live. Simply stated, it is not because of its geographic location but because of its high percentage of single-family property ownership. The building of apartment complexes brings in many people who are transient by nature, only here because of what the community can supply to them and leaving as soon as they have gotten what they can. This is not the mix which made Farragut a desirable community. Additionally, the increase of people will put a strain on our infrastructure and add congestion to our roadways and school system. If the building of these complexes occurs, the nature of this town will change and not for the better, dropping its desirability and home values.

Thanks for your attention to this matter.

From: Bruce Mason <brucemason33@gmail.com>
Sent: Tuesday, January 26, 2021 11:34 AM
To: Comments <comments@townoffarragut.org>
Subject: Town Center at Biddle Farms

Bruce Mason
205 Candlenut Lane

I support the proposed Town Center at Biddle Farms and feel that any negatives will be more than offset by the positives that the center will bring to the Town of Farragut.

From: Beverly Anderson <beverlywanderson@gmail.com>
Sent: Tuesday, January 26, 2021 11:32 AM
To: Comments <comments@townoffarragut.org>
Subject: Biddel Farm Proposal
Beverly Anderson
924 Blackstone Drive

My husband and I have lived in Farragut for 25 years. We were excited when we first heard about a town center thinking that would be something Farragut residents and visitors would enjoy for years to come.

The changes to the original proposal to include apartments is something residents do not want. The area has too much traffic currently and adding 300 apartments would make it intolerable.

Please listen to those of us that support Farragut by keeping up our property, buying local and

supporting town events and efforts.

I recognize developers are always looking to build and make more revenue but they often lose sight of the residents that actually make Farragut a wonderful place to live. Please support your community by voting no to additional apartments.

From: Rita Mason <ritam3355@aol.com>
Sent: Tuesday, January 26, 2021 12:16 PM
To: Comments <comments@townoffarragut.org>
Subject: Town Center--Biddle Farms property
Rita Mason
205 Candlenut Lane

I support the approval of the Town Center at Biddle Farms and believe that the products and services that the Center will make available to residents will be very beneficial.

From: Albright, Melvyn <malbright@ecaspain.com>
Sent: Tuesday, January 26, 2021 1:24 PM
To: Comments <comments@townoffarragut.org>
Subject: comments from a resident
Jan Albright
12029 W Kingsgate Rd, Knoxville, TN 37934

The proposed changes to the Brooklawn Development Site (Biddle Farm represents a "major change" to the Mixed-Use Town Center requiring the "significant public outreach" called for on Page 6 of the Comprehensive Land Use Plan. These changes should not proceed without the Town of Farragut holding the agreed-upon significant public outreach ensuring a collaborative review and modification to the Mixed-Use Town Center area that represents the "attitudes" of the entire Town.

I ask that you Table Ordinances 21-01, 21-02 and 21-03 until the Mixed-Use Town Center public outreach is completed and the agreed-upon changes are adopted.

From: greatzucchini@aol.com <greatzucchini@aol.com>
Sent: Tuesday, January 26, 2021 1:26 PM
To: Comments <comments@townoffarragut.org>
Subject: apartment concerns
Joe and Margaret Cacciatore
12108 Aspenwood Drive

We object to the change of plans that would bring in more apartments, change the face and character of Farragut, and all without consulting the citizens of Farragut! We have lived in Farragut since it's beginning and have endured many changes. This one is intolerable and sets us on a very dangerous course. This isn't Washington, and we still have a voice....you are just not listening...or even asking...what we want. You are required to do so through public outreach, surveys, citizen meetings, etc. Anything less is a violation of our trust, both morally and legally.

From: Ron Roeck <ron.roeck@gmail.com>
Sent: Tuesday, January 26, 2021 2:10 PM
To: Comments <comments@townoffarragut.org>
Subject: STOP THE APARTMENTS!
Ronald Roeck
725 Fox Dale Lane

The proposed changes to the Brooklawn Development Site (Biddle Farm) represents a "major change" to the Mixed-Use Town Center area requiring the "significant public outreach" called for on Page 6 of the Comprehensive Land Use Plan. These changes should not proceed without the Town of Farragut holding the agreed-upon significant public outreach ensuring a collaborative review and modification to the Mixed-Use Town Center area that represents the "attitudes" of the entire Town.

I ask that you Table Ordinances 21-01, 21-02, and 21-03 until the Mixed-Use Town Center public outreach is completed and the agreed-upon changes are adopted.

From: Joanna <justforyoutn@aol.com>
Sent: Tuesday, January 26, 2021 1:03 PM
To: Comments <comments@townoffarragut.org>
Subject: Biddle land & apartment center

Joanna Richards
11044 Farragut Hills Blvd

BOMA:

It is a disgrace that you have not determined what the residents want. You have been elected by us yet you are ignoring our views. We do not want overcrowded schools, increased traffic, high rise apartments & more litter. Just take a look at the current property Mr Biddle is responsible for.

We do not need more empty buildings like we have now!

You have built two wonderful parks & recreational areas on the Western boundary of Farragut close to where all of you live. How many of you have kids in our local schools? One of you at the most!

We moved here 43 years ago and raised our family here. We like new businesses and neighborhoods but not traffic & high-rise living dwellings. If you feel Farragut needs that so bad, put it all on your end of town. You can then enjoy everything that comes with it.

From: Josh Rubins <josh.rubins@hoffman-hoffman.com>
Sent: Tuesday, January 26, 2021 2:13 PM

To: Comments <comments@townoffarragut.org>

Subject: Apartment vote

Josh Rubins
308 Governors Lane

Good afternoon. I am messaging you today to express my opinion that the city should NOT vote in support of building the apartments. Myself and many people chose to move to Farragut because we like what it IS, not what you plan to turn it into. The schools are already crowded enough and many residents do not appreciate the bait & switch policy of trying to gain support for the "market square style" proposal just to roll over and try to pass a standard apartment building in our city. At what point does the mayor & board stop trying to push this type of development for the benefit of making some developers a quick buck at the expense of the residents? If we wanted to live in an area with a bunch of apartment buildings and a massive amount of stores to support them, we'd move to one. My understanding is the this is exactly the situation the Farragut zoning was intended to avoid.

If the mayor & city board want to profit from bringing in additional residents so they can benefit from increased business, they can do it in a city where they already have apartments. Don't try to argue this issue is about anything other than money.

From: J Brykalski <jldbry@earthlink.net>

Sent: Tuesday, January 26, 2021 2:54 PM

To: Comments <comments@townoffarragut.org>

Subject: Mixed use town center at old Kroger and Biddle farm sites

Jeanne Dotts Brykalski
329 Crestview Road

Many Farragut residents feel we are deliberately being left out of the process of where and how OUR town grow.

More and more restrictions as to who can address the municipal planning committees, BOMA, speak at or even attend public meetings. And the town attorney stated that he would only speak to an attorney who represents any residents who have questions.

The fact is the residents of Farragut neither need or want a 60 foot tall 280 unit apartment complex with more multi tenant strip malls that will increase the already over burdened traffic in and around Kingston Pike, Concord Road, and the Farragut Middle and High Schools.

The original proposal of more of a walkable "market square" style town center with shops/ stores on the first floor and residences (apartments or condos) would be more appropriate and is what we residents were originally under the impression were planned.

If the original proposal is no longer an option, why? And why would a towering apartment complex next to more strip malls supposedly be a better solution.

After all, look at all the currently empty retail and commercial space on and near Kingston Pike?

After all the whoop di doo about getting the old Ingles Shopping Center renovated, that supposedly was going to bring in two remnants immediately, it is STILL EMPTY.

Unfortunately, many of our residents who will state their concerns about our current town government to their friends and neighbors, or on social media, do not feel comfortable calling or emailing the Town Board. Others feel it is a waste of time, that our concerns, questions, and opinions do not matter. Many fall into both categories.

Before ANY final plans or decisions are made, the town needs to reach out to more than a select 1 or 2 % of the over 23,000 residents and ask is what WE THE PEOPLE need and want and pay attention to the answers.

From: John Frazier <chpconsult1981@gmail.com>
Sent: Tuesday, January 26, 2021 3:31 PM
To: Comments <comments@townoffarragut.org>
Subject: Town Center at Biddle Farms
John Frazier
325 Sugarwood Drive

Based on the information I have seen regarding the planned Town Center at Biddle Farms, I support the development.

From: brian gill <gillbg49@yahoo.com>
Sent: Tuesday, January 26, 2021 3:47 PM
To: Comments <comments@townoffarragut.org>
Subject: Comments on Ordinance 21-01

Brian Gill

12113 Brookstone Drive.

RE: BOMA Meeting 1/28/21

Agenda Item VI.A, Biddle Project

Ordinance 21-01, 21-02, 21-03

These comments are submitted regarding the Biddle Farms project, item VI.A on meeting agenda for Farragut Board of Mayor and Aldermen (BOMA), January 28, 2021 meeting.

I am opposed to this project, for several reasons, including the following:

1. **New Retail Space Not Necessary:** This project includes a considerable amount of new retail space, while there are many vacant spaces along Kingston Pike in Farragut, as well as other Farragut locations. Why is the BOMA eager to approve new retail space? Traditional retail businesses were under considerable pressure from online sales before the current pandemic, and the pandemic only accelerated this trend. At present, it appears the pandemic will be with us for many more months, perhaps through this entire year and beyond, so economic pressure on traditional "brick and mortar" retail establishments will continue, and extend beyond the end

of the pandemic. Many retail businesses have gone bankrupt, and it appears the overall retail industry will be permanently affected by the continued growth of online sales. I believe the Farragut BOMA should conduct a review of the long-term outlook of traditional retail operations before committing to any project which includes new retail locations. Failure to do so only commits the town to an increased number of vacant store fronts at any given time. Assuming a fixed number of locations may be vacant at any given time, as the total number of locations grows the number of vacant locations will also grow. This presents a negative image of the town, and is contrary to the perception and quality of life that we want for Farragut.

2. **Traffic Will be Negatively Affected:** Introduction of multiple new retail store fronts and new apartment buildings will increase traffic; there is no question about this. The October 2020 traffic study was surprisingly dismissive of the impact, but was very clear that two intersections would be directly affected, i.e., Kingston Pike and Campbell Station, and Kingston Pike and Concord Road. In fact, Kingston Pike and Campbell Station is already “over capacity”, and adding suggested double left turn lanes “would be very difficult”. The study is very clear about the negative impact, stating that both of these intersections “...may experience lower and unacceptable levels of service ...”. Regarding the Kingston Pike and Campbell Station intersection, recent developments over the past three years have now essentially prohibited any expansion, such as recommended double left turn lanes. I submit that all three recent projects at this intersection – the Starbucks retail plaza, the Campbell House park and plaza, and the 35 North project – were shortsighted and done without proper consideration and planning for traffic flow through this intersection. We can learn a lesson from this: think longer term, and do not rush a project.

Regarding planning for traffic growth and mitigation, what are the plans for the Campbell Station intersection, already over capacity, and becoming more so as TOF population continues to grow? What current discussions are taking place with the Tennessee Dept. of Transportation (TDOT)? Kingston Pike is a U.S. highway, assumedly maintained by TDOT. What discussions are taking place with Knox County for those roads under their responsibilities? How are these various traffic issues integrated into the town departments for Pavement Management and Road Construction? All of these issues must properly be considered as part of a project review and approval process.

Finally, the pandemic, affecting us for almost one full year, has created a significant domestic migration, with thousands of families moving to different states, in search of jobs, lower taxes, or simply less congested and healthier cities. Tennessee is a popular destination for many of these people, especially the Knoxville area. **This influx of new people increases traffic volume and congestion. This is a critical point!** Therefore, new factual, current traffic data is necessary to properly assess the traffic impact from this proposed project.

3. **Schools will be affected.** While Knox County bears responsibility even for schools located in Farragut, we must have a plan at all times for growth. What is status of Town of Farragut (TOF) discussions with Knox County Schools on future growth and expansion? What is the schedule for expansion of existing facilities and/or construction of new facilities? What is the impact on traffic and family schedules of any proposed changes to school start and stop times, including staggered times? Parents and students both need stability, for work, education, and personal productivity. TOF BOMA have a responsibility to consider all of these aspects, especially when a large project such as Biddle Farms is under review.

4. **Pandemic Considerations:** The Town of Farragut, the entire state of Tennessee, and the whole country have been suffering under an historic pandemic for almost a full year. The pandemic has forced many changes in how we conduct business and our personal lives. One major change is the move to virtual town meetings, now in effect since March 2020. This is a severe limitation on a citizen's rights to be heard regarding any issue of town business, and the BOMA must give special consideration because of this. Submission of written comments, with reading by a dispassionate town employee at a virtual meeting, is not an effective substitute for in person delivery of comments and suggestions. Additionally, I note that the October 2020 traffic study used actual data from several years ago, factored up with annual growth rates. The pandemic has affected our economy in many ways, one of them being reduced traffic (air and ground) for much of 2020 while large portions of the economy were shut down, followed by increased traffic when economies were re-opened and people began to move to new cities and states. This also changes future projections of traffic volumes. As mentioned above in #2, this is a critical point in making a proper assessment of future traffic impact. TOF must be cautious to gather proper and accurate data in order to make a proper decision about any project.

5. **Safety is an Issue:** Finally, BOMA must always consider that the Biddle Farms project is directly across the street from a large compound consisting of two schools and various sports fields. The stretch of Kingston Pike bordering the schools and the proposed Biddle Farms is perhaps the busiest section of roadway in all of Farragut. This raises safety issues for anyone going to or coming from any of the numerous activities at the school compound, and must be a primary consideration for all aspects of the project.

I am opposed to this project for these and other reasons. Apartments are not unwelcome in Farragut; I just believe that Biddle Farms is not the proper place for them.

Thank you for the opportunity to submit these comments.

From: Jim Hutchison <jdhutchman@yahoo.com>
Sent: Tuesday, January 26, 2021 4:06 PM
To: Comments <comments@townoffarragut.org>
Subject: Apartments
Jim Hutchison
11226 Matthews Cove Lane

Tess Frear
12653 Wagon Wheel Circle

To Whom it May Concern,

I am not in favor of the Apartments going in at the bottom of the hill in Farragut. It is already very crowded in the Farragut Schools. Also, traffic is terrible at pickup and drop off. Please reconsider your decision. It would be great to have a new park for the kids to use after school and families to meet up. Even a concert space for lawn chair concert series. Families could then go to 35 north for lunch before the concert or dinner after.

From: Changwoo Do <dokira@gmail.com>
Sent: Tuesday, January 26, 2021 3:47 PM

To: Comments <comments@townoffarragut.org>

Subject: to the issue of item 1 Ordinance 21-01

Changwoo Do

716 Witherspoon Ln, Farragut, TN 37934

Dear Town of Farragut,

I live in Sheffield subdivision and object to the proposals to change zoning that allows high density housing and construction of apartment complexes in the Farragut area, especially near the Kingston pk, concord rd, and campbell station rd.

I have a child who goes to the Farragut school. and the traffic everyday is already horrible. The traffic around our public school is already too much crowded, and having high density building like apartment complex will worsen the situation.

In addition, farragut schools are already over the capacity limit. And I am deeply worried about the quality of service to students. Farragut should pay more attention and try to expand these public schools first before taking more populations in. The farragut school system is simply not ready for additional influx of students. The farragut schools used to have good public school ratings. I see it's going down every year. Having high density apartment complex will worsen the situation.

I don't see any benefits to the town by having this development plan. It will only harm the town of farragut. Therefore, I strongly object to the high density housing plans.

From: Esaint14 <esaint14@aol.com>

Sent: Tuesday, January 26, 2021 4:42 PM

To: Comments <comments@townoffarragut.org>

Subject: Comments on Three Agenda Items - January 28 BOMA Meeting

Ed St Clair

409 Ferret Rd.

Mayor Williams and Aldermen,

I urge you to approve on second reading Ordinances 21-01, 21-02, and 21-03. Final approval of these ordinances supports a significant opportunity toward establishing a vibrant town center consistent with the objectives of our community dating back formally to 2007. Do not be deterred by the Pied Pipers of gloom and doom with the misinformation, lies and slander they perpetuate on social media while totally ignoring the facts of the full and open process to review the project since March 2020. It is one thing to have an opinion and disagree on an agenda item while bringing forth points for consideration and debate. But it is disgusting for them to purposefully mislead the people of Farragut, misrepresent and ignore the facts, call members of the FMPC and BOMA cowards, and hide behind their keyboards while whining over and over about Covid restrictions restricting their rights. Stay the course for the betterment of our entire community and approve the ordinances.

From: Irma Acevedo <flavus@msn.com>

Sent: Tuesday, January 26, 2021 4:53 PM

To: Comments <comments@townoffarragut.org>

Subject: 1000+apartaments

Irma Acevedo
559 Windham Hill Rd. 37934

No, no, noooooo, no more apartments.

From: Kathleen Liulevicius <liulevicius@yahoo.com>
Sent: Tuesday, January 26, 2021 5:02 PM
To: Comments <comments@townoffarragut.org>
Subject: a Farragut citizen's plea for more public input before a final vote
Dr. Kathleen Z. Liulevicius
360 Farragut Crossing Drive

Dear Mayor Williams and Board of Alderman,

I am writing with reference to the vote scheduled for Thursday, January 28th to allow additional apartments to be added to the Old Kroger and Ford Properties. This action should not take place without significant public outreach and comment by citizens of Farragut like myself. I have lived here since 2004.

Please keep Farragut a wonderful, idyllic community where people know one another from school, the neighborhood, and their places of worship.

The addition of numerous apartments in Farragut will adversely affect the sense of community we have cultivated as people rotate in and out of those apartments and have no stake in the future of our town.

Surely, there are better uses for the land at the Old Kroger and Ford Property than more apartments.

Thank you for considering these points from a Farragut voter.

From: ckramer4885@tds.net <ckramer4885@tds.net>
Sent: Tuesday, January 26, 2021 4:56 PM
To: Comments <comments@townoffarragut.org>
Subject: Biddle Farm
Casper E. Kramer,
403 Moser Lane

Please do not approve zoning changes that allow apartment dwellings of the 4 story type. If you must, limit buildings in this area to no more than 2 stories. I am not against growth and development, but lets keep things consistent with the overall nature of this area.

From: Robert and Joyce Brown <rjbbrown@charter.net>
Sent: Tuesday, January 26, 2021 5:15 PM
To: Comments <comments@townoffarragut.org>
Subject: To the Issue of item1 Ordinance 21-01
Robert Brown
616 Commodore Rd

Against- due to hydrology issues and traffic safety

From: Deborah Phillips <debs257@yahoo.com>
Sent: Tuesday, January 26, 2021 5:47 PM
To: Comments <comments@townoffarragut.org>
Subject: Request to table Ordinances 21-01, 21-02 and 21-03
Deborah Phillips
225 Lawton Blvd

As a Farragut resident, I am voicing my opposition to the rezoning of the Brooklawn Development Site (Biddle Farm) which would allow 286 tall, high-density apartments to be included in the development.

The proposed changes represent a "major change" to the Mixed-Use Town Center we were hoping for and requires a "significant public outreach" as called for on Page 6 of the Comprehensive Land Use Plan.

These changes should not proceed without the Town of Farragut holding the agreed-upon "significant public outreach" to ensure full transparency. Farragut residents deserve the opportunity for a collaborative review of the proposed modification to the Mixed-Use Town Center area to validate that the development is in line with their vision for community. Apartments in Farragut are reasonable but not at the center of town in an already highly congested area.

I respect the Biddle's property rights as I enjoy my own and ask that you table Ordinances 21-01, 21-02 and 21-03 until the Mixed-Use Town Center public outreach is completed and the agreed-upon changes are adopted.

From: Wayne Hyder <nwhyder@charter.net>
Sent: Tuesday, January 26, 2021 5:59 PM
To: Comments <comments@townoffarragut.org>
Subject: To the Issue of item 1 Ordinance 21-01
Wayne Hyder
11404 Gates Mill Drive

To BOMA Members,

I am in opposition to the current plan for the Biddle Property. The strip mall and large apartment complex deviates from the original mixed-use Town Center plan that was proposed with business and residential structures and if feel is in violation of the Comprehensive Use Plan. As proposed this plan will increase the traffic congestion on Kingston Pike, Concord Road and Campbell Station Road not to mention the additional traffic going to and from Farragut Intermediate, Middle and High Schools. It is also my understanding that there has been no hydrology study on the property which lies within the FEMA flood plain. With Covid restrictions there has been no ability for residents to voice their opinion directly (face to face) to the board. I request that the BOMA this coming Thursday table the vote on the plan until the Town has completed significant public outreach to fully gauge the level of opposition and then work with the developer and residents to craft a more palatable solution.

From: dennis woerner <dwonriver@hotmail.com>
Sent: Tuesday, January 26, 2021 6:13 PM

To: Comments <comments@townoffarragut.org>

Subject: Apartments

Dennis Woerner

12113 Aspenwood Drive

My household is opposed to the building of the apartments at the town center development. I am not opposed to the town center but am opposed to the building of the apartments.

From: Vejas Liulevicius <vliulevicius@gmail.com>

Sent: Tuesday, January 26, 2021 6:28 PM

To: Comments <comments@townoffarragut.org>

Subject: my protest against the vote scheduled for Thurs., Jan 28 without public outreach and discussion

Dr. Vejas Gabriel Liulevicius

360 Farragut Crossing Drive

Dear Mayor Williams and Board of Alderman,

I am Dr. Vejas Liulevicius, and I live with my family at 360 Farragut Crossing Drive in Farragut. I am a resident and citizen of Farragut since 2004. I vote in our elections.

I write to you concerning the vote scheduled for Thursday, January 28th to allow additional apartments to be added to the Old Kroger and Ford Properties. This action should not take place without significant public outreach and comment by citizens of Farragut. That has not happened. The COVID pandemic and the chaotic situation it has created makes public consultation more important, not less.

Much deliberation and public discussion is called for before taking the step to allow numerous apartments on the land at the Old Kroger and Ford Property, a step that will change the character of the Farragut we all love and treasure.

Please defer the final vote and create the context for wide public input and discussion.

Sincerely,

From: Ted Ryan <tlr060@aol.com>

Sent: Tuesday, January 26, 2021 7:02 PM

To: Comments <comments@townoffarragut.org>

Cc: no-reply@rs.email.nextdoor.com

Subject: To the issue of item 1 Ordinance 21-01

Ted & Glenda Ryan

10720 Farragut Hills Blvd

We are very opposed to the proposed Biddle Farms development. Farragut does not have the infrastructure to support such a development. Water, sewage and especially roads are totally inadequate for such a development. Next you be proposing increased taxes and water and sewage rates to support the increases which will be required. Be honest tell us the total cost for

Farragut and the surrounding developments to support this development for the next ten years. We have enjoyed living in Farragut for 44 years

From: Mary Aiken <mfaiken70@gmail.com>
Sent: Tuesday, January 26, 2021 7:30 PM
To: Comments <comments@townoffarragut.org>
Subject: Ordinances 21-01, 21-02, 21-03
Mary Ann Aiken
569 Windham Hill Rd

The proposed changes to the Brooklawn Development Site (Biddle Farm) represent a “major change” to the Mixed-Use Town Center area requiring the “significant public outreach” called for on Page 6 of the Comprehensive Land Use Plan. These changes should not proceed without the Town of Farragut holding the agreed-upon significant public outreach ensuring a collaborative review and modification to the Mixed-Use Town Center area that represents the “attitudes” of the entire town.

I ask that you Table Ordinances 21-01, 21-02 and 21-03 until the Mixed-Use Town Center public outreach is completed and the agreed-upon changes are adopted.

You do not want your legacy as town officials to be changes that do not reflect the wishes of the majority of the residents of Farragut.

From: Jim Froula <jdfroula@gmail.com>
Sent: Tuesday, January 26, 2021 7:33 PM
To: Comments <comments@townoffarragut.org>
Subject: Farragut Town Center Opposition Comments
Subject: Farragut Town Center Opposition Comments
Jim Froula and Mary Coffey
11108 Flotilla Drive, Farragut, TN 37934

(Homeowner and Resident since 1982)

To the Board of Mayor and Aldermen,

STATEMENT OF OPPOSITION

We state our **firm** opposition to rezone the Brooklawn Development Site (Biddle Farm) from C-1 and R-2 to PCD, which would allow 286 tall, high-density apartments to be included in said development. The proposed changes represent a “major change” to the Mixed-Use Town Center requiring the “significant public outreach” called for on Page 6 of the Comprehensive Land Use Plan. **These changes should not proceed** without the Town of Farragut holding the agreed-upon significant public outreach ensuring a collaborative review and modification to the Mixed-Use Town Center area that represents the “attitudes” of the entire Town.

Planned Commercial Development will turn our calm semiurban/low-building-height town into another bustling high-rise Knoxville-type community. We had a choice when we invested in our home, and we chose Farragut. Please cease and desist from eliminating the remaining open space that we all enjoy! Low-rise apartments are fine if placed on the periphery of our Town, not in the pinch point. Let Biddle Farm zoning stay as it is with whatever traffic follows, but don't fill any of this land with multi-story apartments. The Ford property owners and others will demand to follow suit. We respect the Biddle's property rights as we enjoy our own. You might even consider purchasing 26 acres of land near the Biddle flood plain and creating another beautiful landscaped multi-use facility like McFee Park.

We **ask that you Table Ordinances 21-01, 21-02 and 21-03** until the Mixed-Use Town Center public outreach is completed and the agreed-upon changes are adopted. We can do this transparently. Farragut residents deserve better! Thank you.

From: Priscilla Deets <pdeets5@gmail.com>
Sent: Tuesday, January 26, 2021 7:56 PM
To: Comments <comments@townoffarragut.org>
Subject: BMA; Biddle Farm Development
Priscilla Deets
532 Smith Rd

I would love to see that area developed and include retail shops, green space and lofts/condos of some sort. Farragut does not need another big box store.

From: Melissa Snyder <bmsnyd25@gmail.com>
Sent: Tuesday, January 26, 2021 7:59 PM
To: Comments <comments@townoffarragut.org>
Subject: No more apartments
Melissa Snyder
12100 Aspenwood Drive

To whom it may concern,
My name is Melissa Snyder and I live in Sugarwood Subdivision. I want to express my opinion that we need no more apartments or large housing developments in the Farragut area. The streets are overly congested, as well as our schools. I know the vote is coming up this week and would like to express my opinion that we DO NOT need to allow any more apartments to be developed in Farragut.

From: Carol Taylor <cmjwytaylor@gmail.com>
Sent: Tuesday, January 26, 2021 8:09 PM
To: Comments <comments@townoffarragut.org>
Subject: To the issue of item 1 Ordinance 21-01, item 2 Ordinance 21-02, item 3 Ordinance 21-03
James and Carol Taylor
11108 Windward Drive

Dear Elected Town Leaders,

Thank you for your outreach on these issues, but much of it seems to be an attempt to obfuscate the true political drive of the money (owner and construction) with a cover of detailed legal zoning issues. It looks like a done deal, a deal done without due consideration of the desires of Farragut residents. We neither want nor need these apartment towers and their attendant traffic congestion. We cannot absorb this intrusion. It is already a trial to get out of Concord Hills despite traffic regulating lights at both ends of Concord Road.

As a "Town Center" project, the Ford-Horne Town Center makes much more sense. That property is truly in the town center and a logical neighbor to the Town Hall and Post Office. Traffic flow could easily be handled by Kingston Pike and the road to the Town Hall. The proposed Ford-Horne plan appears both functional, desired and esthetically pleasing.

As a faithful voter and long term resident of the Town of Farragut, I do hope this letter (petition) is read into the minutes of the Thursday, January 28, 2021 Town Meeting.

In sum, we do not want the Biddle property plan with its intrusion of apartments and traffic.

Instead, we would like to see the Ford-Horne plan for Farragut's Town Center constructed. It would be a beautiful, logical centering of this project we love and call home, the Town of Farragut.

From: Marci Fraenkel <mlf7780@hotmail.com>
Sent: Tuesday, January 26, 2021 8:31 PM
To: Comments <comments@townoffarragut.org>
Subject: to the issue of items Ordinance 21-01, 21-02 and 21-03
Marci and Oliver Fraenkel
11109 Flotilla Drive

We are completely against the rezoning to allow high density apartments. The 2012 plan specified a development similar to Market Square with vertical mixed-use buildings (commercial/retail on first floor and residential on above floors). THIS IS NOT the plan that is being proposed today with 280+ apartments.

We are current residence of Concord Hills. We are surrounded by the traffic on Cambell Station and Concord road every day. We have a child starting in the already overcrowded Farragut school system. Apartments in dead center of town is NOT the look or feel the RESIDENCE of the town of Farragut want. It would be nice if the town would buy this land and put in a multi-use development similar to McFee Park! We have ENOUGH retail space and development!

The proposed changes to the Brooklawn Development Site (Biddle Farm) represents a "major change" to the Mixed-Use Town Center area requiring the "significant public outreach" called for on Page 6 of the Comprehensive Land Use Plan. These changes should not proceed without the Town of Farragut holding the agreed-upon significant public outreach ensuring a collaborative review and modification to the Mixed-Use Town Center area that represents the "attitudes" of the entire Town.

I ask that you Table Ordinances 21-01, 21-02, and 21-03 until the Mixed-Use Town Center public outreach is completed and the agreed-upon changes are adopted.

PLEASE LISTEN TO THE RESIDENCE OF FARRAGUT

From: Patricia Manley <pmanley@charter.net>
Sent: Tuesday, January 26, 2021 8:39 PM
To: Comments <comments@townoffarragut.org>
Subject: RE: TO THE ISSUE OF ITEM 1 ORDINANCE 21-01

Thomas and Patricia Manley
11117 Windward Drive

To The Town of Farragut Board of Mayor and Aldermen,

I am Patricia Manley, my husband Thomas and I live in Concord Hills, at 11117 Windward Drive, in Farragut. We have been at this residence since October, 1999. This is the second home that we have owned in Concord Hills. The first one was at 10724 Farragut Hills Blvd. We were there from February, 1988 until October, 1999.

We have thoroughly enjoyed living in Farragut all these years. For us, the town of Farragut has the charm of a small town with all the benefits of being adjacent to a wide variety of retail outlets, restaurants, Churches, etc. Without the hustle and bustle of a large City! THAT IS THE REASON we moved out of Knoxville to Farragut to get away from all of the noise and heavy traffic!

We both disapprove of having high density housing (apartments) right in the center of our community! We believe this development will have a significant impact on our neighborhood and thus devaluing the value of our homes – which for most people – this is most expensive asset they will have in a lifetime.

We feel by proceeding with this plan of high density housing and too many NEW commercial buildings, Farragut will lose its charm and will not be an upper end destination for future homeowners.

Currently, there have been several strip shopping centers built in this area and QUITE a percentage of them are VACANT – NOT SURE WHY WE NEED MORE WHEN WE CAN'T FILL THE ONES ALREADY BUILT!!!

Since there are several farm lands in this area, a farmer could realize a substantial windfall of funds in selling the land to a developer. High density housing could be built there, causing less traffic at our Schools and the main already congested roads in our area. Currently, The Rural Metro Fire Department can be to the entrance of Concord Hills in no less than "6 MINUTES"!!

Thank you for your time!

From: Sandra O'Rear <richorsan@tds.net>
Sent: Tuesday, January 26, 2021 8:43 PM
To: Comments <comments@townoffarragut.org>
Subject: Item1 Ordinance21-01
Sandra O'Rear
408 Cutlass Rd.

I am against the plan the way it stands now.

From: Nicole Barbee <nicolebarbee22@gmail.com>
Sent: Tuesday, January 26, 2021 9:09 PM
To: Comments <comments@townoffarragut.org>
Subject: Ordinances 21-01, 21-02, 21-03
Bryan and Nicole Barbee
406 Monitor Lane

To the issue of Ordinance 21-01
To the issue of Ordinance 21-02
To the issue of Ordinance 21-03

Please listen to concerned citizens against high density housing that could forever change our great town. This is not a town center, it is strip mall with four story apartments and not anything like the original concept the town has been talking about for years. Like many friends in the community some concerns are insufficient infrastructure, flooding in area, and additional traffic at school times.

A big box store such as Lowe's works with the current commercial zoning and would be better over changing zoning to high density housing for apartments. Once this is done the gates will be open for additional apartments.

From: J Beeler <jpbeeler@gmail.com>
Sent: Tuesday, January 26, 2021 9:14 PM
To: Comments <comments@townoffarragut.org>
Subject: The issue of item 1 Ordinance 21-01
J Beeler
410 Moser Ln

This comment also applies to Ordinance 21-02 & 21-03

Dear Board of Mayor and Alderman:

As a Farragut resident I would love to have a town center that has nice restaurants and shops. This is something I have looked forward to with anticipation. I love going downtown to market square and strolling through the area shopping and eating. This would be wonderful to have in Farragut! I also recognize that apartments are a great way to welcome new residents to our community and will bolster our economy. I am opposed to the current plans for developing the Biddle Farms property as it will bring a tremendous amount of traffic to an already congested area. I drive down Concord Road and Campbell Station every day. It is a very congested area around school times. Outside of those times, it isn't bad, but when there are an additional 300-500 cars trying to get onto the Biddle Farm property every day- we will have problems every day for large parts of the day. I feel that the space would be much better for a park with walking paths. It will be very useful in this way for the people who live here now. We need more green space. I am also concerned about the schools. I have children in all of the Farragut schools. All

but the high school are overcrowded already. Why do we want to make them even more crowded?

The most important thing to me about this is that I feel that your constituents are not being listened to. Please hear us! We don't want this!

Thank you for your consideration,

From: Jimmy Jansen <jelaine@tds.net>
Sent: Tuesday, January 26, 2021 11:39 AM
To: Comments <comments@townoffarragut.org>
Subject: Biddle property

Jimmy Jansen
11353 Hawkstowe Ln

The proposed changes to the Brooklawn Development Site (Biddle Farm) represents a "major change" to the Mixed-Use Town Center area requiring the "significant public outreach" called for on Page 6 of the Comprehensive Land Use Plan. These changes should not proceed without the Town of Farragut holding the agreed-upon significant public outreach ensuring a collaborative review and modification to the Mixed-Use Town Center area that represents the "attitudes" of the entire Town.

I ask that you Table Ordinances 21-01, 21-02 and 21-03 until the Mixed-Use Town Center public outreach is completed and the agreed-upon changes are adopted.

From: Jon Holztrager <jholztrager@gmail.com>
Sent: Tuesday, January 26, 2021 9:17 PM
To: Comments <comments@townoffarragut.org>
Subject: Mixed Use Town Center
Jon and Michelle Holztrager
345 Burney Circle , Farragut

Mayor and Aldermen:

Thanks for your work and the work of the staff on the Mixed Use Town Center project. I support the project as currently proposed.

From: Scarlet Masson <masson5@yahoo.com>
Sent: Tuesday, January 26, 2021 9:21 PM
To: Comments <comments@townoffarragut.org>
Subject: Apartment Complex and Strip Mall
Scarlet Masson
603 Lark Meadow Dr

To Whom It May Concern:

When my husband retired, after 28 years, from the military we knew we wanted to move to the Knoxville area. After looking at multiple homes in every corner of Knoxville, we settled on Farragut. We loved the small town feel and convenience of the area. Our "Forever Home" is located in the Sweetbriar subdivision.

In the 2 years we have lived here we are second guessing our choice. First issue we ran into was the 5G that is being placed in our neighborhood. The TOF didn't really fight for the homeowners on this front. And now an apartment complex is being forced through, which will cause a number of issues that will affect homeowners in the area.

One of the arguments we hear is, this is personal property and the town should not have any control over what the owner does with the land. We don't agree with this. If what is being done by one owner negatively effects the other residents of the area then the town should step in and regulate what is being proposed. If the town has no say in such things, then why do we, as homeowners, have to file for a permit to make any changes to our home but another owner can sale their property and to a party, and in essence infringe on the quiet enjoyment of my home.

I believe that the TOF can step in and help the property owner make a better choice for this town. An apartment complex, in the middle of town, will take away from the small town feel of the area. It will add to traffic congestion, school overcrowding and dangerous conditions, before and after school, for the students already enrolled in the middle and high school not to mention taking away from the draw of the town. We chose Farragut because of the upper scale living, pride in home ownership and property value. Adding multiple apartment complexes and overpopulating the area will lower our property value.

We are against the proposed apartments and strip mall. We would love to see a town center with shopping and condos/townhouses. It is within the power of the board to make this decision and it should be decided by the desire of the majority of citizens in the town.

From: Hayden and Jennifer Oakley <hay.jenn@hotmail.com>
Sent: Tuesday, January 26, 2021 9:31 PM
To: Comments <comments@townoffarragut.org>
Subject: to the issue of item 1 Ordinance 21-01, item 2 21-02, item 3 21-03
Hayden Oakley
11103 Crown Point Dr

Dear BOMA,

Please listen to your residents. It is not some small, crazy set of people against this development proposal/rezoning request. The majority do not want an apartment complex as part of our Town Center. You should not hide behind the claim that this change to the CLUP is not significant. As government officials, you should actively seek the desires of your residents without fear of the outcome. You should be above reproach and not avoid this important and necessary outreach. Please listen and do not continue to dismiss your constituents. This item must be tabled until further outreach is completed. Thank you!

From: Hayden and Jennifer Oakley <hay.jenn@hotmail.com>
Sent: Tuesday, January 26, 2021 10:13 PM
To: Comments <comments@townoffarragut.org>
Subject: To the Issue of Item 1 Ordinance 21-01, item 2 21-02, item 3 21-03
Jennifer Oakley
11103 Crown Point Dr

Dear BOMA,

I am so discouraged by what is happening regarding the town center and stand alone apartments. I understand that you (and I) would love to see a Town Center at the old Kroger location. I understand that you do not feel that changing the zoning to high density residential is significant. However, I do believe that if you would poll the good people of Farragut (the people you are representing) then you'd find that actually that change is very significant. I would love a town center, but not if it comes with stand alone apartments. I would choose the old Kroger as it is if the other option is an apartment complex. Please just poll your constituents! I know things have gotten very negative between both sides of this issue. However, though it may make you angry - please do not vote based on your emotions towards some of the naysayers. Please just table this vote and poll Farragut... find out! This change is significant and does not deserve to be pushed through based on the voices of just five people. I am certain if you poll your constituents you will find that there will be very little interest in a town center IF it means adding stand alone apartments. Apartment complexes do not age gracefully - they will only detract from the entire reason I chose to move to Farragut. Please do the right thing. This decision must be tabled until further outreach can be completed.

From: Bugsrcoolintn <bugsrcoolintn@aol.com>
Sent: Tuesday, January 26, 2021 10:20 PM
To: Comments <comments@townoffarragut.org>
Subject: Ordinance 21-01, 21, 02, 21-03
-- Jerome Grant
11915 Burnside Place

I have lived in Farragut for 28 years. Both of my children grew up here and now one of my grandchildren is attending Farragut schools. It is a wonderful place to raise a family, mainly because of the safety of the area, low population density, friendliness, small-town atmosphere, and easy access to major roadways. I am concerned that much of this will change if the proposed changes at the old Kroger site are implemented. I ask you to please table this ordinance until mixed-use town center public outreach is completed and any agreed-upon changes are adopted. Please consider future generations in the Farragut area and help them to feel the same small-town atmosphere that we have come to love and enjoy. Thank you for considering my request.

From: Kimberly Thompson <xenahawk66@yahoo.com>
Sent: Tuesday, January 26, 2021 11:11 PM
To: Comments <comments@townoffarragut.org>
Subject: Table Ordinances 21-01, 21-02 and 21-03
Kimberly L. Thompson
717 Brochardt Blvd

Dear Mayor, Vice Mayor and Aldermen,

The proposed changes to the Brooklawn Development Site (Biddle Farm) represents a "major change" to the Mixed-Use Town Center area requiring the "significant public outreach" called for on Page 6 of the Comprehensive Land Use Plan. These changes should not proceed without the Town of Farragut holding the agreed-upon significant public outreach ensuring a collaborative review and modification to the Mixed-Use Town Center area that represents the "attitudes" of the entire Town. Thank you for your time.

From: Kathy Perry <kathyperry6749@gmail.com>
Sent: Tuesday, January 26, 2021 11:17 PM
To: Comments <comments@townoffarragut.org>
Subject: Table the Vote for Ordinances 21-01, 21-02, and 21-03
Kathy Perry
915 Pryse Farm Blvd.

As a resident of Farragut since 1993, I am displeased with the multitude of changes the town is undergoing at such a rapid pace. Please table the vote and conduct the appropriate public outreach on the Brooklawn Development Site (Biddle Farm) as it represents a major change to the Mixed-Use Town Center area. I ask that you table Ordinances 21-01, 21-02, and 21-03 until the Mixed-Use Town Center public outreach is completed and the agreed upon changes are adopted.

High density residential is not appropriate with the resulting traffic which the roads cannot handle even now and is out of character for the town. Commercial development on the ground level with medium density townhouses on the 2nd and 3rd floors would be acceptable. However, who's going to control multiple people cramming into one apartment which is leased by an individual to save on rent? The founders of Farragut never envisioned hundreds of apartments as are being planned right now. All the farms and greenspace have disappeared. Has anyone approached the Fords to inquire about donating their land to the nature conservancy for a park? Has the town offered to buy the property as a park? Is Farragut doomed to be another Cedar Bluff full of concrete with buildings built so close to the street?

We've lived in the Northshore-Bluegrass area for 15 years prior to living in Farragut and have experienced all the changes over the course of 43 years.

From: A Z <azebley@gmail.com>
Sent: Tuesday, January 26, 2021 11:26 PM
To: Comments <comments@townoffarragut.org>
Subject: objections to Biddle Farms/Kroger/Ford development
Angèle Zebley,
11732 Weathervane Drive,

Dear Mayor and Board Members:

I'm writing to object to the current plan for the Biddle Farms / Farragut Town Center plan.

The planning document linked to on the town website shows that the proposed development of this area would generate thousands of more car trips per day on already crowded roads.
<https://www.townoffarragut.org/DocumentCenter/View/5552/Biddle-Farms-Project-January-2021>

In addition, the renderings show a tired, outdated model of parking-centric development (see p. 249 - essentially the "town center" would be a parking lot, despite a few trees) with retail surrounding it and the apartment buildings Soviet-central -planning-cookie-cutter-style in the rear. Honestly, the current plan is just plain uninspired and lacking in vision. The architecture is ugly and dull. The apartments seen rising up at least 3 stories in the background overshadow the so-called town center.

This is a lost opportunity to create an amazing town center for Farragut. The town center should be the star of the show, and any apartments or homes developed as part of the package should be more hidden and tucked away. Single-story homes or townhomes would be preferable to apartments.

Why not allow a more open discussion to continue and promote a truly lovely, open pedestrian mall, with outdoor dining possibilities, and link the pedestrian mall between the stores to the greenway/park area? Parking can be kept around the back perimeter so that people can still park close to their desired stores but not be driving down the center of the area. Handicap accessibility from the perimeter parking can be planned for.

I'm attaching a photo of downtown Charlottesville's pedestrian area. Look at the Church Street pedestrian mall in Burlington, VT, for more inspiration. These are timeless, appealing, ageless town centers that the people of Farragut could rally around.

Please vote NO on the currently proposed plan and hold out for the very best for Farragut.

From: Connie Fanjoy <conniefanjoy@gmail.com>
Sent: Tuesday, January 26, 2021 11:30 PM
To: Comments <comments@townoffarragut.org>
Subject: To the issue of item 1 Ordinance 21-01

Connie Fanjoy
11136 Crown Point Drive

I have lived in Farragut for 33 plus years and have enjoyed the fact that the community has been so strict on the building and sign issues. We don't look like so many other communities that have turned into concrete jungles. I enjoy all the natural beauty we have here and would be so sad to see it change and that is what is being proposed. I couldn't agree more that the Biddle Farm property is an eyesore but putting 300 plus apartments is not what was agreed upon, especially 60 foot, 3 to 4 stories high. We don't need another multi tenant strip mall we already have so many that are vacant. A market square approach with walkways and lots of greenery would be more in line with what we have anticipated and told would happen.

Another issue is the overcrowding in the schools. This is already a problem and adding this many apartments on the Biddle Farm and more on the Eddie Ford property would just escalate this issue. It has been suggested that staggered starting and closing times would be the answer, which would only make the already traffic problem last longer every day. (I'll get to traffic next.) There are alot of families that both parents work, how will that affect their work schedule coming

in and leaving later, which would then affect after school activities, homework, daycare, to mention a few and most importantly family time. Our children have already suffered enough with all that has happened this past year. Also I can't imagine the teachers wanting to work a longer day. They have families too and deserve to be with them.

Last but not least traffic. There are times in the morning that if I don't plan it right I sit at the entrance of my neighborhood 5 to 8 minutes before I can get out on Concord Road. I can't imagine what the wait would be if what is being proposed happens. The extra traffic on Kingston Pike and Campbell Station would be dangerous, it already is an issue.

Please understand that I know some building needs to happen but please do not take away the beauty we have always been so proud of here in our town of Farragut.

From: larrychief@aol.com <larrychief@aol.com>
Sent: Tuesday, January 26, 2021 11:59 PM
To: Comments <comments@townoffarragut.org>
Subject: to the issue of item 1 Ordinance 21-01...
Lawrence and Margaret Allard
11120 Windward Drive

Dear Planning Commission:

This is to register our strong concerns regarding the current status of the Town of Farragut's Mixed-Use Town Center. We understand that the original Comprehensive Land Use Plan has been significantly revised, and that the CLUP specifies that when a significant change is made to the CLUP, the Town is required to conduct significant public outreach. The Concord Hills Homeowners Association also has strong concerns about the Town making this significant change without conducting any public involvement or discussion. It is our understanding that if fully developed under the new plan, traffic on both Concord Road and Campbell Station Road will be severely impacted, as both intersections of these roads with Kingston Pike are currently at or over capacity. We request that further decisions on progressing with the new plan be held until the traffic concerns can be satisfactorily addressed.

Sincerely,

From: J Aiken <aikenjcfi@gmail.com>
Sent: Wednesday, January 27, 2021 4:16 AM
To: Comments <comments@townoffarragut.org>
Subject: Ordinances 21-01, 21-02, 21-03
John Aiken

12144 Brookstone Drive

Dear Board of Mayor and Aldermen,

The proposed changes to the Brooklawn Development Site (Biddle Farm) represent a "major change" to the Mixed-Use Town Center area requiring the "significant public outreach" called for on Page 6 of the Comprehensive Land Use Plan. These changes should not proceed without the Town of Farragut holding the agreed-upon significant public outreach ensuring a collaborative review and modification to the Mixed-Use Town Center area that represents the "attitudes" of the entire Town.

I ask that you Table Ordinances 21-01, 21-02, and 21-03 until the Mixed-Use Town Center public outreach is completed and the agreed-upon changes are adopted.

Enclosed is an online survey I put together about concerns regarding staggering the start and end times of Farragut Middle or High schools to accommodate the increased traffic from the town center. This survey shows that of 217 responses 63 percent are concerned about this proposed change. Safety of students should also be of utmost concern. Increased traffic where kids will be crossing Kingston Pike to get to and from school is a major issue with this project.

Allow the town the type of town center that was agreed upon (vertical mixed use) or revisit what the people of the town want. We do not need two town centers. The Ford property is much better suited for the town center as it does not lie within a floodplain and is adjacent to the town hall. The Biddle property could be bought by the town and made into a nice park.

Please consider the long term issues of this development and listen to your people. Do not leave us the lasting legacy of an ugly apartment complex that will deteriorate over time. Other parts of West Knoxville are full of apartments. The lack of apartments sets Farragut apart.

From: Kate Surine <kvyoung26@gmail.com>
Sent: Wednesday, January 27, 2021 6:23 AM
To: Comments <comments@townoffarragut.org>
Subject: Apartment in Farragut
Kate Surine
11203 Crown Point Drive

Please read and include this e-mail before voting regarding more apartments being constructed in the Town of Farragut, particularly the properties often referred to as the Biddle Farm and Ford Farm.

The area has changed a great deal since i arrived in 2015. Dozens of new subdivisions and multiple apartment complexes have been constructed all over the area in and around Farragut. I don't feel more are necessary, especially at the two properties / locations being debated, referred to as the Ford and Biddle properties.

I do believe commercial development is appropriate but hundreds of apartments are not. It would be lovely to build condos or even worse case a hundred apartments. But an apartment complex on top of commercial space at 4+ stories will completely change the feel of Farragut from a single family home and quiet area for families to an urban suburb, which is exactly what I was trying to get away from when I chose Farragut.

Traffic is bad enough during most of the day, everyday. It's really bad during school drop off and pick-up times and generally heavy during morning and evening rush hours. I live directly off of Concord road in Concord Hills so I will be impacted directly on a daily basis.

I believe more apartments here will only affect Farragut and surrounding areas negatively. Apartments are not going to add to the pleasant, quiet, family-oriented feel of our small town. They will urbanize the area making those of us who moved here to get away from that rethink

our willingness to stay. I urge you to make this decision based on the whole picture, not just finances. Our town deserves that.

From: David Niemann <dniemann599@tds.net>
Sent: Wednesday, January 27, 2021 7:31 AM
To: Comments <comments@townoffarragut.org>
Subject: Thursday vote

David Niemann
616 Spring Branch Ln,
I do not support the ordinances below and hope that you will listen to the community and vote down these ordinances.

Item 1 Ordinance 21-01
Item 2 Ordinance 21-02
Item 3 Ordinance 21-03

From: dtabsandoval@gmail.com <dtabsandoval@gmail.com>
Sent: Wednesday, January 27, 2021 8:03 AM
To: Comments <comments@townoffarragut.org>
Subject: Biddle development
Dave Sandoval
417 Ferret Rd.

Dear Board of Mayor and Alderman,

I'm writing to ask that you delay approval of zoning for this project. The request to combine the property into the PCD will allow for higher density than what the property is currently zoned. With the changes to the land use plan for horizontal development this will set a precedent for any future development in the town mixed use area. This will allow for the current Ford property development to ask for the same zoning.

The recent changes in the land use plan were made without significant public outreach. No survey was performed like was done when the plan was created. The land use plan was created with input and in partnership with the citizens of Farragut. Any major changes to the plan should have public input.

With this development and what's being currently built or proposed the town could see a growth of 1200+ households. That would mean a growth of approximately 15% to the town all along the Kingston pike corridor. This could happen in the next 2-3 years. Before you allow this unprecedented growth please allow significant input from the citizens of this town.

From: Joe King <vipyachts@yahoo.com>
Sent: Tuesday, January 26, 2021 5:52 PM
To: Comments <comments@townoffarragut.org>
Subject: Proposed Biddle Development

Joe & Brenda King
11211 Crown Point Drive

We are longtime residents of Concord Hills. I STRONGLY URGE you disapprove the apartment portion of this development.

I am in favor of the proposed development of the old Kroger property along Kingston Pike, but a 500 apartment development would overtax an already overcrowded and dangerous situation. There just is no room to improve the already existing bottleneck at Concord Hills and Pleasant Forest Cemetery.

I am not against reasonable progress. But the addition of this apartment development is unsafe and will adversely effect property values, add to an overcrowded school situation and will create an Impossible traffic situation.

Please disapprove this apartment development!

From: Robin Cass <robincass@icloud.com>
Sent: Wednesday, January 27, 2021 8:31 AM
To: Comments <comments@townoffarragut.org>
Subject: Re:Apartments
Robin Cass
11717 N. Monticello Dr.

Please cease with the plans to continue construction of thousands of apartments around town. Our infrastructure and schools cannot handle the additional traffic and children.

From: terri savage <tklsavage@yahoo.com>
Sent: Wednesday, January 27, 2021 8:41 AM
To: Comments <comments@townoffarragut.org>
Subject: To the issue of item 1 Ordinance 21-01

Bruce and Terri Savage
417 Cutlass Rd

Mayor and Aldermen,

As residents of Farragut since 2002, we strongly object to the proposed commercial and apartment development of Biddle Farms and the Old Kroger site. This development is significantly different than the development proposed in the CLUP of 2012.

The impact on traffic patterns - which are already congested - need further investigation and planning. This is specifically true of the intersection of Kingston Pike and Concord Rd and that of Kingston Pike and Campbell Station, not to mention Concord Rd from Kingston Pike to Campbell Station. Surely, you are aware that there is a cemetery on both sides of Concord Rd.

We are also concerned about the impact on the Farragut School System. An additional 300 families with this first development will be significant. Our classes are already over crowded. Is there a published report that shows discussion between TOF and Knox County School board on how this will be addressed?

According to FEMA, a large portion of the Biddle Farm site is in a flood plain. This is clearly evident if you drive along Campbell Station during our Spring rainy season. How is that to be addressed? Where will the runoff be directed?

From: Barry Thompson <bgtvt78@gmail.com>
Sent: Wednesday, January 27, 2021 8:48 AM
To: Comments <comments@townoffarragut.org>
Subject: Please table ordinances 21-01, 21-02, and 21-03
Barry Thompson
12732 Broken Saddle Rd

Dear folks,
Please table ordinances 21-01, 21-02, and 21-03 until mixed-use town center public outreach is completed and agreed upon changes are adopted.
This is supposed to be a democracy, act accordingly please.
You work for us, I believe.



January 26, 2021

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,
Despite your previous disregard for our strong urging to conduct proactive outreach, this letter is to inform you that the Concord Hills HOA Board has again voted to formally request that this rezoning request be delayed for further outreach/study. Our primary concerns are both the complete lack of proactive outreach and openness to hear the opinions of Farragut residents about this development and also the safety/traffic issues that would be worsened by the high density housing currently proposed. Seeking further community discussion in regards to this specific proposed development is the duty of you as our elected officials, particularly direct feedback from Concord Hills residents, who will be most affected. 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: Jennifer Spar <jennifer.thomas629@gmail.com>
Sent: Wednesday, January 27, 2021 8:51 AM
To: Comments <comments@townoffarragut.org>
Subject: CLUP comments for January 28 vote

Jennifer Spar
12733 Broken Saddle Rd. 37934

I am asking that the ordinances 21-01, 21-02, 21-03 be tabled until mixed-use town center public outreach is completed and agreed upon changes are adopted.

I live at 12733 Broken Saddle Rd. 37934 and just moved here in July. We LOVE Farragut and we moved here to give our children the best life. By adding apartments it will change the feel of Farragut that so many love. Not just anyone can live in Farragut, let's keep it that way.

Please vote no!

From: millerml615 <millerml615@yahoo.com>
Sent: Tuesday, January 26, 2021 11:14 PM
To: Comments <comments@townoffarragut.org>
Subject: Ordinances 21-01, 21-02, and 21-03

Meghan Besche
635 Spring Branch Lane

The proposed changes to the Brooklawn Development Site (Biddle Farm) represents a "major change" to the Mixed-Use Town Center area requiring the "significant public outreach" called for on Page 6 of the Comprehensive Land Use Plan. These changes should not proceed without the Town of Farragut holding the agreed-upon significant public outreach ensuring a collaborative review and modification to the Mixed-Use Town Center area that represents the "attitudes" of the entire Town.

I ask that you Table Ordinances 21-01, 21-02, and 21-03 until the Mixed-Use Town Center public outreach is completed and the agreed-upon changes are adopted.

From: Jiao Lin <jiao.lin@gmail.com>
Sent: Wednesday, January 27, 2021 9:22 AM
To: Comments <comments@townoffarragut.org>
Cc: Jiao Lin <jiao.lin@gmail.com>
Subject: to the issue of item 1 Ordinance 21-01

Jiao Lin
804 McKinley Pointe Ln

I was only made aware of the plan to develop apartment buildings near Farragut schools this week. This is of great concern to me because, as a parent of FMS and FHS students, the traffic in the early morning has already been difficult and adding many more units of apartments will increase the student population as well as reduce traffic safety near our schools. It is unclear to me if this plan has been discussed in the broader Farragut community and voices of Farragut citizens were heard. Please share what are the visions of these developments and what has been done to solicit opinions of normal Farragut citizens. I oppose a decision without a due process that includes inputs from the broader

From: Jeremy Langlois <jeremylanglois@outlook.com>
Sent: Wednesday, January 27, 2021 9:22 AM

To: Comments <comments@townoffarragut.org>

Subject: BMA Comments on Ordinances 21-01, 21-02 & 21-03 for January 28, 2021 meeting
Jeremy Langlois
129 Saint Andrews Drive

To the Mayor and Aldermen of the Town of Farragut:

I write to you today in opposition to what has been called the Biddle Farm Project, particularly the portion of the project related to the construction of hundreds of apartment units. While it may be true that the commercial aspects of this project seem to provide the kind of development that many town residents would like to see, the inclusion of apartments in the project is not consistent with that vision.

Before I explain my opposition, those of us who are opposed to this project should recognize that you are in the unenviable position of determining what to do about the property where this proposed project is planned. We know that you have devoted significant time to this situation, and you should be commended for your efforts. You have been asked repeatedly to address the vacant and deteriorating commercial building situated on this land. In doing so, you have to examine which options are feasible, not just those that are ideal. We have to recognize that we may not be able to have exactly what we would prefer.

While recognizing that we may have to settle for what is good rather than what is best, it seems clear that the construction of hundreds of apartment units on this property in order to obtain desirable commercial space is a particularly bad option. I know that you have examined traffic studies and studies regarding the usage impact of high-density residential zoning on schools. I understand that those studies indicate that the proposed apartments will not have a significant impact on either concern. What I would like to know, however, is if you have examined any studies regarding the impact of high-density housing on crime. As a parent with children in all three Farragut schools directly across Kingston Pike from this property, the likely effect of the proposed apartments on crime are a significant consideration that I hope you will examine.

Professors Thomas D. Stucky and John R. Ottensmann of Indiana University published a study in 2009 titled "Land Use and Violent Crime" which can be found at (<https://scholarworks.iupui.edu/handle/1805/6030>). In this study, Stucky and Ottensmann found that:

"the presence of high density residential units in the cell (8 or more units per acre) was significantly positively ($p < .001$) associated with all violent crimes...even controlling for population size and socioeconomic disadvantage. There appears to be something about such units that is associated with all types of serious violent crime, even controlling for the other factors in the model. Apparently high density housing units promote serious violent crime."

Further, and particularly relevant for Farragut, they found that:

"Even in highly advantaged areas...areas with high density housing have somewhat higher expected numbers of violent crimes. However, as the area becomes more disadvantaged, the effect of high density housing on violent crime becomes more pronounced. Interestingly, predicted violent crime counts in highly advantaged cells with high density housing are only slightly lower than predicted violent crime counts in extremely disadvantaged areas with no high density housing."

As this study shows, a rise in violent crime can be expected with the construction of high-density housing. Bearing in mind that the town has no municipal police, this expectation of rising violent crime argues against allowing high-density housing anywhere in Farragut, but it is especially problematic for a proposed multi-unit apartment located so close to three schools. Farragut is a desirable location, in large part, because of the quality of the Farragut schools. Approving the construction of the proposed apartments is not a benefit for the town if, as indicated in the cited study, these apartments are likely to increase violent crime near the schools. If the schools are negatively impacted by an increase in violent crime from these apartments, then the town should expect to see a long-term decline in property values and tax revenue.

The residents of Farragut are pleading with you to reject the proposal for hundreds of apartments so close to the schools. This project simply is not appropriate for this location. It is within your power to regulate land usage in Farragut, and we have placed our trust in you to make decisions that are best for the entire town.

With respect and gratitude for your service,

From: Joseph Balint <josephmbalint@gmail.com>
Sent: Wednesday, January 27, 2021 9:36 AM
To: Comments <comments@townoffarragut.org>
Subject: Opposition to proposed apartments at old Kroger site
Joseph M. Balint (Ret. Lt. Col. US Army)
336 Heathermoor Road

I wish to oppose the plan to build apartments at the old Korger site and hope that the Mayor and Board of Aldermans will also oppose such a plan.

There is already way too much traffic at the intersection of Kingston Pike and Campbell Station Road and additional apartments will just make it a nightmare scenario. I also oppose such an apartment building which would increase class size in our schools and add to the number of school buses on our roads during rush hour.

Sincerely,

From: mctbc@aol.com <mctbc@aol.com>
Sent: Wednesday, January 27, 2021 9:37 AM
To: Comments <comments@townoffarragut.org>
Subject: Ordinance 21-01
Tim & Marie Casey
324 Belleaire Dr.

My wife and I have lived in Farragut since 1997. While I am happy to see growth in our community I am concerned that our roadways have reached capacity. With the proposal of an additional 280 plus apartments I have some concerns that I would like to share for your consideration.

I believe that this proposal will further congest our roads. I also am concerned that children in the Farragut School system could be displaced to other school systems (which has happened in the past). I believe that homeowners should have the priority.

Furthermore, I have heard that possible solutions to relieve congestion are:

1. Use Jamestown Blvd as a bypass.
2. Stagger school start times.

The mere fact that these options are being discussed suggest we are not able to handle additional traffic burden. I believe it is unfair to flood one of the Village Green access points with the bypass traffic. I am also concerned that changing school start and end times will affect the parents who have to adjust their schedules, especially with employers. Finally, I am concerned about how well the proposed project will age and if the stores will remain occupied or will they become abandoned and left vacant.

I would like to propose that more information be given to the townspeople in an organized manner and then to let the townspeople put it to a vote.

From: Dennis Superczynski <jandport@att.net>
Sent: Wednesday, January 27, 2021 9:40 AM
To: Comments <comments@townoffarragut.org>
Subject: Farragut Town Center
Dennis & Jan Superczynski
12104 Aspenwood Drive

As 20 + year residents of Farragut we respectfully wish to comment on the future of the proposed Farragut Town Center.

The prospect of having a large apartment complex built in an area already congested with traffic literally in front of Farragut High School and Middle School is a plan for disaster. If you haven't driven thru this area during peak traffic times recently, be prepared for long long delays. Not to mention danger to students and parents that are commuting daily in this area. What if anything have the developers offered to commit to improving traffic flow in the area? Are there new greenways, walking trails, bicycle lanes planned to keep residents safe from all the additional traffic? These things need to be itemized in detail by the developers to be paid by them, not us taxpayers. Our vote "NO" to apartment complexes, beautify Farragut not congest it.

From: Marg Balint <margbalint@gmail.com>
Sent: Wednesday, January 27, 2021 9:41 AM
To: Comments <comments@townoffarragut.org>
Subject: Oppose apartment complex at old Kroger Site
Mararet N. Balint
336 Heathermoor Drive,

Dear Sirs,
Due to the already overwhelming traffic at the intersection of Kingston Pike and Campbell Station road I am strongly opposed to the proposal to build an apartment complex at the old Kroger site. In addition to the traffic problem that such a proposal would create, it would also increase class size in our local school community and school buses will add to the growing traffic congestion in our area.

Sincerely,

From: nancy.thomas1@charter.net <nancy.thomas1@charter.net>

Sent: Wednesday, January 27, 2021 9:44 AM

To: Comments <comments@townoffarragut.org>

Subject: Biddle Farm & Ford Properties

Warren K Thomas, Ph.D., P.E. LEED AP BD+C

Nancy C Thomas

317 Clover Fork Dr.

To: Farragut Mayor and Board of Aldermen

Re: Proposed Apartments at Biddle Farm & Ford Properties

Date: 1/27/2021

Be advised that the undersigned are opposed to the proposed apartment developments at the Biddle Farm and Ford Properties, and opposed to the additional traffic density and infrastructure burdens they represent. The lack of public input allowed in regards to this proposed development has purposely been calculated to silence opposition to it.

From: Team Podhajsky <teampodhajsky@gmail.com>

Sent: Tuesday, January 26, 2021 9:38 PM

To: Comments <comments@townoffarragut.org>

Subject: Concerns and Opposition to Brooklawn Development Apartment Inclusion

Jennifer and Matt Podhajsky

12710 Pepperwood Ln

To: Farragut Board of Mayor and Alderman

Re: Proposed Changes to Brooklawn Development Site Plan

As residents of Farragut, we are opposed to the inclusion of apartment buildings in the Brooklawn Development Plan. The continuous development of Farragut land into single/multi family residential is leading to traffic issues and over-crowding of public schools. From comments published by Alderman Meyer, BOMA has not consulted Knox County Schools to develop an action plan with the potential increase in student population. Redistricting Farragut homes into other schools will decrease home values. We speak from experience as our home saw significant value increase when re-zoned to FHS (from HVHS).

Please take time to fully consider all of the implications of the CLUP and the impact on current Farragut citizens before moving forward with any changes.

From: Lori Cox <coxinknox@gmail.com>

Sent: Wednesday, January 27, 2021 10:03 AM

To: Comments <comments@townoffarragut.org>

Subject: Thursday's Vote

Lori Cox

13206 Clear Ridge Rd

Mayor, Vice Mayor and Alderman,

I respectfully ask that you please vote no to:
Item 1 Ordinance 21-01 Item 2 Ordinance 21-02 Item 3 Ordinance 21-03
that are planned to be up for vote tomorrow night.

From: Melissa North <mapnorth@tds.net>
Sent: Wednesday, January 27, 2021 9:43 AM
To: Comments <comments@townoffarragut.org>
Subject: to the issue of items Ordinances 21-01, 21-02, 21-03
Importance: High
Melissa North
12616 Broken Saddle Road

Hello,

I am opposed to the construction of separate APARTMENT buildings instead of combined mixed use (business/residential) structures. This effectively will make our new Town Center consist of the equivalent of one very large apartment complex with two nearby strip malls! I agree this is contrary to what the residents of Farragut envisioned this development to be, and in opposition to what the Comprehensive Land Use Plan (CLUP) proposed. This is contrary to what was originally presented to our residents and will create significant traffic congestion for all who live, travel through, or do business in Farragut. This will also increase the student population in our already overcrowded schools.

Town infrastructure cannot support 1000s of apartments across the town.

Requesting that you table approval of these ordinances until mixed use town center public outreach is completed and agreed upon changes are adopted.

From: Jim Guinn <jguinn2000@gmail.com>
Sent: Wednesday, January 27, 2021 10:06 AM
To: Comments <comments@townoffarragut.org>
Subject: BMA Comments on Ordinances 21-01, 21-02 & 21-03

Jim & Celeste Guinn
11903 Burnside Place

We would like to request that all three of these ordinances be tabled until significant public outreach called for on Page 6 of the Comprehensive Land Use Plan regarding these changes for the Biddle Farms development. I do like the idea of the town center that was originally proposed for in these areas that resembled something similar to the Knoxville market square area with commercial and residential options. The current plans have strayed away from that vision and public input has been limited to virtual meetings and email due to COVID restrictions.

Farragut has a history of working with it's residents and developers in good faith and I would like to see that continue. I know that with a little more time, public input and a few changes by the developers that an agreeable plan can be reached by the town of Farragut and its residents.

Thank you for your time and consideration,

From: airdog airdoggie <airdoggie98@yahoo.com>
Sent: Wednesday, January 27, 2021 10:08 AM
To: Comments <comments@townoffarragut.org>
Subject: New apartments at Old Kroger & Ford properties
Jack Kawa
12800 Farmgate Lane

I believe that this proposal needs **ALOT** more study.....RE: Traffic impact.....impact on lifestyles of existing residents.....impact on schools...law enforcement etc.....**Does the developer live in Farragut?? What is already in the works for developments.....single family homes....town homes.....etc.... Every community in Farragut that has open space has construction underway!!!! Drive around the community you govern to see the existing construction and ask how many more homes are permitted...??? I repeat, the proposal for many more apartments needs alot more study and discussion...**

P.S. In Bridgemore alone.....there is100-150 residences planned(L-T) and I presume will be permitted if not already.....!!!!!!

From: Ken Boze <boze9011@gmail.com>
Sent: Wednesday, January 27, 2021 10:22 AM
To: Comments <comments@townoffarragut.org>
Subject: Changes to Brooklawn Development Site (Biddle Farm)
Wilbern Boze
12117 Aspenwood Dr,

Dear Mayor, Vice Mayor and Alderman,
I have been a resident of Farragut for nearly 14 years. In those years we have watched as Farragut has grown at the dismay of taking every piece of land and nearly making it either a community, apartments or commercial property, etc.

The proposed changes to the Brooklawn Development Site (Biddle Farm) represents a "major change" to the Mixed-Use Town Center area requiring the "significant public outreach" called for on Page 6 of the Comprehensive Land Use Plan. These changes should not proceed without the Town of Farragut holding the agreed-upon significant public outreach ensuring a collaborative review and modification to the Mixed-Use Town Center area that represents the "attitudes" of the entire Town.
I ask that you Table Ordinances 21-01, 21-02 and 21-03 until the Mixed-Use Town Center public outreach is completed and the agreed-upon changes are adopted. Thank you for your assistance in this matter.

From: Brad Morgan <rbradmorgan@gmail.com>
Sent: Wednesday, January 27, 2021 10:29 AM
To: Comments <comments@townoffarragut.org>
Subject: To the issue of item 1 Ordinance 21-01

Brad Morgan

135 Federal Blvd

This comment is for Ordinance 21-01, 02 & 03

I write today to express my concern over the addition of hundreds of apartments in the Farragut area that are in close proximity to each other. What started out as a conversation about a Town Center with mixed use (including some apartments), has now become exploration of multiple complexes in close proximity to one another. The impact on traffic, schools, etc., seems to be based on data that are significantly dated. At the very least, it would make sense to defer any action on these proposals until more accurate and timely data can be examined.

From: Hal Aikens <haikens@tds.net>

Sent: Wednesday, January 27, 2021 10:37 AM

To: Comments <comments@townoffarragut.org>

Cc: David Smoak <DSmoak@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: January 28th Meeting, Agenda Item VI, to the issue of item 1 Ordinance 21-01

Hal Aikens

10901 Lookout Point

Comments for Ordinance 21-01 and 21-02 21-03

To Whom It May Concern:

I have previously written to the Farragut Board of Mayor and Aldermen, as well as the Farragut Municipal Planning Commission, on three occasions (Sept 24th, October 7th, and Nov 18th) expressing my opposition to the proposed development on the property occupied by the old Kroger building and the adjacent property identified as the Biddle farm. As this is again on the BOMA agenda I implore you to please take this opportunity to re-think the implications of this project as proposed, hear the rational arguments that have been raised against it, and do what is right to preserve Farragut. I would ask that you act now to avoid the negative consequences that this project, should it proceed unamended, would bring. Change is necessary and inevitable; however, we all depend on our town's leadership to champion only those changes that will make Farragut a better place in which to live, work, study, and raise families. A properly planned town center would do this and I believe there would be wide agreement in favor of a cluster of small shops with residences above in 2-story buildings (some have used the Market Square development as a model), with tasteful and uniform architecture, and pleasant landscaping. Such a concept would be an asset to the town. However, the idea of developing the property with the possibility of big box retailers and the need to include high density 60-foot tall apartment buildings (with open parking and little attention to aesthetics) is not in keeping with the concept envisioned by most. The attraction to Farragut for many (perhaps most) of its residents was to be able to get away from the metropolis of traffic jams, noise, and pollution, and also strip malls so common in other neighborhoods around Knoxville. It is the uniqueness of Farragut that has attracted its residents over the years, providing a small town oasis, a kind of sanctuary from the hustle and bustle of the metropolis. Our town has taken pride in its individuality - a special place where one can live, shop, worship, and raise kids.

Farragut is a place where people can enjoy a quality retirement, live near their grandkids, and young families can participate in community activities, attend churches, and send their kids to good schools with little concern for their children's safety. We can also take pride in a town that is inclusive with sufficient diversity to enable people across a wide demographic to buy property

here. It is no accident that the very nature of our town derives from the permanency of home ownership and a family orientation, built on a foundation that belies the potential problems brought about by transient populations.

I have delineated other problems in my previous correspondence, so for the sake of brevity I will not repeat those here. In closing I would just ask that you please just at least hit the "pause" button on this project to provide time for more study and wider community input. I appreciate your service and have confidence that you will listen to your constituents and always act in the best interest of Farragut Thank you.

From: Carolyn Quinn <cquinntn@yahoo.com>
Sent: Wednesday, January 27, 2021 10:45 AM
To: Comments <comments@townoffarragut.org>
Subject: BMA comments on Ordinances 21-01 21-02 21-03
Carolyn Quinn
821 Spinnaker Road

I am opposed to the rezoning of Brooklawn Development Site, Biddle Farm, from C-1 and R-2 to PCD which would allow 286 tall, high density apartments to be included in said development. The proposed changes represent major change to the mixed-use town center requiring the significant public outreach called for on page 6 of the comprehensive land use plan. These changes should not proceed without the Town of Farragut holding the agreed upon significant public outreach ensuring a collaborative review and modifications the mixed-use town center area that represents the attitudes of the entire town.

Please cease and desist from eliminating the remaining open space that we all enjoy. Low rise apartments are fine if placed on the periphery of our town, not in the pinch point. Let Biddle Farm zoning stay as it is with whatever traffic follows, but don't fill any of this land with multi story apartments. Please.

We ask that you table ordinances 21-01, 21-02, and 21-03 until the mixed use town center public outreach is completed and the agreed upon changes are adopted. Do this with transparency, Farragut residents deserve better. Thank you!

From: Deborah Gracia <deborah.gracia@ymail.com>
Sent: Wednesday, January 27, 2021 10:48 AM
To: Comments <comments@townoffarragut.org>
Subject: Park for Horse Farm Property behind Krogers
Joe & Deborah Gracia
12417 Butternut Circle

Dear Town of Farragut,

Farragut is increasing population density; infrastructure demands to accommodate such and it will continue to do so over time. The most precious investment that could be made to keep nature in our community is for the town to purchase this property and convert it into a park for generations to come.

Why did NYC build Central Park and not use it for commerce, industry, high density housing or what was to come in the form of massive structures with high density capacities? Central Park was built to preserve nature for dwellers who could escape the stresses of urban life. And not only did it do this for ongoing generations, but it also became and is a magnet for tourism.

It would have impact on companies seeking to relocate to Knox County and its surrounding areas.

Town fathers and mothers have worked hard to brand Farragut as a town of historical significance. This plan is capable of being the focal point integrating the history of Knox County and surrounding areas.

There are many possibilities here.
Let's follow the Central Park model and make it our own.

With love for our town,

From: Connie Fanjoy <conniefanjoy@gmail.com>
Sent: Wednesday, January 27, 2021 10:50 AM
To: Comments <comments@townoffarragut.org>
Subject: To the issue of item 1 Ordinance 21-01; item 2 Ordinance 21-02; item 3 Ordinance 21-03

Connie Fanjoy

11136 Crown Point Drive,

I have lived in Farragut for 33 plus years and have enjoyed the fact that the community has been so strict on the building and sign issues. We don't look like so many other communities that have turned into concrete jungles. I enjoy all the natural beauty we have here and would be so sad to see it change and that is what is being proposed. I couldn't agree more that the Biddle Farm property is an eyesore but putting 300 plus apartments is not what was agreed upon, especially 60 foot, 3 to 4 stories high. We don't need another multi tenant strip mall we already have so many that are vacant. A market square approach with walkways and lots of greenery would be more in line with what we have anticipated and told would happen.

Another issue is the overcrowding in the schools. This is already a problem and adding this many apartments on the Biddle Farm and more on the Eddie Ford property would just escalate this issue. It has been suggested that staggered starting and closing times would be the answer, which would only make the already traffic problem last longer every day. (I'll get to traffic next.) There are alot of families that both parents work, how will that affect their work schedule coming in and leaving later, which would then affect after school activities, homework, daycare, to mention a few and most importantly family time. Our children have already suffered enough with all that has happened this past year. Also I can't imagine the teachers wanting to work a longer day. They have families too and deserve to be with them.

Last but not least traffic. There are times in the morning that if I don't plan it right I sit at the entrance of my neighborhood 5 to 8 minutes before I can get out on Concord Road. I can't imagine what the wait would be if what is being proposed happens. The extra traffic on Kingston Pike and Campbell Station would be dangerous, it already is an issue.

Please understand that I know some building needs to happen but please do not take away the beauty we have always been so proud of here in our town of Farragut.

Randal Roberts
11905 Butternut Lane

January 27, 2021

To the Board of Mayor and Aldermen,

As I am sure you are aware, a petition was initiated on Change.org against the development/inclusion of a separate apartment complex in the Farragut Town Center, as is supported by the current BOMA. We consider this to represent a major change from the initial Town Center proposal as was delineated in the Comprehensive Land Use Plan so many years ago. The scope of said petition is worded as follows:

"The Farragut Board of Mayor and Aldermen have revised the Town Center development proposal to allow for the construction of separate APARTMENT buildings (~300 apartments) instead of combined mixed use (business/residential) structures. This effectively will make our new Town Center consist of the equivalent of one very large apartment complex with two nearby strip malls! We feel that this is contrary to what the residents of Farragut envisioned this development to be, and in opposition to what the Comprehensive Land Use Plan (CLUP) proposed. Please help us in opposing this development. This is contrary to what was originally presented to our residents and will create significant traffic congestion for all who live, travel through, or do business in Farragut. This will also increase the student population in our already overcrowded schools. It is important that YOUR voice be heard! WE DESERVE BETTER!"

There are three PDF attachments to this letter. The first PDF attachment is a screen shot of the petition on Change.org. The second PDF shows the names of the 1100 individuals which have signed the petition in opposition to the inclusion of a separate apartment complex within the proposed Town Center. The third attachment consists of the comments from a number of the petitioners.

I would ask that these petition signatures be acknowledged and accepted by the BOMA and considered with regards to their actions moving forward. I would also ask that each comment be read into the meeting minutes along with the name of the person such that they may become a permanent part of the record regarding this matter.

With regards to said petition, we have made every responsible effort to ensure that this remained a local petition, having only "advertised" the petition on the "Farragut Citizens for Responsible Growth and Development" Facebook group, our local NextDoor media site, and at the January 24th rally at the Ralph McGill Plaza. We have also not utilized any "promotion" features which were available to us on the Change.org site. Despite the fact that not all signatures have the recommended addresses included (a situation that we are resolving), due to the methodology we utilized in obtaining such, an exceptionally large percentage of these should eventually populate as being residents of Farragut so that should be taken into consideration before dismissing their participation.

The development of a Farragut Town Center is a project that extends far beyond the boundaries of our town and impacts far more than just our residents. As such, all petition signatures are relevant whether the individuals live here, work here, or frequent our town for the purposes of conducting business or enjoying the resources available to everyone.

Sincerely,

From: Bob Arcario <barcario3@hotmail.com>
Sent: Wednesday, January 27, 2021 10:54 AM
To: Comments <comments@townoffarragut.org>
Subject:
Bob Arcario.
405 Monitor Lane

We find this to be an unacceptable project for this area. Have the people in charge of making this decision researched the effects it will have not only on the surrounding neighborhoods because of the influx of traffic but the ramifications it will have on our very highly regarded public schools. And how crowded they will become. And I truly wonder if ANY OF THE DECISION MAKERS LIVE IN THIS AREA. I would bet not. The surrounding roads of this development simply can not support such a project.

From: nixdorfr@tds.net <nixdorfr@tds.net>
Sent: Wednesday, January 27, 2021 10:46 AM
To: Comments <comments@townoffarragut.org>
Subject: Apartment Zoning
Richard Nixdorf
12112 Aspenwood Drive

Our family is opposed to the proposed apartments at the planned town center.

From: Ginny Herrick <ginnyherrick@gmail.com>
Sent: Wednesday, January 27, 2021 11:12 AM
To: Comments <comments@townoffarragut.org>
Subject: to the issue of item 1 Ordinance 21-01

Ginny Herrick
10712 Farragut Hills Blvd.

These comments are for Ordinances 21-01, 02 & 03
Dear Mr. Mayor and Aldermen:

Please accept my gratitude for the service you provide to our Farragut Community. I trust that you, as Farragut residents yourselves, have the best interests of our town at heart and would not put such great amounts of time and energy into your office if you didn't love Farragut. I am writing because I, too, love Farragut, having spent almost my whole life in this community. I ask that you table the final vote on this ordinance until further communication with residents can and does occur. Many of us have varied concerns about how the proposed amendments significantly change the Town Center concept that was excitedly welcomed back in 2012. Between adding high-rise apartments in the center of town where no other such tall structures exist, concerns of over-expanding the community, and questions of adequate infrastructure to address flooding, traffic, and education, our community as a whole is not at peace with these amendments.

If this is indeed the best route for Farragut to develop a town center and get rid of the empty eyesore that the old Kroger shopping center has become, as it is clear you all believe, then it should be possible to convince the majority of the residents that this is the case. Tabling the vote until we can have in-person town hall meetings to learn and share information easily is the

best approach to keeping these new developments clear of controversy. If the residents cannot be persuaded by the facts that have convinced each of you, then the residents deserve to be represented that way. I do believe you have made an effort to make all information available to our community, but that is not the same as truly inviting and welcoming the community into the decision process the way it might have happened if CoVID were not a factor. These decisions are significant enough to warrant a pause so that the community can make the decision as a whole. Silence on the issue should not imply acceptance or support of the changes when I constantly hear new people expressing that they didn't know what was going on until recently. We, the residents of Farragut clearly want to maintain our small-town, suburban feel with high standards for our amenities. Please allow us the chance to work together to find a solution that better meets the desires of the community.

From: Rebecca Mills <bekki_mills@hotmail.com>
Sent: Wednesday, January 27, 2021 11:18 AM
To: Comments <comments@townoffarragut.org>
Subject: Table Vote for apartment project in Farragut
Rebecca Mills
500 Smith Road

Please table the vote for the proposed apt project for more discussion.

From: Dustin Mills <dustincmills@me.com>
Sent: Wednesday, January 27, 2021 11:19 AM
To: Comments <comments@townoffarragut.org>
Subject: comments@townoffarragut.org

Dustin Mills
500 Smith Rd

Please table the vote on the proposed apartment development until further discussions can be held with the public.

From: Diane Lankford <wadi@charter.net>
Sent: Wednesday, January 27, 2021 11:35 AM
To: Comments <comments@townoffarragut.org>
Subject: To the issue of Item 1 Ordinance 21-01
Diane Lankford
740 Brixworth Blvd

Dear TOF officials. I ask you to please consider buying the low part of the Biddle Farm and make it a town park. This would keep the neighborhood feel of Farragut much better than high rise apartments would do.

From: Cecille Lawson <cecille_lawson@yahoo.com>
Sent: Wednesday, January 27, 2021 11:40 AM
To: Comments <comments@townoffarragut.org>
Subject: Voting Today

Cecille Skeens
12121 Aspenwood Drive

Dear Mayor, Vice Mayor, and Town Alderman,

We are writing as concerned citizens of Farragut.

As we love to see new in Farragut and exciting shopping and activities for our family, the amount of growth, specifically apartment buildings is very concerning. The apartment buildings are going to be not only an eye site, BUT will bring so many changes to our community. Our schools are over populated as it is, adding this amount of apartments is only going to make it worse. The proposed changes to the Brooklawn Development Site (Biddle Farm) represents a "major change" to the Mixed-Use Town Center area requiring the "significant public outreach" called for on Page 6 of the Comprehensive Land Use Plan. These changes should not proceed without the Town of Farragut holding the agreed-upon significant public outreach ensuring a collaborative review and modification to the Mixed-Use Town Center area that represents the "attitudes" of the entire Town.

I ask that you Table Ordinances 21-01, 21-02 and 21-03 until the Mixed-Use Town Center public outreach is completed and the agreed-upon changes are adopted. We appreciate your time and hard work. We hope you will respect the opinions of the concerned citizens of Farragut.

From: Jane Hall <mvsolut@aol.com>
Sent: Wednesday, January 27, 2021 11:41 AM
To: Comments <comments@townoffarragut.org>
Subject: To the issue of item 1 Ordinance 21-01
Jane L. Hall, RN, MS, CDMS, CCM, CRC, ABVE
11017 Flotilla Dr.

My husband and I are opposed to the apartment complex going into the Biddle Farm area and these Ordinances. We live in Concord Hills and already the area southbound on Concord Rd in front of our entrance in the AM and PM rush hours is a bottleneck during these times. The traffic study showed the Campbell Station /K.Pike intersection is already over capacity and the Concord Rd/K.Pike intersection is almost at capacity. These apartments will only exacerbate these traffic issues.

Mr. Meyer's past comments on Next Door, Jan 24, about future traffic control stop lights is not correct, as he cannot guarantee any solutions to these traffic problems. Stop lights do not diminish the amount of traffic...just the flow of traffic. Nor can he guarantee that Farragut schools will put in a staggered bus schedule or that a new school in Hardin Valley will ease Farragut school overcrowding. These 2 issues are a Knox County School decision and wishing or hoping for that does not make it true.

Biddle Farms is also partly in a flood plain. It..does not make sense to build in a flood plain nor the increased traffic and road damage for all the dump trucks to come in w/ fill dirt for the farm. Plus, when it does flood, where will all this water go?

We are not opposed to development of this area. We knew this would come eventually. But not this high density R-6 zoning for so many people in a tight space with very tight traffic patterns that already exist. Concord Hills residents only have one-way in and out of our subdivision. We are at the mercy of Concord Rd. and the surrounding area to leave our subdivision. The S.

Campbell Station Rd. "connector" has helped but the apartment complex will undo any of that and make things much worse.

From: Larry Costigan <larry.costigan@gmail.com>
Sent: Wednesday, January 27, 2021 11:41 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

I live in Concord Hills and do not support the proposed apartment project in the Kroger/Biddle Farm.

The push for a Town Center is something I can understand and it makes sense in a lot of ways, but building large apartment buildings on the Biddle farm property is a mistake. Putting large (four story) apartment buildings in an already congested area of the town is only going to add to the existing congestion and make the streets harder to use than they already are.

Please reevaluate the plan and make the Town Center more of a destination.

From: CHRIS & ANGIE JUDD <the.judds@tds.net>
Sent: Wednesday, January 27, 2021 11:47 AM
To: Comments <comments@townoffarragut.org>
Subject: Farragut's Future in Your Hands
Chris Judd
735 Bayshore Rd.

Dear Mayor and Aldermen;

I have sent this correspondence before, but it seemed to fall on deaf ears and I want it on record, that I strongly oppose all of the multi-resident complexes Farragut has coming down the pipe. I believe it to be toxic for our nice little suburb and am greatly concerned for our future.

I am a relatively new resident here in Farragut. My family and I moved here from Southern California about 19 months ago, drawn here by the excellent school system and beautiful city. There were other areas with well-reputed schools also, but we were exceptionally impressed by the "feel" of this community and sense of success overall, by the layout and upkeep of our City.

I greatly fear that is now in jeopardy, with the increased push to bring in several multi-resident complexes in our area in the near future, and seemingly "all at once." I worked in several Los Angeles suburbs as a firefighter/paramedic and have experienced firsthand the problems that are created when this occurs. I do not know what the overriding benefits could be in doing so, other than more city tax revenue and customers for local businesses, unless there are substantial financial incentives being offered by developers. In any case, the long term effects

of such actions can be disastrous and IN NO WAY will outweigh those. I know there are already traffic problems on Kingston Pike and this will obviously compound that. Also, while proponents can say that the apartments will be "upscale" and tightly regulated, there is ALWAYS an "element" that comes along with hundreds of families living in close quarters, and thus, a place I regularly found myself as a paramedic, along side our local law enforcement personnel. Domestic assaults and gang activity were "the norm" there and hopefully will never get a foot hold here! Putting a development within a block or two of our schools is even more unconscionable, as there are frequently predators living within.

PLEASE, PLEASE, reconsider the use of these properties for the safety of our children and the overall well-being and value of this great Community. If this type of growth is allowed to happen, there will be detrimental and nearly irreversible outcomes that will be your legacy.

Thank you for your attention and consideration.

From: Susan Royster <troyster579@tds.net>
Sent: Wednesday, January 27, 2021 11:52 AM
To: Comments <comments@townoffarragut.org>
Subject: Upcoming ordinances on Biddle Farm property
Susan Royster
715 McGuffeys Drive

PLEASE consider purchasing this property and turn it into a park in the heart of our town! Please do something, please, to help preserve the beauty of our small town. Apartments and additional strip malls are NOT what is wanted.

From: Shannon Fleming <slvfleming@gmail.com>
Sent: Wednesday, January 27, 2021 11:54 AM
To: Comments <comments@townoffarragut.org>
Subject: issue of item 1 Ordinance 21-01
Shannon and Jonathan Fleming
10820 Farragut Hills Blvd

These comments are for Ordinances 210-0, 02 & 03

My family and I have lived at 10820 Farragut Hills Blvd in the Concord Hills Subdivision for 8 years. I grew up in the Cedar Bluff area and graduated from Farragut High school in 1988. I know this area very well and I'm very proud of its history, legacy, and steady growth from the "Farragut Farmer" era to the town that has the best of everything in a few square miles. The current Biddle Farm development proposal has everyone in my family very worried, scared, and stressed about how it will negatively impact our community, schools and subdivision. While reading some of the specifics of the development, I have to say I was shocked at how casually the mayor and alderman seem to be regarding how serious the consequences can be if this development moves forward as planned. I would like to suggest that each of them read the book Full Speed Ahead about the founding of the town of Farragut. This book tells of the true original vision of this town and I believe all of these recently proposed high density developments are not what the founders envisioned for this wonderful place.

My family has many concerns with the Biddle Farm development and I've tried to condense them into the few items below. I would very much appreciate any thoughts or ideas you have to address or mitigate our concerns.

#1: The overcrowding of all four Farragut schools and the resulting transportation problems. It's well known that the Farragut Schools have always been great and have always been big. But the explosive population growth with these high density residencies is not a positive move for these already packed schools. Please don't give us the excuse that families don't live in apartments, if only half of these 1500 apartments have 1 or 2 school aged children there will be hundreds of new kids that will be zoned for Farragut schools. While it will only take months to put up these apartments it will take years to build new schools and appropriately respond to the rezoning issues. Additionally, the current school zone traffic is so heavy it takes us 25 to 35 minutes each morning to take one child to the primary school at 7:10 and another child to the middle school at 7:55. We live less than 2 miles from each school! And please don't say having the high school begin at 9:30 will take care of any traffic issues. Have you spoken to the Knox Co school board regarding this idea? Have you spoken to the parents and students that will be affected by this change? Have you spoken to the teachers, administrators, and bus drivers? Have you considered the consequences to after school sports and jobs? Currently the middle and highschool bus goes by our house at 4:50 in the afternoon, and we are not the last bus stop on that route, and you think highschool students getting off the bus at 6 pm is okay?

#2: Traffic on Concord Road, Kingston Pike and Campbell Station.

The heaviest, most bottle necked traffic in this town is right in the middle of where you are planning it's most explosive growth. Have you counted how many red lights you have to sit through to make it about a quarter of a mile down Kingston Pike? Have you tried to pull across traffic on Campbell Station? Have you tried to pull out of Concord Hills or Thornton Heights subdivisions in the morning during the week? These are all serious problems and all that is there now is a farm! And please don't tell me every one who moves into these residences will walk to destinations and not drive. If it's all residences and just a few small businesses what will they be walking to? They will still have to drive to the grocery store, work and to school.

#3: The tall, massive infrastructure of apartments will ruin the beauty of this area.

Sight lines of the mountains and the water will be diminished and all we'll see are massive buildings and long lines of cars. Instead of people wanting to come to Farragut to live, work, and play, they'll be avoiding it like so many of us Farragut residents do with the other areas of Knoxville.

Please hear what so many of us are saying to you and recognize that our concerns are valid and deserve to be addressed.

Thank you in advance for your attention to these concerns.

From: Mark Calvert <mark1214@outlook.com>
Sent: Wednesday, January 27, 2021 11:58 AM
To: Comments <comments@townoffarragut.org>
Subject: Town Center and My Support for Allowing Apartments
Mark and Rosemary Calvert
324 Farragut Crossing Drive

Dear Board of Mayor and Aldermen,

I do not understand the opposition to allowing apartments to be built in the old Kroger property "town center" proposal. Many people who work in Farragut and contribute to our economy cannot afford to buy a house or condominium in Farragut. Please allow construction of apartments on the old Kroger property so our Town has housing that working people can afford.

Sincerely,

From: Sonya Scott <sonyascottmwp@gmail.com>

Sent: Wednesday, January 27, 2021 11:58 AM

To: Comments <comments@townoffarragut.org>

Subject: Brooklawn Development Concerns

Sonya Scott

11028 Crosswind Drive

To the Board of Mayor and Aldermen:

I am strongly opposed to an apartment complex being included as part of the Brooklawn development project.

Common sense dictates that multi-family housing will increase traffic. Most apartment residents are in the workforce, which would add to existing early morning and late afternoon traffic backups.

I am also concerned about overcrowding in schools, and I am unclear if this issue has been addressed.

Please table Ordinances 21-01, 21-02 and 21-03 until you have had ample time to hear public opinion on the Mixed-Use Town Center and consider suggested changes.

From: Paul Schleyer <pschleyer@gmail.com>

Sent: Wednesday, January 27, 2021 11:59 AM

To: Comments <comments@townoffarragut.org>

Subject: to the issue of item 1 Ordinance 21-01

Paul Schleyer

11114 Crown Point Drive

I oppose the current proposal for the redevelopment of the Old Kroger building. I fully support the development of a mixed residential-commercial zone at this location, but the proposed development deviates too much from the original mixed-use concept that was adopted in agreement with Farragut residents. While I appreciate that the original design may not present a financially viable option for developers, significant changes such as those indicated in the new design should not be implemented without due consultation with Farragut residents. This has clearly not taken place. Please postpone consideration for approval until such a consultation has been undertaken.

From: Barbara Ruggiero <bdrsucccess@charter.net>

Sent: Wednesday, January 27, 2021 11:58 AM

To: Comments <comments@townoffarragut.org>
Subject: Opposition to Apartment Complex
Mr. & Mrs. Michael Ruggiero
228 Battle Front Trl

We have lived in Farragut since 1996, purchased our home here based on the livable features of the town and the good school. A lot has changed over the years but the town is still a great place to raise a family and for retirees. We are opposed to the building of either of the Town Centers with large apartment complexes, as currently being planned. We do not need more apartments adding to an already congested area of Farragut. We oppose building at either Biddle Farms or Ford property.

From: Jim Hall <jhpu.74@gmail.com>
Sent: Wednesday, January 27, 2021 12:02 PM
To: Comments <comments@townoffarragut.org>
Subject: To the issue Item 1 Ordinance 21-02

Jim Hall.
11017 Florilla Drive

I am writing due to concerns with the proposed changes to the 2012 Comprehensive Land Use Plan being considered to accommodate the proposed Farragut Town Center development on the Bittle Farm site.

My concerns are based on the following:

Traffic:

The October 2020 Traffic Impact Study by CDM Smith identifies major peak traffic issues currently at the intersections of Kingston Pike with Campbell Station Road, and with Concord Road. The proposed development will add to these traffic issues. It would be a great mistake on the part of the Town of Farragut to allow the development of the Biddle Farm property without first planning and implementing improvements to these roads, in conjunction with TDOT.

Drainage:

Nowhere have I found a comprehensive drainage plan for the drainage ways that will be impacted by the Farragut Town Center development. Having conducted several drainage studies as a Civil Engineer i know the increases in impervious surfaces will have a significant impact.

Therefore I am opposed to any development on the Biddle Farm site until these issues are addressed.

From: Lou and Dot LaMarche <louislamarche4@gmail.com>
Sent: Wednesday, January 27, 2021 12:05 PM
To: Allison Myers <amyers@townoffarragut.org>
Subject:
Lou and Dot LaMarche
340 Eisenhower Street

Comment: The owners of the Biddle property have every right to sell their property to whoever can pay the asking price. The buyer then can build as he or she chooses according to the zoning and ordinances of the Town of Farragut!

From: Kate Evans <ktloo@tds.net>
Sent: Wednesday, January 27, 2021 11:51 AM
To: Comments <comments@townoffarragut.org>
Cc: Evans Tom <tmdelellis@tds.net>
Subject: to the issue of item 1 Ordinance 21-01, 02 and 03

Kate Evans
11112 Windward Dr.

Email regarding item 1 Ordinance 21-01, 02, and 03

I request more public involvement and discussion before changing the plans for the Comprehensive Land Use Plan of 2012 and the zoning for the complex of four-story apartment buildings containing approximately 290 units.

I am concerned most about flooding, especially as more development occurs. We have already been trapped in our neighborhood away from Kingston Pike for short periods when flooding occurs. Building any structures or development on a flood plain will impact us as taxpayers and residents and will have a significant impact on adjacent houses, businesses, and land use in general if steps are not taken to alleviate additional flooding associated with development.

Since we cannot increase Concord Road to accommodate more cars, may we discuss more options for biking and pedestrian use on these roadways? Those options are insufficient right now.

Thanks for this consideration. For the record, I would definitely like more dense and affordable living options in Farragut and I think it will benefit the community to enable more young adults and families to live here, but not on a flood plain nor in a way that prevents easy entry or exit to the Concord Hills neighborhood.

From: jrpresto@gmail.com <jrpresto@gmail.com>
Sent: Wednesday, January 27, 2021 12:11 PM
To: Comments <comments@townoffarragut.org>
Subject: to the issue of item 1 Ordinance 21-01
Jeff Preston
10617 Farragut Hills Blvd,

Good morning,

I have written prior about my concerns over the rezoning of the Biddle Farms property into mixed use, and I have been following the progression of the rezoning efforts. At this point, I am still firmly against rezoning to allow high density residential in that area. I understand that the list of potential developers of the land is not particularly long and the general narrative is that high density residential is absolutely necessary to entice developers to build; however, I don't see this as in the best interest of the town. Given the rate of building for high density residential as well as standard neighborhoods in Choto, along Northshore, and surrounding areas, the

traffic issues through this area at the intersections of Kingston Pike and Campbell Station and Concord Rd are already difficult and this will only worsen the effects. It is not apparent that the existing infrastructure could absorb that magnitude of additional traffic, and that mitigations to bypass these areas are not necessarily in the hands of the Town, but rather at the discretion of Knox county. I greatly support the concept of a mixed use area if the residential were upscale townhomes that would have a fraction of the traffic addition. Thank you

From: Ang Stavros <allington23@gmail.com>
Sent: Wednesday, January 27, 2021 11:26 AM
To: Comments <comments@townoffarragut.org>
Subject: Voicing concerns against approval of multiple apartment complexes in Farragut
Evangelia Stavros
120 Chaho Road

My family and I have been Farragut residents for 16 years. In addition, we have worked in Real Estate as an agent, broker and investors. We have done a lot of business buying and selling homes in Farragut over the years.

I feel the decision to allow multiple apartment complexes to be built in our community will have negative impacts on Farragut both short and long term.

Not only will it negatively affect Kingston Pike traffic and many other things in the near future but the long term affects I foresee it having on the property values in Farragut is also a great concern.

Real Estate values have been consistently higher over the years in the 37934-zip code compared to surrounding zips. I think that by drawing in less committed residents through lower cost multi-unit apartments and short-term rental agreements (vs. single family homes and the pride and responsibility one takes with that) it will negatively impact the overall higher end vibe that Farragut is known for. Eventually that will decrease property values in comparison to surrounding areas.

From: brian gill <gillcvtn@yahoo.com>
Sent: Wednesday, January 27, 2021 9:33 AM
To: Comments <comments@townoffarragut.org>
Subject: BOMA Meeting 1/28/21

January 27th, 2021

From: Melody Gill
12113 Brookstone Drive
Farragut, TN 37934

To: Town of Farragut
Mayor and Board of Aldermen

Regarding; Ordinance 21-01, 21-02, 21-03

The proposed changes to the Biddle Farm project represents a major change to the Mixed-Use Town Center area and should require the PUBLIC OUTREACH as called for in the Comprehensive Land Use Plan. The BOMA needs to take their responsibility to its citizens seriously and not proceed without holding the agreed upon significant public outreach. At this time I'm asking that you set aside Ordinances 21-01, 21-02 and 21-03 until such time that the Mixed-use Town Center public outreach is completed and any agreed upon changes are adopted.

With that being said, I want to add that we are all trying to get through the pandemic safely. But citizens' right to be heard are being adversely affected. Virtual meetings and the reading of email comments is not an effective substitute for in person meetings and in person comments. The citizens are frustrated at this point and need to have a voice in this development. Many would like to have the following concerns addressed:

1) school overcrowding, which is a current a problem and could get worse with the increase in apartments

Do we have a plan from Knox county on addressing this issue, a written plan, not a discussion about possibilities?

2) Traffic

Does the Town of Farragut have a written plan to resolve the traffic issues on Kingston Pike at the Campbell Rd intersection and the Concord Rd intersection?

3) More Retail

So many empty storefronts already seen around Farragut. Even prior to the Pandemic brick and mortar retail was suffering from online shopping. That only got worse as many people are not out shopping and risking exposure to the virus. Do we need more new retail buildings?

This project needs to stop until the BOMA can do the required public outreach and the citizens can offer their input.

Ordinance 21-02 Comments

From: Joshua Hawkins <jhawkins4@gmail.com>

Sent: Sunday, January 24, 2021 1:32 PM

To: Comments <comments@townoffarragut.org>

Subject: To the issue of item 2 ordinance 21-02

Joshua Hawkins

12209 S Fox Den Dr

This comment is pertains to Ordinances 21-02 & 21-03

I do not want apartments or condos further crowding Kingston Pike traffic or devaluing property.

Charles and Karen Tibedo

353 Russfield Drive

To the Issue of Item 2 Ordinance 21-02:

The proposal to amend the Farragut Zoning Map in association with the Farragut Town Center at Bittle Farms project, to include changing a portion of land zones from C-1 and R-2 to PCD should be rejected on the following tenets:

1) Currently, the land zoned for C-1 is a significant amount of land with direct connection points from major thorough-ways (e.g., Kingston Pike, Brooklawn St.). Transforming it to PCD allows for the building of multi-family residential units. Again, this will actually dissuade foot traffic for reasons of visual appeal and the feel/perception of what walking in that area would be like. Take a look at any successful area in Farragut (from a commercial perspective). What people love about Turkey Creek, for example, is that there are plenty of commercial businesses to meet their needs in a single place; not the presence of Apartments sprinkled amongst them. In fact, what they love is the ability to live in a single-family dwelling with all the benefits of a neighborhood and still be within walking distance of such centers. But what they don't want is the 'mixed' approach, particularly with people who are transitory and (despite how well-intentioned they are) have no incentive to care for or improve the area.

2) Currently, the land zoned for R-2 is a significant amount of land that would provide for the construction of residential areas that would directly support the economic objectives of the Town Center vision as well as produce the desired 'foot traffic' effect. With the beauty of these homes, and the improvements to other commercial areas in the Bittle Farms area, your dream of a Town Center will evolve. If, on the other hand, you rezone this area to a PCD, you will strip the entire project vision of the characteristics that makes it desirable to Farragut residents - its quaintness and efficiency. Quaintness equates to Farragut residents as beautiful, attractive, safe, inviting, etc. Efficiency equates to Farragut residents as easy, convenient, comprehensive.

In sum, ridding the Bittle Farms project area of the planned R-2 section adjoined by a planned C-1 section and transforming both into PCD will prevent people from identifying with the area as

a truly representative 'Town Center.' A Town Center should reflect the rest of the town; single-family residences with safe, easily accessible/trafficked commercial areas.

From: gburk96 <gburk96@aol.com>
Sent: Saturday, January 23, 2021 3:35 PM
To: Comments <comments@townoffarragut.org>
Subject: Rezoning

ROBIN and George BURKART

348 Burney Circle

I write this from what is possibly a different perspective than most Farragut residents..my husband and I have lived here for 45 years..in 4 different residences during that time but always in Farragut. Our children attended school here, and our grandchildren. To our elected officials: please help us remain the pleasant suburban community we were meant to be! We do not need to sacrifice Farragut to the almighty dollar! We remain hopeful that our voices will be heard...

From: jdimauro1950 <jdimauro1950@gmail.com>
Sent: Monday, January 25, 2021 6:59 PM
To: Comments <comments@townoffarragut.org>
Subject: zoning change

Joseph DiMauro

349 Burney Circle

Dear BOMA, i am against the rush to change the zoning on the Biddle, Ford, Horne. Et.al. properties WITHOUT a significant Public Outreach to the concerned citizens of Farragut. Please table your vote this Thursday. Thank you.

From: Sue Stuhl <suestuhl1954@icloud.com>
Sent: Tuesday, January 26, 2021 12:06 PM
To: Comments <comments@townoffarragut.org>
Subject: Biddle Farm Development
John & Sue Stuhl
11318 Fords Cove Lane, Farragut

Please enter these remarks into the record regarding the Biddle Farm rezoning:

We are in support of the proposed rezoning and development of this property including the apartments. We believe that this development will enhance and define our "downtown" area with a walkable commercial and residential area and will bring added revenue to our town. We

are especially excited about the public green space to be located within the development. Please move forward with the rezoning.

From: B DeWitt Burleson <bdewitt@tds.net>
Sent: Tuesday, January 26, 2021 5:27 PM
To: Comments <comments@townoffarragut.org>
Subject: Coordination with Knox county Sheriff
B. DeWitt Burleson
11207 Crown Point Drive

What has the BOMA done to coordinate with the Knox County Sheriff to address the issue of increased crime including home burglaries in adjacent neighborhoods due to the inherent decrease in the quality of apartment tenants as the structures age and turnover?

Board of Mayor and Aldermen January 14, 2021
Meeting Agenda Number VI.A.2. – Second Reading to Amend the Farragut Zoning Map in association with the Farragut Town Center at Biddle Farms Project

Michael Wilson
412 Eisenhower Street
Farragut, Tennessee

Unlike other rezoning requests, the Planned Commercial Development District (PCD) has additional requirements laid out in Section D, the “Application for rezoning to Planned Commercial Development District (PCD).” Specifically, sub-paragraph 2.a states, quote “This statement shall indicate...how the PCD district would be consistent with the Farragut Comprehensive Land Use Plan Update, Pedestrian and Bicycle Plan, and all other adopted plans and ordinances of the Town of Farragut and any subsequent amendments.” As well, the concept master plan in sub-paragraph 3 lists a variety of additional requirements including things such as the site location map, general location of proposed buildings, off-street parking and a host of other things. Sub-paragraph r requires quote, “Certification that all requirements of the Tree Protection, Sinkhole, Aquatic Buffer, and the Stormwater Ordinance can be met.” Sub-paragraph m requires a statement on the “Proposed treatment of surface water runoff flow from and through the site.”

For most non-PCD rezoning requests, the normal process is to submit these studies when the site plan is approved. This process does not make sense when evaluating a PCD rezoning request. As stated earlier, sub-paragraph 2.a requires this application meet the requirements of all Town plans and ordinances. It seems logical that the studies needed to confirm compliance of the rezoning application would be required at the time the application is submitted. Without the studies, how do you know the application complies with all Town plans and ordinances?

The Biddle Farm development site sits in the middle of a 100-year flood plain and the developer is requesting a significant increase in density. How has the Town confirmed this application complies with the Aquatic Buffer, Stormwater Ordinance or that the proposed treatment of surface water runoff flow from and through the site is adequate without the appropriate hydrology study?

Without being able to confirm compliance using the appropriate studies, voting to approve this rezoning request would violate the requirements set forth in the PCD ordinance. At a minimum, this request should be tabled until all the needed studies are provided to ensure compliance of the application. As with the other two Ordinances, I ask that you table this Ordinance until the appropriate outreach is completed and adopted by this Board.

From: Meredith Godbold <godboldsm@yahoo.com>

Sent: Sunday, January 24, 2021 9:13 AM

To: Comments <comments@townoffarragut.org>

Subject: Farragut Rezoning/Apartments

Meredith Godbold

874 Belle Grove Road

I am writing this letter concerning future zoning decisions which will affect our Farragut community. Reading the comprehensive plans that the Town of Farragut leaders have developed, I am encouraged by the extensive thought put into the "Comprehensive Land Use Plan" (CLUP) and Zoning Maps. These well developed, visionary plans will help steer the Town into the future and provide a community in which we all will be proud to live in.

I am concerned about the January 21st FMPC agenda item number 9 for the rezoning of the "Ford Property".. The request to rezone existing designated zones O-1, B-1, R-1, and R-2 to zone R-6 Multi-Family Residential (apartments) is, in my opinion, incompatible with the CLUP.

The CLUP is the Town's guiding principle, and should not be easily deviated from. On page 12 of the CLUP, the process for protecting existing neighborhoods while allowing greater housing choices is outlined under the heading "Transitions" and is quoted as follows. "To protect existing neighborhoods from incompatible new development, and to encourage gradual transitions even within a new development...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)." Zone R-6 has no language within it to address transition from existing neighborhoods. In addition, R-6 has a much higher density than the existing, adjoining neighborhoods.

The Ford property is long (north to south) but very narrow (east to west) which makes the gradual housing transition to Glen Abbey (R-3) and Park Place (R-4) incompatible if rezoned to R-6. Specifically, R-3 is designated small lot single-family residential with low density residential. At the very minimum, if the request to rezone R-6 is considered there needs to include density transition requirements to protect existing neighborhoods that it abuts.

Additionally, in my opinion, the Town of Farragut has ample apartments within its borders either existing or proposed. I believe that apartments have a detrimental effect on a community if locations are not wisely considered. The results can be reduction of property values and quality

of life for existing adjoining neighborhoods and also increased traffic. These points should be considered.

Proper zoning of the "Ford" property will enhance our town as a desirable community to live and work in. R-6 zoning resulting in apartments are not the proper housing choice for this location.

Thank you for making Farragut a great place to live and raise a family.

From: Mike Mitchell <ccrgd@charter.net>
Sent: Wednesday, January 27, 2021 11:45 AM
To: Comments <comments@townoffarragut.org>
Subject: to the issue Item 2 Ordinance 21-02

Mike Mitchell
716 Brixworth Blvd.

Mayor and Aldermen,

Farragut Citizens for Responsible Growth and Development has presented alternatives for you to consider. Our membership is over 1,000 members. We request that you vote down these ordinances Thursday evening; Item 1 Ordinance 21-01, Item 2 Ordinance 21-02, and Item 3 Ordinance 21-03. We request that workshops be held and that the people have an opportunity to participate in our government. We want our alternatives to be heard.

Since March of 2020 all Farragut Board of Mayor and Aldermen and all Farragut Municipal Planning Commission meetings have been held using WebEx virtual meeting software. We were not allowed to redress our government face to face. The 1st Amendment was created before virtual meetings and email. The 1st Amendment did not specify that redress can be done only by letter, email, or virtual meeting.

Farragut citizens have asked by email for WebEx invitations to speak and have been ignored. We have email read receipts proving the town read our email requests to participate.

The public has been able to only communicate by email comments since March 2020. No provision was ever made for us to participate in any other way. Mayor Ron Williams claimed the Governors Executive order mandated this. That is not true. The Mayor could have allowed citizens to take part in the virtual meetings. He did not want that. We believe the Mayor and the Aldermen wanted this restriction so they could force an apartment project across from the high school that the vast majority of people in Farragut do not want.

There was one town employee at the town hall in every meeting. People could have participated by WebEx, they could have waited in their car and waited for a text message to enter the building one person at a time to speak with social distancing. They could have called in on the phone. None of these options were allowed by Mayor Ron Williams.

The Governors Executive order mandated that citizens be able to see the meeting in two weeks. Many town meetings went over a month before they were put on YouTube for them to see. That is a violation of the Governors Executive order.

We feel our constitutional rights have been violated. We seek redress.

From: WILBERN BOZE <boze901@aol.com>
Sent: Wednesday, January 27, 2021 11:50 AM
To: Comments <comments@townoffarragut.org>
Subject: Biddle Farm zoning

Ken and Michelle Boze
12117 Aspenwood Drive

Dear Mayor, Vice Mayor and Alderman ,

We are writing you to express our opposition to the proposed rezoning of the Biddle Farm. We are completely against an apartment complex that would bring even more children into an already overcrowded school system, more traffic to roads that are already backed up and crumbling and to a community where the majority do not want it.

The proposed changes to the Brooklawn Development Site (Biddle Farm) represents a "major change" to the Mixed-Use Town Center area requiring the "significant public outreach" called for on Page 6 of the Comprehensive Land Use Plan. These changes should not proceed without the Town of Farragut holding the agreed-upon significant public outreach ensuring a collaborative review and modification to the Mixed-Use Town Center area that represents the "attitudes" of the entire Town. I ask that you Table Ordinances 21-01, 21-02 and 21-03 until the Mixed-Use Town Center public outreach is completed and the agreed-upon changes are adopted.

From: Carleton Edmunds <cpedmunds90@gmail.com>
Sent: Sunday, January 24, 2021 10:16 AM
To: Comments <comments@townoffarragut.org>
Subject: Re-zoning of areas designated for the Town Center.
C.P. Edmunds
308 Park Place
Farragut Mayor and Board of Aldermen

I am a resident at 308 Park Place, which is the subdivision directly behind the Town Hall. I have already voiced my concerns against changing the zoning restrictions to allow for multi-family use in the former Kroger property and the Ford property. We are sandwiched between both parcels and will be most impacted by the proposed changes. We received a flyer yesterday indicating that as many as 1000 or more apartments could be built on the two affected properties if the zoning is changed this coming Thursday. The flyer noted that there would be a rally to oppose the action this Sunday, Jan 24 at 2 PM.

The flyer listed several concerns, such as the obvious impact it would have on our schools. A bigger concern is that Farragut simply does not have the infrastructure needed to support so many people in such a small area. Traffic is already a problem that would have no solution - but could add an extra 1500-2000 vehicles per day to the daily traffic loads handled at the intersection of Campbell Station and Kingston Pike. Kroger is the only supermarket in the vicinity, which is already difficult to access because of the high volumes of traffic it already generates. Other issues like access to health care and emergency services would also be adversely impacted. This is an important concern since there are no additional parcels of land in the impacted area that can be developed for business use.

I would note too that Park Place as well as Glen Abbey have no alternative means of ingress/egress. Both subdivisions are land-locked and will be severely impacted if the Ford property is developed solely for apartment use. For example, our only access for Park Place is through the traffic light at Campbell Station which is already difficult to manage during periods of work traffic. During the last election cycle there was so much congestion that emergency equipment could not get to our subdivision. These kinds of problems will only get worse.

If the concerns in the flyer are true, adding 1000 or more apartments to the Town Center reasonably represents a population increase of 1500-2000 people - and nearly 10% of Farragut's entire population. Farragut simply does not have the infrastructure needed to handle a densely-populated Town Center. The zoning should not be modified to allow either of these parcels to be multi-family only instead of mixed use as originally intended.

Pamela Milliken

400 Sugarwood Dr.

Farragut, TN 37934

I would like to address the BOMA on the issue of zoning changes within Farragut, the apartments and the mixed-use town center. The hot topic currently is the development of a mixed use town center that is now being turned into apartments. I have several concerns that other residents have likely expressed including, traffic, schools and property values, however what concerns me the most is zoning of additional property.

It was stated to me in writing that the BOMA board member did not feel that it was his right to dictate what a land owner would like to do with his (her) property. Although that is a fair statement and one that I would normally be happy with, it isn't in this case. This concerns me because of two main items:

1) zoning must be changed from commercial to mid or high density, this wasn't already zoned for apartments. If the land owner builds out property it was zoned for then I agree you should not dictate what it is used for. However, your statement/opinion also opens the door for additional apartments. If you do not want to tell people what to do with the land and are willing to change zoning rules; then the property behind Ingles and the property next to Kohls should be developed as the owner(s) wishes for it to be. Favoritism by picking one land owner and one developer over another and changing zoning laws to align with the boards wishes for one but, not the other is telling property owners what they can do with their land.

2) From clips of BOMA meeting it doesn't not appear the land owner was the one that asked for this complex, it was the Town of Farragut who actively sought out this development to make their dream a reality. If the developer was truthful and it wasn't the land owner who wanted to develop this land in the beginning, but instead BOMA and town staff you have set up a situation where you are indirectly luring the land owner to do what you want. You introduced the project and are trying to get zoning changed so you can act on the project.

Any development will increase traffic; however, I feel that the main concern is the traffic in the morning during rush/school hour. The afternoons would not be affected as much since school

let's out at 2:30 and 3:30. Getting to the schools in the morning is very painful and time consuming. The principal at FMS on Tuesday sent an email out stating that 40+ kids each date are tardy which is not in their normal unless there are storms. Although, staggering schools sounds like a great solution it is not. I send my child to L&N downtown and he is in school from 9:30-4:30. We make it work; however, I work from my house. Other parents who work outside the house could never make this work. FMS already opens it's doors at 7:15 to allow kids to come into the building because parents do not have a place for them to go. No parent wants to leave getting on the bus in the morning up to a child.

School- the lower grades are already at capacity, as confirmed by the increase of trailers, or the more polished word "portable classrooms". I don't agree with the numbers that have been provided as the number of children that will attend school from the apartments, 10% I feel is low and would feel comfortable with 20%. However, even using lower numbers could the schools absorb those kids? Yes they could, however, I believe there are three residential subdivisions being built, there are the apartments we are discussing, there are the apartments that are currently approved for Watt Rd and there are two pending apartment complexes asking to have land rezoned. The schools can NOT absorb all of these, even if one of the apartment complexes is for seniors.

More people will produce more crime. I am not saying that the citizens would bring in crime but apartments, have increased crime rates because of the people living close together, there is more opportunity for theft and because people see cars as easier to break into. Farragut does not have a police department; we rely on Knox Co. and often to get Knox Co to come out this far is very difficult. 18-24 months ago when we had a bus stop stalker in our subdivision we could not get the police to give us the time of day in the beginning. We had a car on video, and the child's description that matched the video of a man trying to talk her into getting in the car. It took a mom spending all weekend, paying for information on the internet, tracking down the car, license plates, etc to get the information the police should have had access to. All our information and videos were handed off to the police who at first couldn't be bothered because we are a safe area and officers are needed in other areas of Knoxville. The information the mom was able to pull had him living in apartments in Farragut, however, it was later found out that address was his previous address and he had moved to other apartments off the Cedar Bluff area. If a subdivision in Farragut can't get the police to be bothered with attempted kidnapping then what will get their attention.

Having a town center is a wonderful idea but most of the citizen visualize small specialty shops, cafes, and even a nicer restaurant or two. They think about eating out on the sidewalk and talking to friends as they enjoy a beautiful day outside. You could even have a floor or two of apartments over the shops and even a couple townhouses to the side. To minimize traffic issues and especially with schools the land next to Kohls could be developed and would make a great location since the Town Hall is already over there. BOMA could get the town center that they want and the citizens would not get all the headaches that building out that close to the school would cause on a daily basis.

Granted this doesn't remove the fact that you are paving the way for other land owners to expect a zoning variance so they can do what they want to with their land. I agree that you should not tell anyone what to do with the land, however, the land was zoned for specific things and I don't feel that you should start changing the zoning.

Many of us moved here because Farragut called to us. We wanted to small town feel and we enjoyed that large signs were not on every plot of land. Many of us worked hard and made sacrifices to be able to purchase a house in good neighborhood. Out of towners who moved here and only had the internet to make decisions found great school ratings, as well as, nice parks and everything that Farragut had to offer seem to make it a nice, safe and peaceful town. Although there are many things, I enjoy about Farragut I also see it going down the path that so many cities have gone. Our schools are overcrowded, they don't receive the funding that other schools get in our district, the building need major repairs and children are learning in trailers. Kids in trailers often have to go inside the school during bad weather for their safety and miss their studies for those days. New schools are getting built around us, funding goes into the schools that service "non privileged kids", but very few improvements are made in Farragut. I know the schools are the responsibility of Knox Co, but the reputation of the Farragut schools or the reputation they will get from lack of attention will look bad on Farragut in the future. By adding even more new kids from apartments and new subdivisions will not help the situation. Just because people do not want to talk about the situation doesn't mean it isn't there. The area around the old Kroger building needs to be turned into a school. I have pulled my son out of the Farragut schools and in another year will be pulling my daughter out for the reasons that nobody wishes to talk about. The teachers, principals and staff are great, but that is where it ends. It was pointed out to me by a board member last week that I might be happier in another town since I seem to disagree so much with what is going on. Somedays I might agree with that however, the blessing about living in America is you get to disagree with elected official if you don't think their plans are good. There seems to be a lot of people that do not feel that the current rezoning so apartments can be built is a good plan.

From: Bal Girish <balgirish2000@gmail.com>

Sent: Saturday, January 23, 2021 3:40 PM

To: Comments <comments@townoffarragut.org>

Subject: Farragut Press Owner is he building high occupancy buildings?

Girish Bal

11631 Shirecliffe Lane

I live in Sheffield subdivision and I object to both the of these proposals to change zoning in order to allow high density housing.

In both cases, existing neighborhoods are not sufficiently protected with buffers and the proposed zoning is inconsistent with both the land use plan and the land use adjacent to the proposed development. We have a good land use plan. let's stick to it instead of just throwing up more apartments where they don't belong.

Farragut has plenty of apartments already. Adding more is going to cause further deterioration of an already bad traffic situation that really has no good solution. Especially in the Grigsby Chapel/ Smith Road corridor. Traffic on Kingston Pike through Farragut is way too heavy already.

Ordinance 21-03 Comments

From: HARRY MOSKOS <HMOSKOS@msn.com>

Sent: Monday, January 25, 2021 8:53 AM

To: Comments <comments@townoffarragut.org>

Subject: RE: Item 2 Ordinance 21-03

Harry Moskos

406 Eisenhower Street (McKinley Station)

Farragut Mayor and Board of Alderman:

Regarding the upcoming meeting (Jan. 28) where the issue of Item 2 Ordinance 21-03 will come up for a final vote, I feel this measure was rushed through without proper procedures being followed, especially a lack of a hydrology study on property that is very questionable. I think our elected representatives are ignoring the comments of many Farragut citizens and do not realize the problems that huge apartment developments will cause. This proposed zoning change will cause serious problems. I always find it interesting whenever a development is planned the engineering study will always come back with the phrase "no impact on traffic" but yet as the citizens observe the traffic flow in Farragut is becoming more and more congested. (Of course, the traffic flow study is usually paid for by the developer.) This vote should be postponed at least until a hydrology study is completed and the results made public. And, yes, too many apartments will not help to retain the positive image of Farragut.

Comments for:

Board of Mayor and Alderman

January 28, 2021 Meeting

Agenda Item VI.A.3 – Ordinance 21-03

Michael Wilson

412 Eisenhower Street

Farragut, Tennessee

Good evening. The changes to this ordinance came about when the Town decided to utilize the Planned Commercial Development district for the Biddle Farm development. The Town sought to have the developer determine what language changes were needed to facilitate his project. As stated in the Mr. Shipley's discussion from the September 2020 Planning Commission Meeting, quote, "In preparation for this month's Planning Commission meeting, the applicant was asked to review the PCD District...and identify any provisions that they may wish to have revisited or amended. The applicant's summary is included in this packet."

The primary change allows for apartments on the ground floor. As can be seen in the Expanded Implementation Tools section of the Plan, the Mixed-Use Town Center Development is planned as a vertical development (Residential over Commercial). This is supported by the applicable zoning districts (C-1, TCD, PCD and R-6). All currently require Residential over Commercial in the Mixed-Use Town Center. This provides for the character and intent of a Market Square

type high-glass walkable town center envisioned in 2012. The changes to this ordinance significantly alter this character and intent. A simple review of the renderings on page 53 of the Plan compared to the developer site plan show this difference. On this site alone approximately 1/3 rd of the planned commercial area is now an apartment building. The horizontal development has more of an urban feel than that of a town center.

This change coupled with the recent CLUP Mixed-Use Town Center text amendments are a “major update” that warrant the significant public outreach called for in the Plan. As Vice Mayor Povlin stated on October 1st, this outreach was not being done as she needed to stop the known Horne Properties, Inc. development of the Ford property and there was no time to complete the outreach as the plans were imminent. These actions have disenfranchised all town residents, including those that support apartments in the Town Center.

I ask that you table this ordinance until such time as the Mixed-Use Town Center significant public outreach is completed and adopted by this Board. This will ensure a collaborative process is used for deciding the future of the entire Town Center area. This new vision will reflect the desires of the Town residents not just those of this developer, the Elected Officials and some Town employees. Failure to complete this outreach is a breach of the trust we placed in you on election day.

From: Mike Mitchell <ccrgd@charter.net>
Sent: Wednesday, January 27, 2021 11:55 AM
To: Comments <comments@townoffarragut.org>
Subject: to the issue Item 3 Ordinance 21-03

Mike Mitchell
716 Brixworth Blvd.

Farragut Planning Commission,

In the last BOMA meeting Aldermen Ron Pinchok attempted to protect the people of Farragut by requesting that the potential second phase of apartments on the Biddle farm not be apartments but be condos or townhomes. Mr. Pinchok was ignored.

We have no protection the way these ordinances are written. These ordinances may allow as many as 1,240 apartments to be built within 1.5 miles of Farragut High School.

Developer Budd Cullom is now seeking to build apartments on the commercial non-residential areas of Northshore Town Center.

See: <https://agenda.knoxmpc.org/2021/february/12-C-20-SU.pdf>

Farragut Citizens for Responsible Growth and Development has presented alternatives for you to consider. Our membership is over 1,000 members. We request that you vote down these

ordinances Thursday evening; Item 1 Ordinance 21-01, Item 2 Ordinance 21-02, and Item 3 Ordinance 21-03. We request that workshops be held and that the people have an opportunity to participate in our government. We want our alternatives to be heard.

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Town of Farragut Planning Staff

SUBJECT: Introduction of Form Based Code

INTRODUCTION:

Members of the Board have expressed interest in the topic of Form Based Zoning and requested a workshop on the subject.

Form Based Zoning is an approach to regulating development that emphasizes the “form”, or the layout, look, and feel of a place or area, as opposed to the uses allowed in that place. The relationship between the public realm (streets, sidewalks, parks and gathering spaces) and the private realm (privately owned buildings and development sites) is a principle focus. It seeks to identify what combination of physical elements make a place identifiable and desirable, and then to code them into regulatory development requirements for that place.

Video: “What is a Form Based Code”, Planetizen Courses, YouTube

<https://www.youtube.com/watch?v=644gz7maHdM>

DISCUSSION & QUESTIONS:

A. General thoughts and questions on/from the video.

B. Other Possible Discussion Points:

1. What elements of the Town’s current regulatory approach might be considered form based in nature, and how do they differ from what might be implemented in a true form based code?
2. What area or areas within the Town would the Board consider the use of form based zoning requirements in? Is the Board comfortable with the idea of mandating such codes within those areas?
3. What are the potential public “management” considerations for the types of places the Town might want to create and how might they be handled?
4. How would form based codes be developed for identified areas within the Town?

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Trevor Hobbs, Assistant to the Town Administrator

SUBJECT: Housing Need & Demand Study

INTRODUCTION: The purpose of this workshop discussion is to review the general process for conducting a housing need and demand study, what types of information would be collected, how information is analyzed, as well as the types of results presented in a study, the potential cost and duration of a study.

BACKGROUND: Private research firms typically conduct housing need and demand studies in order to determine the viability of a specific development project, or more generally, the number of housing units that could be absorbed by a specific housing market. Housing need and demand studies typically take several months to complete, and may cost anywhere in the range of \$25,000 or more, depending on the complexity and scope of the study. They are most commonly required by lenders as part of a loan approval process, where the lender seeks to verify that the project will be successful in selling/leasing new housing units, thereby guaranteeing the borrower will be able to repay the loan.

A wide range of information is collected and analyzed as part of conducting a housing need and demand study. Key information typically includes:

- **Demographics:** Data on the target market including age, income, population and projected population growth, household makeup and projected household growth.
- **Economic Conditions:** Major employers, their employee totals, Job availability and employment rates, including new jobs created by major employers, as well as other information about potential future business growth that may increase the demand for workers.
- **Housing Market:** Information on the number of existing housing units (of a given type), the corresponding vacancy rate, absorption rate, current occupancy rates, and the number of units that will become available due to development projects in the pipeline, average cost/rent, and cost trends over time.
- **Demand Projections:** An estimated number of housing units (of a given type) which are projected to be needed in order for the given housing market to be balanced.

Some key terms:

Absorption Rate- The percentage of new housing units leased within a specified period of time, or more generally, the number of months it takes for a housing development to be leased to full occupancy levels.

Vacancy Rate- The percentage of all units in a housing development which are not occupied, at a specific time.

Occupancy Rate- The percentage of all units in a housing development which are occupied, at a specific time.

DISCUSSION:

Generally, housing need and demand studies are of one of two types: “Market” or “project specific”. Both types of studies determine the total number of households in a defined market area that would potentially move into any newly constructed housing units, either in the defined market area, or in the proposed project. Using principles of macro-economics, studies of this type evaluate market information to determine the number of housing units people will want to “demand”, and at what price developers will want to “supply” them.

Indicators of Low Demand

- Low household and population growth estimates
- Low absorption rates
- High vacancy rates
- Low rents
- Low numbers of income qualified households

Indicators of High Demand

- High household and population growth estimates
- High absorption and occupancy rates
- High rents
- High numbers of income qualified households

In the Town of Farragut, absorption and occupancy rates are high for existing multi-family developments, as are rents. These factors, though not necessarily precisely measured, are all indicators of high demand for multi-family housing. There are also a number of approved housing units that have yet to be constructed. And although the exact impact these new units may have on the Town’s multi-family housing market demand is yet unknown, a study would only indicate whether the market is balanced or whether additional units may be needed to reach equilibrium as defined by the principles of economics. The question of whether the Town wants to zone additional land to allow for more multi-family housing units remains a question for the Board to discuss.

In conclusion, staff seek direction from the Board of Mayor and Alderman as to whether the Town wants to pursue hiring a consultant to conduct a housing need and demand study for the Town. If there is a desire to pursue a study, staff will need guidance on the scope of the study to be conducted.

RECOMMENDATION BY: For workshop discussion purposes only

PROPOSED MOTION:

BOARD ACTION:

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

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

BMA Meeting Minutes January 14, 2021

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

Roll Call

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

Approval of Minutes

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

Business Items

Approval of Resolution R-2021-01, Appointment of Municipal Judge

Motion was made to approve Resolution R-2021-01 to appoint Keith Alley as the Town of Farragut Municipal Judge. Moved by Alderman Povlin, seconded by Alderman Pinchok; roll call vote, Alderman Meyer, yes; Alderman Pinchok, yes; Alderman Povlin, yes; Alderman Burnette, yes; Mayor Williams, yes; no nays; motion passed.

Ordinances

Public Hearing & Second Reading

Ordinance 20-25, an ordinance to amend Appendix A – Zoning, Chapter 3., Specific District Regulations, Section XII., General Commercial District (C-1), B., 3., as it relates to the outdoor display and or storage of general farm implements and lawn care equipment, riding lawn mowers, and related accessories (Farragut Lawn and Tractor, Applicant)

Motion was made to approve Ordinance 20-25 on second and final reading. Moved by Alderman Povlin, seconded by Alderman Pinchok; roll call vote, Alderman Pinchok, yes; Alderman Povlin, yes; Alderman Burnette, yes; Alderman Meyer, yes; Mayor Williams, yes; no nays; motion passed.

Ordinance 20-26, an Ordinance Amending the General Fund and Capital Investment Program for the Fiscal Year 2020-2021 Budget, Passed by Ordinance 20-07

Motion was made to approve Ordinance 20-26 on second and final reading. Moved by Alderman Povlin, seconded by Alderman Pinchok; roll call vote, Alderman Povlin, yes; Alderman Burnette, yes; Alderman Meyer, yes; Alderman Pinchok, yes; Mayor Williams, yes; no nays; motion passed.

First Reading

Ordinance 21-01, an ordinance to amend the future land use map in the Comprehensive Land Use Plan Update for a portion of Parcel 003.19, Tax Map 143 (a portion of the property referenced as 133 Concord Road) associated with the Farragut Town Center at Biddle Farms project from Medium Density Residential to Town Center (CHM, LLC, Applicant)

Motion was made to approve Ordinance 21-01 on first reading. Moved by Alderman Povlin, seconded by Alderman Meyer.

The following citizens submitted comments for this agenda item:

Penny Scott
11157 Hughlan Drive

Daniel Hereford
109 Jamestowne Blvd

Jamie Wray
700 Fox Dale Lane

Robby Eddins
238 W. Heritage Dr.

Mario Vela
306 Johnsons corner road

Yuliya Webb
11826 Lakehurst In

Rosemary Portwood
811 Sailview Road

Ashli Hurley
12341 Comblain Road

Joy Riggelman,
113 Jamestowne BLvd. 37934

Mary Ann Aiken
569 Windham Hill Rd

John Aiken
12144 Brookstone Drive

Maria Shafer
11325 Woodcliff Dr.
Pamela S Hill
319 Cashmere Lane

Randal Roberts
11905 Butternut Lane

Elise Harris
11929 W Kingsgate Rd,

Gloria Dyer
10808 Farragut hills blvd

Douglas Dillon
338 Axton Dr

Tim Wojtowicz
11113 Windward Dr

Mindy Clark
12406 comblain rd.

Joyce Carmack
11140 Hughlan Drive

Jane Roberts
East Fox Den Dr

Mike and Susan Bartell
607 Gwinhurst Rd

Desirée Keener
11431 Woodcliff Drive

Patrick Lee
405 Ensign Ln

Hayden Oakley
11103 Crown Point Dr.

Jack and Christine Goebel
11104 Crown Pt. Dr.

Theodora Callahan
11630 S. Monticello Dr.

Sherri Bolen
321 Battle Front

John Lunn
533 Hidden Grove Rd

Gloria and Jeff Gorss
11626 Channing

Michelle Cox
12033 Broadwood Dr

Lee Ann Newman
825 Spinnaker Rd

Robert Hierholzer
208 Woodland Trace Drive

Michelle Boze
12117 Aspenwood Drive

Josh and Cecille Skeens
12121 Aspenwood Drive

After much discussion, a roll call vote was taken, Alderman Burnette, yes; Alderman Meyer, yes; Alderman Pinchok, yes; Alderman Povlin, yes; Mayor Williams, yes; no nays; motion passed.

Ordinance 21-02, an ordinance to amend the Farragut Zoning Map in association with the Farragut Town Center at Biddle Farms project, 11230 and 11240 Kingston Pike and 133 Concord Road, Parcels 3.02, 3.03, 3.10, and a portion of 3.19, Tax Map 143, from General Commercial (C-1) and General Single-Family Residential (R-2) to Planned Commercial Development (PCD), 43.63 Acres (CHM, LLC, Applicant)

Motion was made to approve Ordinance 21-02 on first reading. Moved by Alderman Povlin, seconded by Alderman Burnette.

The following citizens submitted comments for this agenda item:

Mike Mitchell
716 Brixworth Blvd.

Therese K Barn
347 Barnsley Road

Michael Wilson
412 Eisenhower Street

Dave Sandoval
417 Ferret Rd.

Terri and Bruce Savage
417 Cutlass Rd

Doug and Chesney Anderson
12109 N. Fox Den Drive

Jeanne Dotts Brykalski
Robert Edward Brykalski
329 Crestview Road

Tiffany DaVanzo
11329 Woodcliff Dr



A motion was made to insert the following into Ordinance 21-02:

Consistent with the contents of Note 6 of sheet CP-1 of the Concept Plan submitted by the applicant, a condition upon the approval of this rezoning imposed by the Town of Farragut is that the proposed multi-story, multi-dwelling unit residential buildings represented and depicted on the Concept Plan shall be the only such similar residential buildings allowed to be constructed on the property subject to Ordinance 20-01, including on the Future Development Tracts 1 & 2, the development of which shall be limited to a density of no more than four (4) dwelling units per acre, and the further condition that the rezoning would not become effective until the foregoing restrictions upon the property being rezoned are memorialized by a restrictive covenant executed by the applicant that will run with the land binding all future owners of such property.

Moved by Alderman Povlin, seconded by Alderman Burnette.

After much discussion, a motion was made to revert to the original motion and not include the condition on the rezoning. Moved by Alderman Povlin, seconded by Alderman Burnette.

A roll call vote was taken on the original motion with no amendments, Alderman Meyer, yes; Alderman Pinchok, yes; Alderman Povlin, yes; Alderman Burnette, yes; Mayor Williams, yes; no nays; motion passed.

Ordinance 21-03, an ordinance to amend the Farragut Zoning Ordinance, Chapter 3., Section XII. F. Mixed Use Town Center, associated with the Farragut Town Center at Biddle Farms project, 11230 and 11240 Kingston Pike and 133 Concord Road, Parcels 3.02, 3.03, 3.10, and a portion of 3.19, Tax Map 143, 43.63 Acres (Budd Cullom, Applicant)

Motion was made to approve Ordinance 21-03 on first reading. Moved by Alderman Povlin, seconded by Alderman Pinchok.

The following citizens submitted comments for this agenda item:

Mike Mitchell
716 Brixworth Blvd.

Michael Wilson
412 Eisenhower Street

After much discussion, a roll call vote was taken, Alderman Meyer, yes; Alderman Pinchok, yes; Alderman Povlin, yes; Alderman Burnette, yes; Mayor Williams, yes; no nays; motion passed.

Meeting adjourned at 10:45 PM.

Ron Williams, Mayor

Allison Myers, Town Recorder

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Darryl W. Smith, PE

SUBJECT: Approval of Supplement Request from Kimley-Horn and Associates, Inc. for Additional Engineering Services for the Union Road Improvement Project

INTRODUCTION: The purpose of this item is the approval of a supplement request from Kimley-Horn and Associates, Inc. for additional engineering services required to complete plans for improvements to Union Road, from Hobbs Road to Everett Road.

BACKGROUND: The Board of Mayor and Aldermen approved an agreement with Kimley-Horn in 2017 to develop plans for improvements to Union Road from Hobbs Road to Everett Road. Since that time, the Town requested additional design and study to include three roundabouts (two of which were later eliminated after public input), which resulted in a supplement request approved by the Board in 2018.

Development of the Swan and Ivey Farms by Goodall Homes was approved in 2019, with an agreement that Goodall would construct a roundabout between the two developments on Union Road. Goodall's engineers completed design of the roundabout based upon Kimley-Horn's preliminary design, and the roundabout has now been constructed. While the roundabout has been completed based upon the preliminary plan, actual as-built horizontal and vertical alignment need to be verified and incorporated into the final design. Additionally, grading of the two developments has changed the topography, and plan revisions are now necessary to "marry" our design to Goodall's actual construction. This will require additional survey and design by Kimley-Horn and a request for supplemental fees is in order.

The attached supplement request from Kimley-Horn outlines the scope of additional services required, with a total fee of \$52,600. The scope of services is broken into four tasks: coordination of Kimley-Horn's design with Goodall's (\$12,000), field surveys (\$21,400), Right of Way and Construction Plans revisions (\$10,700) and preparation of up to 15 revised acquisition exhibits by the surveyors (\$8,500). Staff believes these fees are appropriate.

With approval of this request, Kimley-Horn's total fees for this project are not to exceed \$541,285. Please note that all fees related to the Design phase are funded through the Knoxville Regional Transportation Planning Organization (L-STBG funding), with a local match of 20%. The Town's responsibility for this supplement request is \$10,520. The Town will be responsible for payment of the total fee but will be reimbursed 80% (\$42,080) in federal funding as the design work is completed.

FINANCIAL SECTION:

Project: Union Road Improvements			
<u>Project Budget (PE &</u>			
<u>ROW)</u>	<u>Requested Amount</u>	<u>Contracted Amount</u>	<u>Remaining Amount</u>
\$980,000	\$52,600	\$488,685	\$438,715
<i>A. Myers</i>			
Approved By: _____			

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

PROPOSED MOTION: Approval of the attached request for supplement from Kimley-Horn and Associates, Inc. for additional engineering services for the Union Road project.

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	_____	_____	_____	_____	_____

**AMENDMENT NUMBER 02 TO THE AGREEMENT BETWEEN CLIENT AND KIMLEY-HORN
AND ASSOCIATES, INC.**

This is Amendment number 02 dated January 19, 2021 to the agreement between Town of Farragut ("Client") and Kimley-Horn and Associates, Inc. ("Consultant") dated February 23, 2017 ("the Agreement") concerning Union Road Improvements (the "Project").

The Consultant has entered into the Agreement with Client for the furnishing of professional services, and the parties now desire to amend the Agreement.

The Agreement is amended to include Additional Services to be performed by Consultant for additional compensation as set forth below in accordance with the terms of the Agreement, which are incorporated by reference.

The services currently authorized to be performed by Consultant in accordance with the Agreement and previous amendments, if any, shall be modified as followed:

Task 1.0 Project Management

Kimley-Horn provided project coordination, meeting attendance, design revisions, and adjacent development plan review for the inclusion of the roundabout at the Ivey and Swann developments. This work was completed outside of the scope of services as stated in the Agreement dated February 23, 2017.

Kimley-Horn will coordinate with the Town and property developer on the proposed design revisions based on the newly constructed roundabout and future development of the Ivey and Swann properties.

Task 2.2 – Field Survey

Cannon & Cannon, Inc. will perform a topographic survey at the newly constructed roundabout along Union Road. The survey corridor will follow the centerline of Union Road and be 125' in width - 100' to the north and 25' to the south of the centerline west of the roundabout and 100' to the south and 25' to the north of the centerline east of the roundabout. The survey will begin approximately 660' to the west of the roundabout and end approximately 775' to the east as detailed in Attachment A.

As part of this task, Cannon & Cannon, Inc. will utilize design CAD files from SITE, Inc. and onsite surveyed information and will provide property boundaries for up to 15 tracts. The right-of-way acquisition table will be revised to contain up to 15 properties and will consist of property owner names, acreage, tax map, parcel, and deed information. Cannon & Cannon, Inc. will review the remaining properties within the Union Road Widening project corridor and update property owner names, acreage, tax map, parcel, and deed information as needed.

In addition, Cannon & Cannon will locate drainage structures outside of the existing survey limits at the intersections of North Hobbs Road and Kingston Pike and Union Road and Brochardt Boulevard in order to provide the needed information to complete the drainage design of Union Road.

Task 6.1 Construction Plans

Kimley-Horn will utilize the survey from Task 2.2 and revise the right-of-way design plans accordingly. These revisions will consist of updates to the vertical geometry (if needed), slope and construction easements per the new topographic information, drainage design revisions for the adjacent developments, and the incorporation of up to 15 properties in the right-of-way plan set.

Kimley-Horn will provide coordination and design of a mid-block crossing at the greenway connection west of Little Turkey Creek. It is anticipated the mid-block crossing will not require rapid

reflective beacons or a HAWK system as part of the design. If required, these services will be provided through the additional services clause of the Agreement dated February 23rd, 2017.

Task 8.1 Acquisition Plats

Cannon & Cannon, Inc. will prepare acquisition plats for up to 15 properties for the required right-of-way and easements on the project. Legal Descriptions will be provided for each property anticipated to require easement and/or right-of-way acquisition.

Consultant and Client agree to the following general schedule in connection with the Additional Services set forth above:

Additional services to be completed in a mutually agreed upon schedule.

For the Additional Services set forth above, Client shall pay Consultant the following additional compensation:

Task 1.0 - \$12,000

Task 2.2 - \$21,400

Task 6.1 - \$10,700

Task 8.1 - \$8,500

Total Fee - \$52,600

CLIENT:

TOWN OF FARRAGUT

By: _____

Title: _____

Date: _____

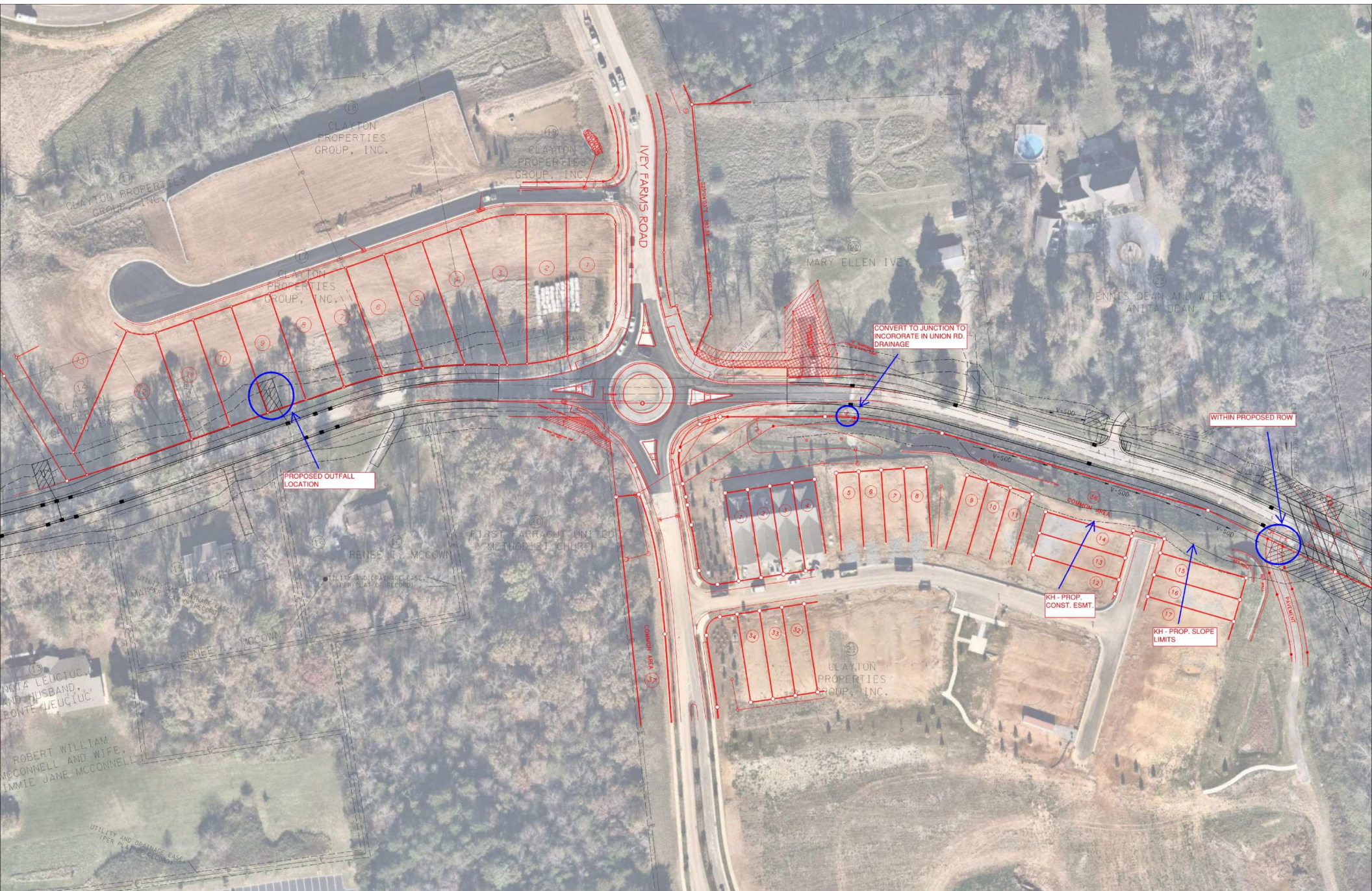
CONSULTANT:

KIMLEY-HORN AND ASSOCIATES, INC.

By:  _____

Title: Vice-President

Date: 01/19/21



REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Ordinance 21-01, an ordinance on second reading to amend the future land use map in the Comprehensive Land Use Plan Update for a portion of Parcel 003.19, Tax Map 143 (a portion of the property referenced as 133 Concord Road) associated with the Farragut Town Center at Biddle Farms project from Medium Density Residential to Town Center (CHM, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a project, the Town Center at Biddle Farms, that has been discussed at a number of Planning Commission and Staff/Developer meetings since March 2020. As conditionally approved through a master concept plan in July, the project would include a Town Center commercial area on the north portion of the property and transition to a multi-family residential development on the southern portion of the property with a large lawn gathering space between the two and a linear park area with a greenway loop on the eastern portion of the development along the floodplain. Collectively, this will be a Planned Commercial Development that will also involve a requested amendment to the Zoning Map.

DISCUSSION: In terms of the future land use map, most of the development proposed for the Town Center at Biddle Farms is shown in an area that is designated as Mixed-Use Town Center. A small area in the southeast portion of the development where some improvements associated with the project are planned is shown as Medium Density Residential. For consistency purposes, the applicant is requesting the area shown as Medium Density Residential be amended to Mixed Use Town Center.

One clarification to note regarding the lines shown on the future land use map is that, unlike a line on a zoning map which typically follows property lines or can be dimensioned and tied to a specific location, the lines on the future land use map are only intended to generally define areas for purposes of demonstrating a certain development vision. Thus, the lines on the future land use map may appear irregular and do not necessarily follow property lines.

In the case of the area envisioned as the Mixed Use Town Center on the future land use, the Board of Mayor and Aldermen has adopted by ordinance both the map and text portion of this particular land use designation because of its importance in encouraging the realization of Strategy 1 in the Comprehensive Land Use Plan Update which is to “Bring About a Downtown.”

RECOMMENDATION: Included in your packet is Ordinance 21-01 which would amend the future land use map for the area requested by the applicant. As noted during the presentation to the Planning Commission at their meeting in November, in relation to the Eight Key Strategies identified in the Comprehensive Land Use Plan Update, changing the future land use as provided for in Ordinance 21-01 would help facilitate a project that would address the following:

1. Bringing About a Downtown (the project would create a main street with many components consistent with a downtown);
2. Repairing Aging Shopping Centers (the project would result in the removal of the old Kroger building and the creation of a new development with a town center street grid with building placement and streetscaping that encourage pedestrian activity, a large central gathering space for community events, a linear park, and improvements to outdated infrastructure);
3. Encouraging Greater Housing Choice (the project would provide for housing in a density, form, and location that would help support the downtown and create a more dynamic and active town center area);

4. Increasing Connectivity (the project includes numerous connections, both vehicular and pedestrian, that tie the project together internally and externally);
5. Enhancing our Identity (the project would create a unique type of development that would focus on activated spaces and pedestrian engagement along with provisions for public gatherings and community events); and
6. Planning for the Remaining Vacant Parcels (the project not only repairs an existing aging shopping center and infrastructure but it also addresses abutting areas and incorporates them into the project to help sustain the project and create an area that will be identified as downtown Farragut).

For these reasons, the Planning Commission unanimously recommended approval of Ordinance 21-01 (formally referenced as 20-26) at their meeting on November 19. At the Board of Mayor and Aldermen meeting on January 14, 2021, Ordinance 21-01 was approved on first reading. Community Development Director, Mark Shipley, recommends approval of Ordinance 21-01 on second reading.

PROPOSED MOTION: To approve Ordinance 21-01 on second reading.

BOARD ACTION:

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

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

ORDINANCE:	21-01
PREPARED BY:	Shipley
REQUESTED BY:	CHM, LLC
CERTIFIED BY FMPC:	November 19, 2020
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE LAND USE PLAN UPDATE FOR A PORTION OF PARCEL 003.19, TAX MAP 143 (A PORTION OF THE PROPERTY REFERENCED AS 133 CONCORD ROAD)

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 portion of the Future Land Use Map 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 map of the Mixed-Use Town Center Land Use 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 Future Land Use Map in the Comprehensive Land Use Plan Update is amended as follows:

SECTION 1.

Changing the property referenced as a portion of Parcel 003.19, Tax Map 143 (a portion of the property referenced as 133 Concord Road) from what is currently shown as Medium Density Residential on the Future Land Use Map to Mixed Use Town Center (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 _____, 2021, with approval recommended.

Rita Holladay, Chairman

Scott Russ, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION



**Exhibit A
Ordinance 21-01**

**Future Land Use Map Amendment
A portion of Parcel 3.19
Tax Map 143
A Portion of the Property
133 Concord Road**

From
Medium Density Residential

to

Mixed Use Town Center

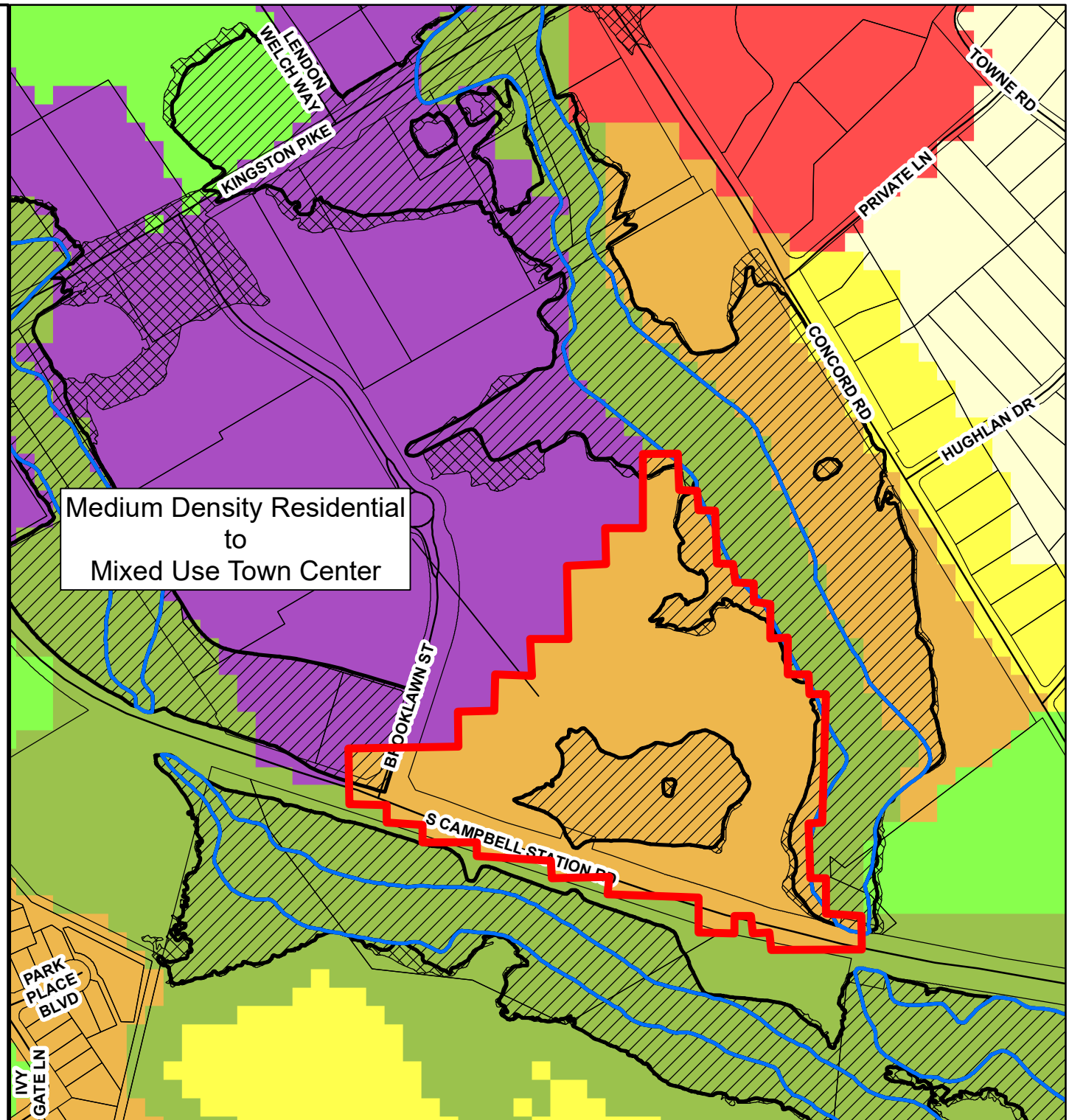
Medium Density Residential
to
Mixed Use Town Center

Legend

-  Subject
-  Floodway
-  100 year Flood Zone
-  500 year Flood Zone
-  Streets
-  Parcels
-  Commercial
-  Open Space
-  Parks and Rec
-  Very Low Density Residential (2-4 DUs /
-  Low Density Residential (3-6 DUs /
-  Med Density Residential (6-8 DUs / Acre)
-  Mixed Use Town Center (8-15 DUs /



1 in = 400 ft



REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Ordinance 21-02, an ordinance on second reading to amend the Farragut Zoning Map in association with the Farragut Town Center at Biddle Farms project, 11230 and 11240 Kingston Pike and 133 Concord Road, Parcels 3.02, 3.03, 3.10, and a portion of 3.19, Tax Map 143, from General Commercial (C-1) and General Single-Family Residential (R-2) to Planned Commercial Development (PCD), 43.63 Acres (CHM, LLC, Applicant)

INTRODUCTION AND BACKGROUND: Related to the previous agenda item, the applicant pursuing the Town Center at Biddle Farms project is requesting a zoning map amendment that would establish the Planned Commercial Development District (PCD) as the zoning district for their planned mixed-use project. Having more than one zoning district can create confusion in terms of what regulations apply and, since this is a planned commercial/residential project, the PCD is the logical choice.

As shown as part of Ordinance 21-02, a small portion of the project is currently zoned PCD. However, most of the project is zoned General Commercial (C-1) with the southeast end of the project, which does not include any proposed buildings, zoned General Single-Family Residential (R-2).

DISCUSSION: After a lengthy discussion at the staff/developer meeting on August 4, the general consensus that emerged was that the Town Center at Biddle Farms project, with its unique characteristics and surrounding plan of development, would be a good candidate for a Planned Commercial Development, especially given that a concept plan has already been presented and conditionally approved. The idea of using the PCD for this project was presented to the Planning Commission at their meeting on August 20 and was favorably received.

Since that time, the applicant has been working on putting together the information required for a rezoning request for the PCD District. Concurrent with this, the applicant also identified some existing text that they asked to be amended through Ordinance 20-29.

For purposes of this agenda item, staff would note that a rezoning to PCD would permit the applicant to develop under the existing language. The applicant understands that if the requested text amendments are not approved the project will need to be amended to comply with the established provisions.

RECOMMENDATION: Included in the packet is the applicant's rezoning package. This includes the Traffic Impact Study and a third-party review of the study.

As noted in the previous item, in relation to the Eight Key Strategies identified in the Comprehensive Land Use Plan Update, changing the zoning map as provided for in Ordinance 21-02 would help facilitate a project that would address the following:

1. Bringing About a Downtown (the project would create a main street with many components consistent with a downtown);
2. Repairing Aging Shopping Centers (the project would result in the removal of the old Kroger building and the creation of a new development with a town center street grid with building placement and streetscaping that encourage pedestrian activity, a large central gathering space for community events, a linear park, and improvements to outdated infrastructure);

3. Encouraging Greater Housing Choice (the project would provide for housing in a density, form, and location that would help support the downtown and create a more dynamic and active town center area);
4. Increasing Connectivity (the project includes numerous connections, both vehicular and pedestrian, that tie the project together internally and externally);
5. Enhancing our Identity (the project would create a unique type of development that would focus on activated spaces and pedestrian engagement along with provisions for public gatherings and community events); and
6. Planning for the Remaining Vacant Parcels (the project not only repairs an existing aging shopping center and infrastructure but it also addresses abutting areas and incorporates them into the project to help sustain the project and create an area that will be identified as downtown Farragut).

For these reasons, the Planning Commission recommended approval of Ordinance 21-02 (formally referenced as 20-27) at their meeting on November 19. At the Board of Mayor and Aldermen meeting on January 14, 2021, Ordinance 21-02 was approved on first reading. Community Development Director, Mark Shipley, recommends approval of Ordinance 21-02 on second reading.

PROPOSED MOTION: To approve Ordinance 21-02 on second reading.

BOARD ACTION:

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

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

ORDINANCE:	21-02
PREPARED BY:	Shipley
REQUESTED BY:	CHM, LLC
CERTIFIED BY FMPC:	November 19, 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 11230 and 11240 Kingston Pike and 133 Concord Road, Parcels 3.02, 3.03, 3.10, and a portion of 3.19, Tax Map 143, from General Commercial (C-1) and General Single-Family Residential (R-2) to Planned Commercial Development (PCD) (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 _____, 2021,
with approval recommended by the Farragut Municipal Planning Commission (FMPC).

Rita Holladay, Chairman

Scott Russ, Secretary



**Exhibit A
Ordinance 21-02**

**Rezone
Parcel 3.02, 3.03, 3.10,
and a portion of 3.19
Tax Map 143
11230 and 11240 Kingston Pike
and 133 Concord Road**

From
C-1 (General Commercial) and
R-2 (General Single-Family Residential)

to

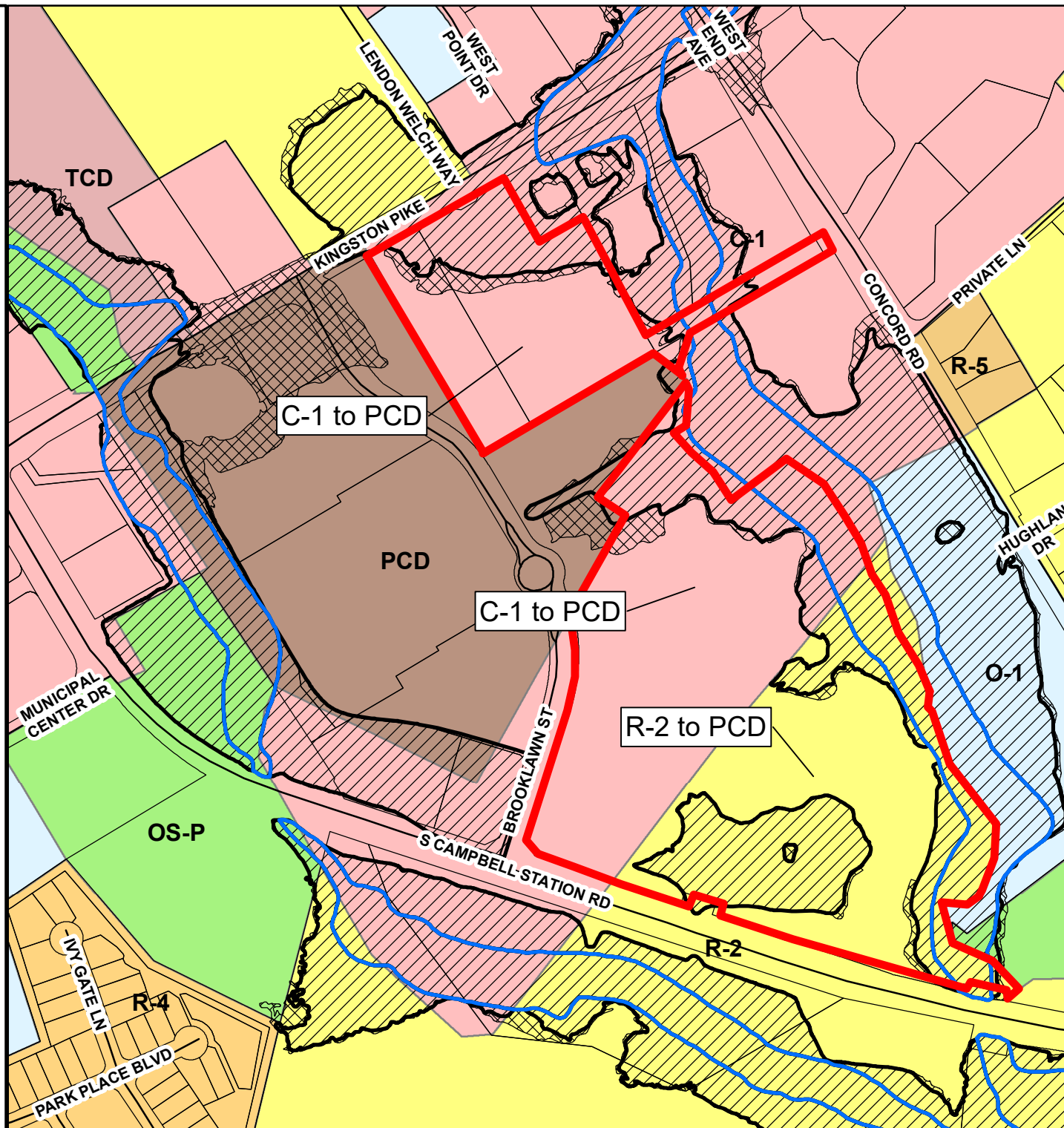
PCD (Planned Commercial Development)

Legend

-  Subject Property
-  Floodway
-  100 year Flood Zone
-  500 year Flood Zone
-  Streets
-  Parcels
-  OS-P, Open Space/Park
-  R-2, General Single-Family Residential
-  R-4, Attached Single-Family Residential
-  R-5, Two-Family Residential
-  O-1, Office
-  Town Center District
-  C-1, General Commercial
-  PCD, Planned Commercial Development



1 in = 400 ft



REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Ordinance 21-03, an ordinance on second reading to amend the Farragut Zoning Ordinance, Chapter 3., Section XII. F. Mixed Use Town Center, associated with the Farragut Town Center at Biddle Farms project, 11230 and 11240 Kingston Pike and 133 Concord Road, Parcels 3.02, 3.03, 3.10, and a portion of 3.19, Tax Map 143, 43.63 Acres (Budd Cullom, Applicant)

INTRODUCTION AND BACKGROUND: At the Planning Commission meeting in November, an ordinance to amend the future land use map and an ordinance to amend the zoning map in association with the Farragut Town Center at Biddle Farms project were recommended for approval. The amendment to the future land use map would designate the area within the development as Mixed-Use Town Center (MUTC), with the exception of the floodway – which is currently and would remain as Open Space. The amendment to the zoning map would designate the area within the development as Planned Commercial Development (PCD), with the Flood Plain District Overlay being retained.

The PCD District was selected due to the nature of the project and that it is a planned development with a master concept plan. As noted during the meeting, along with the map related amendments, the applicant has requested some text amendments that have been discussed informally during previous meetings. At the December 1 staff/developer meeting, staff noted that it was not uncommon for larger complex projects to have requested text amendments. As an example, this was seen during the review of the Top Golf project north of the Interstate. Staff also noted that, in the PCD District, where the future land use map shows a property as Mixed Use Town Center, the permitted uses and associated requirements refer to the Mixed-Use Town Center section of the General Commercial (C-1) Zoning District. In this manner, all new commercial or planned developments have a consistent look and feel. Consequently, concurrent with the requested map amendments, the text amendments would relate to the Mixed-Use Town Center section of the C-1 Zoning District. Specifically, the amendments would include the following:

- 1) Clarification of where residential may be permitted in the MUTC and how it may be allowed on all stories of buildings that are part of a horizontally configured mixed-use town center development plan within the PCD District. This would acknowledge the reality that mixed-use developments may be vertical or horizontal but, if horizontal, the residential must be part of the master concept plan process required for a PCD rezoning and that such plan must be a mixed use town center development;
- 2) Clarifying that on-street parking is exempt from the standard setbacks applied to parking lots; and
- 3) Amending the height for accessory buildings from 15 feet to 25 feet. This would be the same height currently permitted for amenities buildings in the PCD District.

In addition to these amendments, Ordinance 21-03 will also update the MUTC portion of C-1 to acknowledge that the recently adopted sign ordinance would replace some of the existing wall sign provisions in this section. Also updated is the language which addresses “Building Façade Requirements.” The existing language was developed prior to the adoption of the Architectural Design Standards. The proposed language refers to the Architectural Design Standards for the applicable requirements while retaining the additional requirements specific to new buildings to be constructed in the MUTC land use area. These additional requirements namely prescribe for new buildings to include a cornice, upper façade, and storefront and face brick on at least 75% of each building wall. Outside the MUTC, the requirement is an average of 75% on the net façade area of all building walls.

RECOMMENDATION: Included in your packet is Ordinance 21-03. At their meeting on December 17, the Planning Commission unanimously recommended approval of Ordinance 21-03 (formally referenced as 20-29). At the Board of Mayor and Aldermen meeting on January 14, 2021, Ordinance 21-03 was approved on first reading. Community Development Director, Mark Shipley, recommends approval of Ordinance 21-03 on second reading.

PROPOSED MOTION: To approve Ordinance 21-03 on second reading.

BOARD ACTION:

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

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

ORDINANCE:
PREPARED BY:
REQUESTED BY:
1ST READING:
2ND READING:
PUBLISHED IN:
DATE:

21-03
Shipley
Bud Cullom

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 3., SECTION XII. F., MIXED USE TOWN CENTER

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 3., Section XII. F. Mixed Use Town Center, 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 by replacing it in its entirety as follows:

SECTION 1.

Section XII. F., Mixed Use Town Center

1. *General Description and Purpose.*

In the Town's adopted Comprehensive Land Use Plan (CLUP), Strategy 1 describes the community's desire to Bring About a Downtown. Also included in the CLUP are land use descriptions related to the intent, uses, and character of what is described as a Mixed Use Town Center (MUTC). The CLUP also includes a future land use map which identifies locations for a MUTC.

The purpose of this section is to ensure that properties zoned C-1 that are within (i.e., at least half of the existing parcel) the area shown as Mixed Use Town Center are developed and redeveloped in a manner that is consistent with the CLUP.

Where a property is zoned C-1 and is shown to be within the area identified as MUTC on the Future Land Use Map, the following provisions shall apply.

2. *Permitted Principal and Accessory Uses and Structures.* (If a use is not listed below it shall not be permitted unless it is approved by the Board of Zoning Appeals as a Special Exception and the proposed use is consistent with the CLUP as it relates to the MUTC.)
- Generally recognized retail sales. This excludes all outdoor sales or storage (unless part of an approved Farmers Market or similar seasonal pedestrian oriented use) and any "big box" entities where the total gross square footage exceeds 25,000 square feet.

- b. Restaurants, tea rooms, cafes, coffee houses, bistros, or other similar establishments serving food or beverage that is primarily consumed within the principal building or in designated outdoor seating areas associated with the principal building. A drive-through lane may be permitted provided the following criteria are satisfied:
 1. The property is a minimum of two acres and is a lot of record that has existing frontage on a street classified as a major arterial on the Major Road Plan;
 2. The drive-through is limited to one lane;
 3. The drive-through is located to the rear of the building or behind the building so that it is not visible from any abutting public rights-of-way;
 4. The drive-through is limited to one menu board which shall be permitted provided all of the following criteria are satisfied:
 - a) The menu board and any associated apparatus shall be architecturally compatible with the principal building;
 - b) The menu board and any associated apparatus shall be screened with opaque materials (which may include evergreen plant material) so that, throughout the year, they are not visible from adjacent properties and/or rights of ways;
 - c) The screening plan for such menu board and associated apparatus shall be reviewed as part of the site and landscape plan review with the applicable standards in the Architectural Design Standards (ADS) also being applied; and
 - d) The menu board shall not exceed 36 square feet in size and 6 feet in overall height.
 5. The entrance and exit to the drive-through leads to a parking area or service drive. The drive-through lane shall not be directly connected to a public street; and
 6. The design shall minimize vehicle/pedestrian conflicts. The drive-through lane shall not separate parking lots from rear building pedestrian access doors or other pedestrian access ways.
 7. The planning commission may approve alternative drive-thru lane configurations and minor modifications to the requirements of parts 1 - 6 above where an existing permitted establishment is being remodeled/redeveloped without a change of use. This includes but is not limited to the addition of split ordering lanes; the use of more than one menu board provided, however, that the aggregate square footage (sign area) of all such boards per lane shall be restricted to 30 square-feet with no single board to exceed 20 square-feet; and a relaxation of the menu board screening requirement. In granting such approvals, the planning commission shall consider and ensure that they are based on the following:
 - a) The physical nature of the preexisting site;
 - b) The extent of the redevelopment project;
 - c) A finding that the proposed alternative design and/or modifications serve a related public purpose, such as improved traffic flow; and
 - d) That the alternative design/modification is consistent with the general intent of these standards and represents the minimum modification necessary given the nature of the site and project.

- c. Financial and real estate services. This excludes drive-through service lanes and windows.
- d. Professional, personal, and business services.
- e. Public, governmental, and general offices.
- f. Medical, dental, and veterinary facilities (indoors only).
- g. Medical spas.
- h. Adult education and training facilities, indoors only.
- i. Cultural activities.
- j. Theaters.
- k. Indoor recreational facilities.
- l. Parks and community facilities.
- m. Residential, provided it is located in the upper floors of a building that has been designed and constructed for a mix of uses, or on any floors if it is part of an approved horizontally configured mixed-use town center development plan that is within the Planned Commercial Development (PCD) Zoning District.
- n. Bed and breakfasts/inns.
- o. Hotels, provided the gross square footage does not exceed 25,000 square feet.
- p. Churches and other places of worship, provided they are not located in freestanding buildings.
- q. Day care facilities, provided they are not located in freestanding buildings.
- r. Schools, public and private, provided they are not located in freestanding buildings.
- s. Utility uses. This excludes substations and telecommunication towers. These utility uses shall not be permitted.
- t. Other uses similar to any of the above, as approved by the Board of Zoning Appeals as a Special Exception. Any use approved as a Special Exception in this section shall be compatible with the CLUP as it relates to the Mixed-Use Town Center.

3. *Building Facade Requirements.*

New construction shall comply with the Town of Farragut Architectural Design Standards, as amended and, in addition, the requirements provided for in Chapter 107, Article 2. – Town Center Design Requirements, Sections 107-26 and 107-27, as amended.

Where re-development involves improvements (interior and/or exterior) to an existing building(s) which exceed 50 percent of the current value (as determined by a certified appraisal) of such building(s), the building(s) facade(s) shall be modified to use high-quality, durable, materials that are architecturally compatible and include a significant masonry element. Such building facades shall not use fabricated metal panels or vinyl siding and shall include only very limited use of synthetic stucco (EIFS) or panelized brick.

4. *Low Impact Development Requirements.* Any new development or redevelopment where at least half of the existing site improvements are being modified (e.g., half of the existing parking

lot is being altered from its current configuration), shall incorporate a minimum of one of the following Low Impact Development (LID) practices into the design:

- a. Twenty-five percent of the parking lot being constructed with permeable pavers;
- b. Stormwater runoff draining to rain gardens;
- c. A building(s) being constructed with a vegetated roof, commonly referred to as a green roof;
- d. Stormwater draining to bioswales/bioretenion facilities; or
- e. Rainwater being harvested for irrigation or gray water uses.

5. *Area Regulations.*

a. *Front yards.*

1. All principal buildings shall be set back a minimum of ten feet from all property lines and access easements.
2. Unless otherwise provided, all accessory structures, such as parking garages, dumpsters, HVAC units and generators, shall be set back a minimum of 20 feet from all property lines and access easements. This excludes signage, detention basin structures (if associated with a low impact development measure), or structures typically associated with a store front or furnishing zone as described in the TCD Zoning District.

Where abutting an arterial street, no portion of a parking lot shall be closer to such street than the principal building(s). The minimum setback for a parking lot shall be 20 feet from all property lines and access easements. On street parking shall be exempt from setback requirements.

b. *Side and rear yards.*

1. All principal buildings shall be set back a minimum of zero feet if part of a larger plan to join a building on an adjoining property. Where a building is planned to be joined with another building to form a series of buildings the design requirements provided for in Title 14, Chapter 3 [see now chapter 107, article 2] of the Farragut Municipal Code shall apply.

Where the adjacent property is zoned residential or agricultural, principal buildings shall be set back from the nearest point of any side or rear property line a minimum of 35 feet.

2. All accessory structures shall be set back a minimum of ten feet, unless a greater setback is otherwise required in this ordinance or the [Farragut] Municipal Code.

6. *Buffer Strips.*

- a. There shall be a buffer strip a minimum of 35 feet in width on all side and rear property lines when the abutting property is zoned residential or agricultural.

7. *Maximum Lot Coverage.* Total lot coverage: 80 percent.

8. *Land Area.* Minimum lot size of one acre.

9. *Height Regulations.*

- a. Unless provided for otherwise, buildings shall be a minimum of two stories in height or have the appearance, as viewed from all building elevations, of a building that is at least two stories in height. Buildings shall not exceed four stories in height. The minimum height requirement shall apply only to new buildings.
- b. For existing lots of record that are not part of a larger development and that are less than three acres, the planning commission may consider allowing a building height that is less than two stories. This shall only be permitted if the proposed building is in compliance with all other building facade requirements that apply to the Mixed-Use Town Center and the applicable provisions of the Architectural Design Standards. An applicant shall also clearly demonstrate that the building(s) will advance and be consistent with the building design objectives of the Town Center District.
- c. Whenever the adjacent property is zoned residential (other than multi-family), or agricultural, no buildings to be constructed within 100 feet of a periphery property line shall exceed the maximum height permitted for principal dwelling units in the adjacent zoning district(s).
- d. Parking garages shall not exceed three stories or 45 feet in height. Parking garages may not access streets classified as arterial. Other accessory structures shall not exceed 25 feet in height.

10. *Parking spaces required.*

- a. *Number of parking spaces required.* Unless the building is mixed use, the number of parking spaces required shall be as regulated by Chapter 4, Section XX of the Zoning Ordinance.

Mixed use buildings shall be governed by the following parking space provisions:

1. One parking space per 250 square feet of gross floor area for the first [ground] floor;
 2. One parking space per 500 square feet of gross floor area for the second floor; and
 3. One parking space per 750 square feet of gross floor area for the third and fourth floors.
- b. *Required bicycle parking.* One bicycle space per 5,000 square feet of gross floor area. Bicycle racks shall be provided in desirable locations and shall be conveniently located at each building. The rack placement should not impede pedestrian movement and should not cause conflicts between bicycles and pedestrians.
 - c. *Shared parking.* Shared parking within the area identified as MUTC shall be encouraged. The parking and access easements must be identified as part of the site plan review and a plat prepared and recorded which memorializes such easements prior to the issuance of a building permit.
11. *Streetscape and Outdoor Open Space.* An active and interconnected streetscape with visually appealing and functional public spaces shall be provided and specifically addressed in the site plan submittal. Some specific design objectives are as follows:
- a. Provide for pedestrian and bicycle connections between properties and connections to existing pedestrian and bicycle facilities. Provide for a development that creates a pleasant and functional pedestrian experience.

- b. Encourage vehicular connections between adjoining properties.
- c. Locate and orient outdoor open space (e.g., plazas, courtyards, patios, outdoor seating and benches, small park spaces or landscaped features) to provide a focal point to be actively used.
- d. Provide landscape enhancements (e.g., bioswales, rain gardens, planters, flower gardens) to add visual interest, screen parking areas, and complement outdoor open spaces.

12. *Outdoor Site Lighting.* As regulated in Chapter 4, Section XIII of the Zoning Ordinance with the following additional provisions in the MUTC:

- a. New exterior lighting associated with new development or re-development within the MUTC shall have a consistency.
- b. Street lighting shall follow the requirements in Chapter 3, Section XXVII.K.2. of the Zoning Ordinance.
- c. Parking lot lights shall have decorative posts and brackets and a decorative fixture, such as a bell shaped style fixture. The bulbs shall be contained within the fixture so that they are not visible.
- d. Building mounted lights shall be decorative, such as the acorn, lantern, or bell shaped styles. The bulbs shall be contained within the fixture so that they are not visible.
- e. Bollard lighting shall be permitted provided the bulbs are contained within the fixture so that they are not visible.

13. *Signage.* As regulated in the Farragut Sign Ordinance, with the following additional provisions which shall specifically govern all wall signage:

- a. Box or cabinet style signs on new buildings shall not be permitted;
- b. Lighting for all new wall signs shall be consistent and shall be limited to external or back lit illumination; and
- c. Signage shall be consistent with the applicable provisions of the Town's Architectural Design Standards.

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 _____, 2021, with approval recommended.

Rita Holladay, Chairman

Scott Russ, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

AMENDED LANGUAGE IS NOTED IN RED AND WITH STRIKETHROUGHS

Section XII. F., Mixed Use Town Center

1. *General Description and Purpose.*

In the Town's adopted Comprehensive Land Use Plan (CLUP), Strategy 1 describes the community's desire to Bring About a Downtown. Also included in the CLUP are land use descriptions related to the intent, uses, and character of what is described as a Mixed Use Town Center (MUTC). The CLUP also includes a future land use map which identifies locations for a MUTC.

The purpose of this section is to ensure that properties zoned C-1 that are within (i.e., at least half of the existing parcel) the area shown as Mixed Use Town Center are developed and redeveloped in a manner that is consistent with the CLUP.

Where a property is zoned C-1 and is shown to be within the area identified as MUTC on the Future Land Use Map, the following provisions shall apply.

2. *Permitted Principal and Accessory Uses and Structures.* (If a use is not listed below it shall not be permitted unless it is approved by the Board of Zoning Appeals as a Special Exception and the proposed use is consistent with the CLUP as it relates to the MUTC.)
- a. Generally recognized retail sales. This excludes all outdoor sales or storage (unless part of an approved Farmers Market or similar seasonal pedestrian oriented use) and any "big box" entities where the total gross square footage exceeds 25,000 square feet.
 - b. Restaurants, tea rooms, cafes, coffee houses, bistros, or other similar establishments serving food or beverage that is primarily consumed within the principal building or in designated outdoor seating areas associated with the principal building. A drive-through lane may be permitted provided the following criteria are satisfied:
 1. The property is a minimum of two acres and is a lot of record that has existing frontage on a street classified as a major arterial on the Major Road Plan;
 2. The drive-through is limited to one lane;
 3. The drive-through is located to the rear of the building or behind the building so that it is not visible from any abutting public rights-of-way;
 4. The drive-through is limited to one menu board which shall be permitted provided all of the following criteria are satisfied:
 - a) The menu board and any associated apparatus shall be architecturally compatible with the principal building;
 - b) The menu board and any associated apparatus shall be screened with opaque materials (which may include evergreen plant material) so that, throughout the year, they are not visible from adjacent properties and/or rights of ways;
 - c) The screening plan for such menu board and associated apparatus shall be reviewed as part of the site and landscape plan review with the applicable standards in the Architectural Design Standards (ADS) also being applied; and

- d) The menu board shall not exceed 36 square feet in size and 6 feet in overall height.
- 5. The entrance and exit to the drive-through leads to a parking area or service drive. The drive-through lane shall not be directly connected to a public street; and
- 6. The design shall minimize vehicle/pedestrian conflicts. The drive-through lane shall not separate parking lots from rear building pedestrian access doors or other pedestrian access ways.
- 7. The planning commission may approve alternative drive-thru lane configurations and minor modifications to the requirements of parts 1 - 6 above where an existing permitted establishment is being remodeled/redeveloped without a change of use. This includes but is not limited to the addition of split ordering lanes; the use of more than one menu board provided, however, that the aggregate square footage (sign area) of all such boards per lane shall be restricted to 30 square-feet with no single board to exceed 20 square-feet; and a relaxation of the menu board screening requirement. In granting such approvals, the planning commission shall consider and ensure that they are based on the following:
 - a) The physical nature of the preexisting site;
 - b) The extent of the redevelopment project;
 - c) A finding that the proposed alternative design and/or modifications serve a related public purpose, such as improved traffic flow; and
 - d) That the alternative design/modification is consistent with the general intent of these standards and represents the minimum modification necessary given the nature of the site and project.
- c. Financial and real estate services. This excludes drive-through service lanes and windows.
- d. Professional, personal, and business services.
- e. Public, governmental, and general offices.
- f. Medical, dental, and veterinary facilities (indoors only).
- g. Medical spas.
- h. Adult education and training facilities, indoors only.
- i. Cultural activities.
- j. Theaters.
- k. Indoor recreational facilities.
- l. Parks and community facilities.
- m. Residential, provided it is located in the upper stories floors of a building that has been designed and constructed for a mix of uses, or on any floors if it is part of an approved horizontally configured mixed-use town center development plan that is within the Planned Commercial Development (PCD) Zoning District.
- n. Bed and breakfasts/inns.
- o. Hotels, provided the gross square footage does not exceed 25,000 square feet.

- p. Churches and other places of worship, provided they are not located in freestanding buildings.
- q. Day care facilities, provided they are not located in freestanding buildings.
- r. Schools, public and private, provided they are not located in freestanding buildings.
- s. Utility uses. This excludes substations and telecommunication towers. These utility uses shall not be permitted.
- t. Other uses similar to any of the above, as approved by the Board of Zoning Appeals as a Special Exception. Any use approved as a Special Exception in this section shall be compatible with the CLUP as it relates to the Mixed-Use Town Center.

3. *Building Facade Requirements.*

New construction shall comply with the Town of Farragut Architectural Design Standards, as amended and, in addition, the requirements provided for in Chapter 107, Article 2. – Town Center Design Requirements, Sections 107-26 and 107-27, as amended. ~~Title 14, Chapter 3, Section 14-305 and Section 14-306(1) and (2) [see now §§ 107-26 and 107-27] of the Farragut Municipal Code. The street-facing building facade that does not have the storefront must provide windows or some other type architectural feature so the wall is not blank.~~

Where re-development involves improvements (interior and/or exterior) to an existing building(s) which exceed 50 percent of the current value (as determined by a certified appraisal) of such building(s), the building(s) facade(s) shall be modified to use high-quality, durable, materials that are architecturally compatible and include a significant masonry element. Such building facades shall not use fabricated metal panels or vinyl siding and shall include only very limited use of synthetic stucco (EIFS) or panelized brick.

4. *Low Impact Development Requirements.* Any new development or redevelopment where at least half of the existing site improvements are being modified (e.g., half of the existing parking lot is being altered from its current configuration), shall incorporate a minimum of one of the following Low Impact Development (LID) practices into the design:

- a. Twenty-five percent of the parking lot being constructed with permeable pavers;
- b. Stormwater runoff draining to rain gardens;
- c. A building(s) being constructed with a vegetated roof, commonly referred to as a green roof;
- d. Stormwater draining to bioswales/bioretenention facilities; or
- e. Rainwater being harvested for irrigation or gray water uses.

5. *Area Regulations.*

a. *Front yards.*

- 1. All principal buildings shall be set back a minimum of ten feet from all property lines and access easements.
- 2. **Unless otherwise provided**, all accessory structures, such as parking garages, dumpsters, HVAC units and generators, shall be set back a minimum of 20 feet from all property lines and access easements. This excludes signage, detention basin

structures (if associated with a low impact development measure), or structures typically associated with a store front or furnishing zone as described in the TCD Zoning District.

Where abutting an arterial street, no portion of a parking lot shall be closer to such street than the principal building(s). The minimum setback for a parking lot shall be 20 feet from all property lines and access easements. **On street parking shall be exempt from setback requirements.**

b. *Side and rear yards.*

1. All principal buildings shall be set back a minimum of zero feet if part of a larger plan to join a building on an adjoining property. Where a building is planned to be joined with another building to form a series of buildings the design requirements provided for in Title 14, Chapter 3 [see now chapter 107, article 2] of the Farragut Municipal Code shall apply.

Where the adjacent property is zoned residential or agricultural, principal buildings shall be set back from the nearest point of any side or rear property line a minimum of 35 feet.

2. All accessory structures shall be set back a minimum of ten feet, unless a greater setback is otherwise required in this ordinance or the [Farragut] Municipal Code.

6. *Buffer Strips.*

- a. There shall be a buffer strip a minimum of 35 feet in width on all side and rear property lines when the abutting property is zoned residential or agricultural.

7. *Maximum Lot Coverage.* Total lot coverage: 80 percent.

8. *Land Area.* Minimum lot size of one acre.

9. *Height Regulations.*

- a. Unless provided for otherwise, buildings shall be a minimum of two stories in height or have the appearance, as viewed from all building elevations, of a building that is at least two stories in height. Buildings shall not exceed four stories in height. The minimum height requirement shall apply only to new buildings.
- b. For existing lots of record that are not part of a larger development and that are less than three acres, the planning commission may consider allowing a building height that is less than two stories. This shall only be permitted if the proposed building is in compliance with all other building facade requirements that apply to the Mixed-Use Town Center and the applicable provisions of the Architectural Design Standards. An applicant shall also clearly demonstrate that the building(s) will advance and be consistent with the building design objectives of the Town Center District.
- c. Whenever the adjacent property is zoned residential (other than multi-family), or agricultural, no buildings to be constructed within 100 feet of a periphery property line shall exceed the maximum height permitted for principal dwelling units in the adjacent zoning district(s).

- d. ~~No accessory building structure shall generally exceed 15 feet in height.~~ Parking garages shall not exceed three stories or 45 feet in height. Parking garages may not access streets classified as arterial. **Other accessory structures shall not exceed 25 feet in height.**

10. *Parking spaces required.*

- a. *Number of parking spaces required.* Unless the building is mixed use, the number of parking spaces required shall be as regulated by Chapter 4, Section XX of the Zoning Ordinance.

Mixed use buildings shall be governed by the following parking space provisions:

- 1. One parking space per 250 square feet of gross floor area for the first [ground] floor;
- 2. One parking space per 500 square feet of gross floor area for the second floor; and
- 3. One parking space per 750 square feet of gross floor area for the third and fourth floors.

- b. *Required bicycle parking.* One bicycle space per 5,000 square feet of gross floor area. Bicycle racks shall be provided in desirable locations and shall be conveniently located at each building. The rack placement should not impede pedestrian movement and should not cause conflicts between bicycles and pedestrians.

- c. *Shared parking.* Shared parking within the area identified as MUTC shall be encouraged. The parking and access easements must be identified as part of the site plan review and a plat prepared and recorded which memorializes such easements prior to the issuance of a building permit.

11. *Streetscape and Outdoor Open Space.* An active and interconnected streetscape with visually appealing and functional public spaces shall be provided and specifically addressed in the site plan submittal. Some specific design objectives are as follows:

- a. Provide for pedestrian and bicycle connections between properties and connections to existing pedestrian and bicycle facilities. Provide for a development that creates a pleasant and functional pedestrian experience.
- b. Encourage vehicular connections between adjoining properties.
- c. Locate and orient outdoor open space (e.g., plazas, courtyards, patios, outdoor seating and benches, small park spaces or landscaped features) to provide a focal point to be actively used.
- d. Provide landscape enhancements (e.g., bioswales, rain gardens, planters, flower gardens) to add visual interest, screen parking areas, and complement outdoor open spaces.

12. *Outdoor Site Lighting.* As regulated in Chapter 4, Section XIII of the Zoning Ordinance with the following additional provisions in the MUTC:

- a. New exterior lighting associated with new development or re-development within the MUTC shall have a consistency.
- b. Street lighting shall follow the requirements in Chapter 3, Section XXVII.K.2. of the Zoning Ordinance.
- c. Parking lot lights shall have decorative posts and brackets and a decorative fixture, such as a bell shaped style fixture. The bulbs shall be contained within the fixture so that they are not visible.

- d. Building mounted lights shall be decorative, such as the acorn, lantern, or bell shaped styles. The bulbs shall be contained within the fixture so that they are not visible.
 - e. Bollard lighting shall be permitted provided the bulbs are contained within the fixture so that they are not visible.
13. *Signage.* As regulated in the Farragut Sign Ordinance, with the following additional provisions which shall specifically govern all wall signage:
- a. Box or cabinet style signs on new buildings shall not be permitted;
 - ~~b. Each tenant shall be permitted a primary wall sign facing an abutting major arterial street not to exceed a ratio of 1:1 (sign area to lease space frontage on which the sign is to be mounted);~~
 - ~~c. Each tenant shall be permitted a secondary wall provided the following criteria are satisfied:~~
 - ~~a. The property shall directly front along a major arterial street;~~
 - ~~b. There is no surface parking in the front yard area(s) between the building and the major arterial street;~~
 - ~~c. The secondary wall sign shall not exceed a ratio of 0.75:1 (sign area to lease space frontage on which the sign is to be mounted)~~
 - ~~d. The secondary sign shall only be placed on the wall where the primary entrance is located and shall face the primary parking lot area;~~
 - b. d) Lighting for all new wall signs shall be consistent and shall be limited to external or back lit illumination; and
 - c. e) Signage shall be consistent with the applicable provisions of the Town's Architectural Design Standards.