



FARRAGUT BOARD OF MAYOR AND ALDERMEN
Farragut Town Hall
11408 Municipal Center Drive

AGENDA
December 9, 2021

WORKSHOP
Neighborhood Commercial District
5:15 PM

BEER BOARD MEETING
5:45 PM

BMA MEETING
6:00 PM

- I. Roll Call**
- II. Approval of Agenda**
- III. Approval of Minutes**
 - A. November 11, 2021
- IV. Mayor's Report**
 - A. Community Health Council Appointment
- V. Ordinance**
 - A. Public Hearing and Second Reading
 - 1. **Ordinance 21-17**, an ordinance to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3., Section I. – Agricultural district (A)., to provide for a second dwelling unit on a lot of record and update other provisions (Keri Archer, Applicant)
 - 2. **Ordinance 21-21**, Ordinance to amend the Capital Investment Program Budget and add ARPA Fund Budget for the Fiscal Year 2021-2022 budget, passed by Ordinance 21-13

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, natural origin, gender, gender identity, sexual orientation, age, religion, disability or veteran status pursuant to Title VI of the Civil Rights Act of 1964, Public Law 93-112 and 101-336 in its hiring, employment practices and programs. To request accommodations due to disabilities, please call 865-966-7057 in advance of the meeting

B. First Reading

1. **Ordinance 21-19**, an ordinance to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3, Section XXIV., B., 7., e., and 8., to provide for sign related amendments associated with regional recreational and entertainment facilities and clarification related to the master sign for a unified development, as provided for in the Outlet Drive Regional Entertainment and Employment District (ARCO Murray Construction, Applicant)
2. **Ordinance 21-22**, an ordinance to Amend Farragut Municipal Code Chapter 18, Parks & Recreation, to Prohibit Smoking, the use of Tobacco Products, and the use of Vapor Products on the Grounds of Public Parks, Public Playgrounds, Public Greenways, or Public Property Accessible to use by Youth.

VI. Business Items

- A. Approval of the Contract #2021-12, Town Hall Flat Rubber Roof and Front Gutter Replacement
- B. Approval of the 2021/2022 Snow Removal Schedule

VII. Town Administrator's Report

VIII. Town Attorney's Report

IX. Citizens Forum

This meeting can be viewed live on the Farragut YouTube Channel and the Town of Farragut website www.townoffarragut.org/livestream.

The meeting will be held at the Farragut Town Hall, 11408 Municipal Center Drive

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

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

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

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

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

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on possible amendments to the Farragut Municipal Code, Appendix A – Zoning, as it relates certain aspects of the Neighborhood/Convenience Commercial District (NCC), the General Commercial District (C-1) and the Planned Commercial Development District (PCD)

INTRODUCTION AND BACKGROUND: Vice Mayor Povlin asked staff to present this item for a Board of Mayor and Alderman workshop discussion. The specific initial topic for discussion was whether apartment buildings should be removed as a potential permitted residential use in the Neighborhood/Convenience Commercial District (NCC).

As background, the NCC District was adopted on June 28, 2018, as a scaled down version of the General Commercial District (C-1). It was recommended by the CLUP Steering Committee to help serve as a transitional district that would include maximum building size provisions for non-residential buildings and a focus on enhanced control over site components, such as lighting, service area and drive through facility placement, that could otherwise have a negative effect on nearby residential developments. To further enhance the neighborhood-oriented objectives of the district, the NCC provides for the opportunity to mix residential uses with non-residential uses as part of a transition area plan that would be required for any site plan submittal in the district. As currently stated, residential uses could include both detached and attached single-family dwellings and apartment buildings not to exceed a density of eight units per acre.

Prior to the creation of the NCC District, the Town's commercial districts were only traditional arterial commercial that did not include limitations on building sizes or the opportunity to mix residential with non-residential. The creation of the NCC District established not only a new commercial option but also addressed a disconnect between the Zoning Ordinance and the CLUP regarding the Mixed-Use Neighborhood (MUN) land use. The NCC provided a zoning district that would correspond to the MUN land use so that there would be a rezoning option for properties identified as being potential candidates for a mixed use neighborhood development.

Currently, there are only two properties that are zoned NCC. One is on the west side of N. Watt Road at the Town limits and the other is the property (Swan Farm) along Kingston Pike across from Way Station Trail and to the south of Union Road. There is also an application that has been submitted to rezone an additional property along N. Watt Road just south of the property that is currently zoned NCC. This request will be reviewed by the Planning Commission for a workshop discussion at their next meeting on December 16.

DISCUSSION: In terms of the specific discussion involving the residential uses provided for in the NCC District, staff would note that the current language intentionally includes a variety of options to specifically account for what type of residential product might appropriately transition to its surrounding context and/or within the development itself. The density of up to eight units per acre and the maximum permitted height of 2.5 stories or 35 feet would limit options for larger apartment buildings and more likely result in more modest scale residential uses, such as attached single family. This is what occurred on the Swan Farm property which included attached single family of mostly four units per building that were approved as part of the transition area plan. Attached single family is also what is envisioned on the property that is proposed for rezoning on N. Watt Road. In the NCC District, the Planning Commission is given the authority to consider the type, placement, scale, and general arrangement of residential buildings based on the context of the surrounding area and the plan proposed by the applicant during the evaluation process.

Since amendments to the text of the Zoning Ordinance are ultimately approved by the Board of Mayor and Aldermen, the appropriate residential options for the NCC District are a Board decision. Vice Mayor Povlin has included in the packet some proposed language that she will review with the Board.

Also included from Vice Mayor Povlin are some proposed text amendments associated with buildings which could exceed two stories in height for properties zoned General Commercial (C-1) that are in the Mixed-Use Town Center Land Use Area and an amendment to the Planned Commercial Development District (PCD) to change the word “shall” to “may” in relation to uses permitted within the General Commercial and Office Districts also being permitted in the PCD. The Vice Mayor will review these items with the Board at the workshop session.

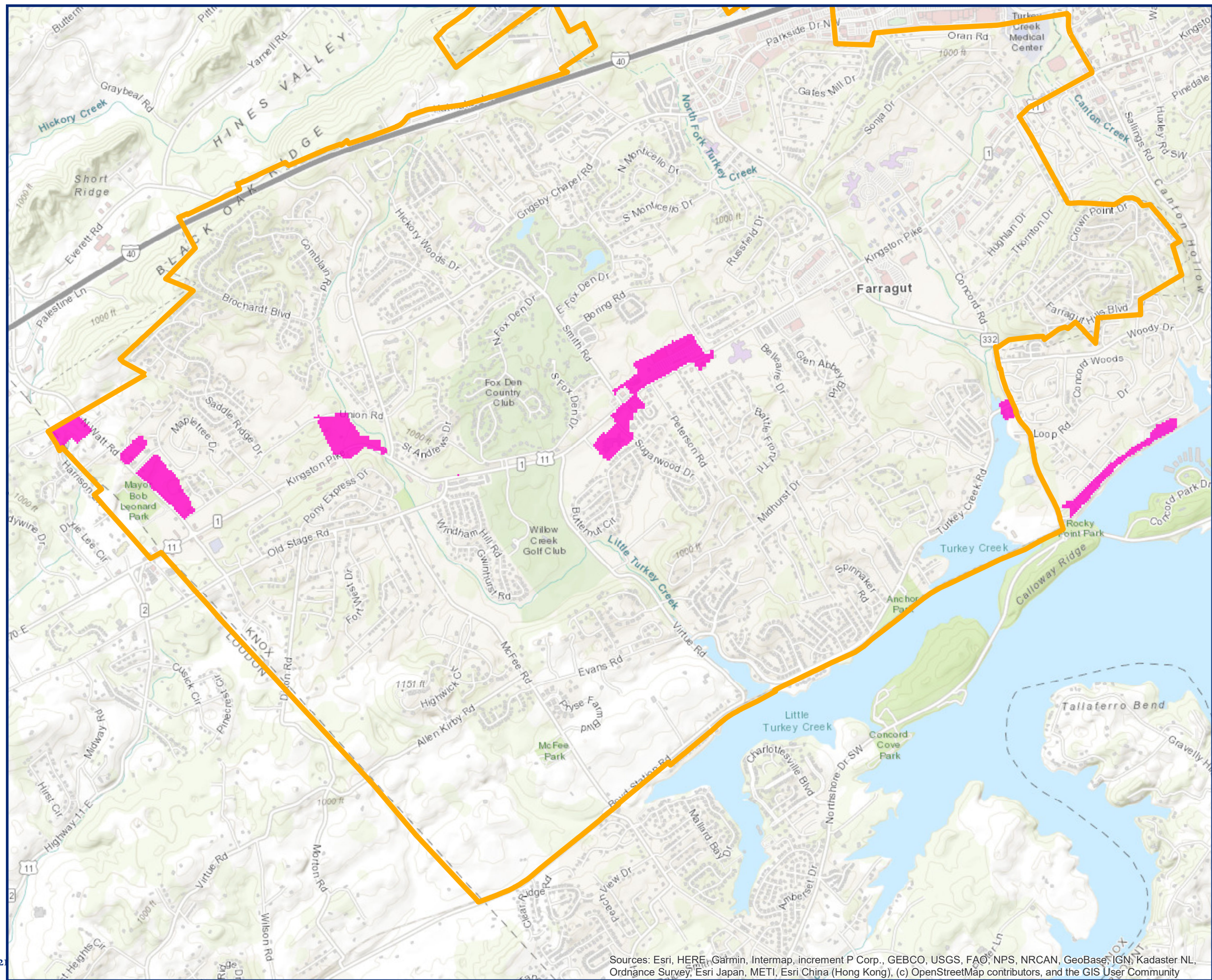
In terms of the height provisions in the C-1/MUTC, originally four stories was provided as an option intended for vertical mixed-use buildings. This would be consistent with the height permitted in the Town Center District. The requested amendment would establish more review and approval control where buildings in excess of two stories are proposed. Essentially, when a building exceeds two stories it “may” be permitted, depending on the concept plan proposed in association with the project and the surrounding context and community objectives.

In terms of the uses permitted in the PCD District, the requested amendment would also provide for more review and approval control regarding the uses allowed as part of a PCD project. The required concept plan would establish what uses would be appropriate, as ultimately stipulated by the Board of Mayor and Aldermen through the rezoning process.



Town of Farragut Mixed Use Neighborhood

- Town Limit
- Future Land Use**
- Mixed Use Neighborhood (Up to 8 DUs / Acre)



CONTACTS:
GIS: Carrie Smith
carrie.smith@aecom.com
1 inch = 2,550 feet
Map Prepared: December 2021

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

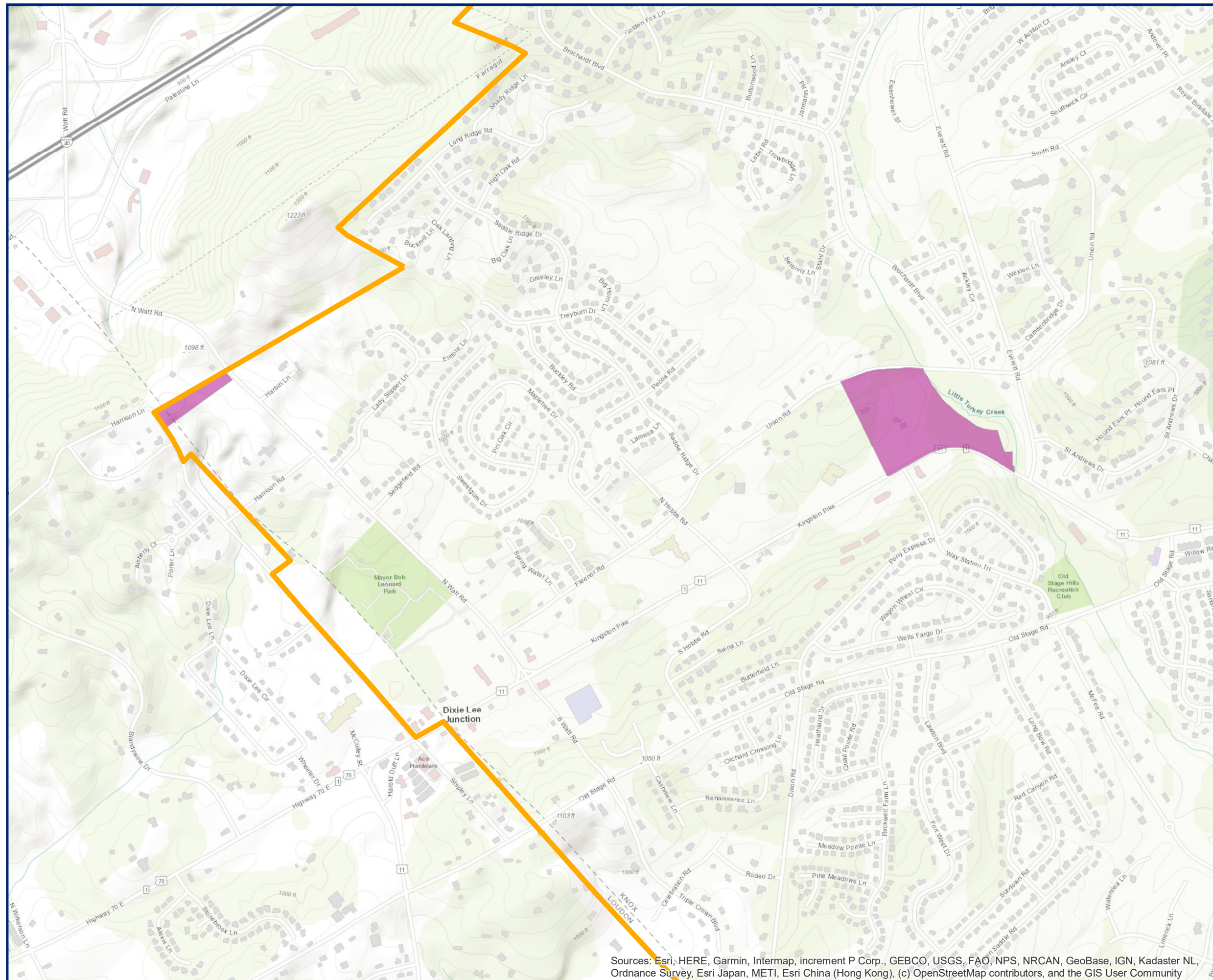


Town of Farragut

-  Town Limit
- TOF Zoning**
-  Neighborhood/Convenience Commercial



CONTACTS:
GIS: Carrie Smith
carrie.smith@aecom.com
1 inch = 1,000 feet
Map Prepared: December 2021



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



FARRAGUT BEER BOARD

December 9, 2021

5:45 PM

I. Approval of Minutes

A. October 28, 2021

II. Beer Permit Request

- A. Approval of Class 1, On-Premise Beer permit for Pin Thai, 723 N. Campbell Station Road
- B. Approval of Class 5, Off-Premise Beer Permit, Casey's Store #4049, 701 N. Campbell Station Road
- C. Approval of Class 5, Off-Premise Beer Permit, Casey's Store #4037, 13061 Kingston Pike

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FARRAGUT BEER BOARD MINUTES

October 28, 2021

Alderman Pinchok, Chairman called the meeting to order at 5:15 PM. Member present; Mayor Williams, Alderman Burnette, Alderman Meyer, and Alderman Pinchok; Alderman Povlin was absent.

Approval of Minutes

Motion was made to approve the minutes of October 14, 2021, as presented. Moved by Mayor Williams, seconded by Alderman Meyer, voting yes, Mayor Williams, Alderman Burnette, Meyer, and Pinchok; Alderman Povlin was absent no nays; motion passed.

Discussion of request by SmartServ, located at 800 N. Campbell Station Road, to vacate the decision by the Farragut Beer Board on October 14, 2021, that issued a 21-day suspension of SmartServ's beer permit for selling beer to a minor.

After much discussion between the Board, the SmartServ attorney and the applicant as motion was made to vacate the Farragut Beer Board decision on October 14, 2021, to issue a 21-day suspension of the beer permit for SmartServ located at 800 N. Campbell Station Road for selling beer to a minor. Moved by Alderman Meyer, seconded by Alderman Burnette; roll call vote: Alderman Burnette, yes; Alderman Meyer, yes; Alderman Pinchok, yes; Mayor Williams, yes; Alderman Povlin was absent; no nays; motion passed.

Motion was made to assess a civil penalty of \$2,500 to SmartServ. Moved by Alderman Meyer, seconded by Mayor Williams; roll call vote: Alderman Burnette, yes; Alderman Meyer, yes; Alderman Pinchok, yes; Mayor Williams, yes; Alderman Povlin was absent; no nays; motion passed.

Ron Pinchok, Chairman

Allison Myers, Town Recorder

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REPORT TO THE BEER BOARD

PREPARED BY: Allison Myers, Town Recorder

SUBJECT: Approval of Class 1, On-Premise Beer Permit for Pin Thai, 723 N. Campbell Station Road

DISCUSSION:

The purpose of this agenda item is the approval of a Class 1, On-Premise Beer Permit for Pin Thai, 723 N. Campbell Station Road.

The applications and information are in order.

RECOMMENDATION BY:

Allison Myers, Town Recorder, for approval.

PROPOSED MOTION:

To approve a Class 1, On-Premise Beer Permit for Pin Thai, 723 N. Campbell Station Road

BOARD ACTION:

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

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

APPLICATION FOR BEER PERMIT

STATE OF TENNESSEE

TOWN OF FARRAGUT

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

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

Class 1 On-Premise

Class 2 On-Premise, Other

Class 3 On-Premise, Hotel/Motel

Class 4 On-Premise, Tavern

Class 5 Off-Premise

Class 6, Special Occasion

- Name of Applicant(s) (Owner(s) of Business) Apicha Srisomboon
Prapchan Srisomboon
Narvchol Srisomboon
- Type of applicant (check one):
Person ☒ Firm ☐ Corporation ☐ Joint-Stock Company ☐ Syndicate ☐ Other ☐
- List all persons, firms, corporations, joint-stock companies, syndicates, or associations having at least a 5% ownership interest in the business:

- Applicant's present home address: _____ 723
- Date of Birth _____ Home Telephone Number _____
Business Telephone Number 865-202-7602 Social Security Number _____
- Representative Email Address: pinthaitn@gmail.com
- Under what name will the business operate? Pin Thai
- Business address 723 N Campbell Station Rd. Farragut, TN 37934
Business Telephone number 865-202-7602

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

208 Hanna Pt, Knoxville, TN 37923

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

Name: _____ Birth Date: _____

Address: _____

Phone Number: _____

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

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

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

Normak Rental Properties - PO Box 23410 Knoxville, TN 37933

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

Faith Lutheran Church - 225 Jamestowne Blvd, Knoxville, TN 37934

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

Farragut Primary School - 509 N Campbell Station Rd, Knoxville, TN 37934

18. Special Occasion Event Name: _____

Location of the special occasion event: _____

Event Date & Times: _____

Representative name & phone number: _____

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

19. Tennessee Sales Tax Number: 1001987058 - SLC

20. Town of Farragut Business License Number 4074

REPORT TO THE BEER BOARD

PREPARED BY: Allison Myers, Town Recorder

SUBJECT: Approval of Class 5, Off-Premise Beer Permit for Casey's Store #4049, 701 N. Campbell Station Road

DISCUSSION:

The purpose of this agenda item is the approval of a Class 5, Off-Premise Beer Permit for Casey's Store #4049, 701 N. Campbell Station Road.

The applications and information are in order.

RECOMMENDATION BY:

Allison Myers, Town Recorder, for approval.

PROPOSED MOTION:

To approve a Class 5, Off-Premise Beer Permit for Casey's Store #4049, 701 N. Campbell Station Road.

BOARD ACTION:

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

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

APPLICATION FOR BEER PERMIT

STATE OF TENNESSEE

TOWN OF FARRAGUT

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

1. Reason for application: New Business XX New Ownership Name Change Other
2. Type of permit requested: XOff-Premise On-Premise On/Off-Premise Special Occasion
3. Name of Applicant(s) (Owner(s) of Business) CGS STORES LLC

4. Type of applicant (check one):
Person Firm Corporation Joint-Stock Company Syndicate Other XX
5. List all persons, firms, corporations, joint-stock companies, syndicates, or associations having at least a 5% ownership interest in the business:
NO PERSONS INDIVIDUALLY OR AN AGGREGATE OWNS 5% OF CORP STOCK.

6. Applicant's present home address:
CORP: ONE SE CONVENIENCE BLVD, ANKENY IA 50021
7. Date of Birth N/A Home Telephone Number _____
Business Telephone Number 515-381-5109 Social Security Number 83-4238498
8. Representative Email Address: GAYLE.BEGALSKE@CASEYS.COM
9. Under what name will the business operate? DBA CASEY'S #4049
10. Business address 701 N CAMPBELL STATION RD, KNOXVILLE TN 37934
Business Telephone number 865-966-1860
11. Specify the identity, email and physical address of the person to receive annual privilege tax notices and any other communication from the Town:
CGS STORES LLC, ONE SE CONVENIENCE BLVD, ANKENY IA 50021

12. Information of any manager, other than the applicant:
Name: TERESA JOHNSON Birth Date
Address:

Phone Number: 865-966-1860

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

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

15. Name and address of property owner, if other than the business owner:
SAME
16. What is the name and address of the Church (or other place of worship) nearest to your business?
WEST PARK BAPTIST CHURCH, 8833 MIDDLEBROOK PIKE, KNOXVILLE TN 37923
17. What is the name and address of the school nearest to your business?
FARRAGUT PRIMARY SCHOOL, 509 N CAMPBELL STATION RD, KNOXVILLE TN 37934
18. Special Occasion Event Name: N/A
Location of the special occasion event: _____
Event Date & Times: _____
Representative name & phone number: _____
Have you received a special event permit to hold the event in the Town of Farragut? _____
19. Tennessee Sales Tax Number: 1001445275

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

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

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

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

REPORT TO THE BEER BOARD

PREPARED BY: Allison Myers, Town Recorder

SUBJECT: Approval of Class 5, Off-Premise Beer Permit for Casey's Store #4037, 13061 Kingston Pike

DISCUSSION:

The purpose of this agenda item is the approval of a Class 5, Off-Premise Beer Permit for Casey's Store #4037, 13061 Kingston Pike.

The applications and information are in order.

RECOMMENDATION BY:

Allison Myers, Town Recorder, for approval.

PROPOSED MOTION:

To approve a Class 5, Off-Premise Beer Permit for Casey's Store #4037, 13061 Kingston Pike.

BOARD ACTION:

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

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

TOWN OF FARRAGUT

1. Reason for application: New Business XX New Ownership Name Change Other
2. Type of permit requested: XOff-Premise On-Premise On/Off-Premise Special Occasion
3. Name of Applicant(s) (Owner(s) of Business) CGS STORES LLC
4. Type of applicant (check one):
Person Firm Corporation XX Joint-Stock Company Syndicate Other
5. List all persons, firms, corporations, joint-stock companies, syndicates, or associations having at least a 5% ownership interest in the business:
NO PERSONS INDIVIDUALLY OR AN AGGREGATE OWNS 5% OF CORP STOCK.
6. Applicant's present home address:
CORP: ONE SE CONVENIENCE BLVD, ANKENY IA 50021
7. Date of Birth N/A Home Telephone Number
Business Telephone Number 515-381-5109 Social Security Number 83-4238498
8. Representative Email Address: GAYLE.BEGALSKE@CASEYS.COM
9. Under what name will the business operate? DBA CASEY'S #4037
10. Business address 13061 KINGSTON PIKE, KNOXVILLE TN 37934
Business Telephone number 865-671-1526
11. Specify the identity, email and physical address of the person to receive annual privilege tax notices and any other communication from the Town:
CGS STORES LLC, ONE SE CONVENIENCE BLVD, ANKENY IA 50021
12. Information of any manager, other than the applicant:
Name: KAREN REYNOLDS Birth Date:
Address:

Phone Number: 865-671-1526

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

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

15. Name and address of property owner, if other than the business owner:
SAME
16. What is the name and address of the Church (or other place of worship) nearest to your business?
TWO RIVERS CHURCH, 275 HARRISON LN, LENOIR CITY TN 37772
17. What is the name and address of the school nearest to your business?
ST JOHN NEUMANN CATHOLIC SCHOOL, 625 ST JOHN CT, KNOXVILLE TN 37934
18. Special Occasion Event Name: N/A
Location of the special occasion event: _____
Event Date & Times: _____
Representative name & phone number: _____
Have you received a special event permit to hold the event in the Town of Farragut? _____
19. Tennessee Sales Tax Number: 1001450390

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

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

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

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

BMA MEETING MINUTES
November 11, 2021
6:00 PM

Roll Call

Mayor Williams called the meeting to order at 6:00 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.

Approval of Agenda

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

Approval of Minutes

Motion was made to approve the minutes of October 28, 2021, as presented. Moved by Alderman Meyer, seconded by Alderman Burnette; voting yes; Mayor Williams, Alderman Burnette, Meyer, Pinchok and Povlin; no nays; motion passed.

Mayor's Report

Mayor Williams reported the following:

- Small Business Saturday
- Thanked staff for a successful Freaky Friday event
- Light the Park begins November 21
- Celebrate the Season December 2
- Day of Infamy December 6

Ordinance

First Reading

Ordinance 21-17, an ordinance to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3., Section I. – Agricultural district (A)., to provide for a second dwelling unit on a lot of record and update other provisions (Keri Archer, Applicant)

Motion was made to approve Ordinance 21-17 on first reading. Moved by Alderman Povlin, seconded by Alderman Pinchok; Roll call vote: Alderman Burnette, yes; Alderman Meyer, yes; Alderman Pinchok, yes; Alderman Povlin, yes; Mayor Williams, yes; no nays; motion passed.

Ordinance 21-21, Ordinance to amend the Capital Investment Program Budget and add ARPA Fund Budget for the Fiscal Year 2021-2022 budget, passed by Ordinance 21-13

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

Business Items

Approval of the Veteran Salute 5K/10K road race, November 13, 2021

Motion was made to approve the Veteran Salute 5K/10K road race, November 13, 2021. Moved by Alderman Povlin, seconded by Alderman Meyer; voting yes; Mayor Williams, Aldermen Burnette, Meyer, Pinchok and Povlin; no nays; motion passed.

Approval of the Hot to Trot 5K/10K & Fun Run, November 25, 2021

Motion was made to approve the Hot to Trot 5K/10K & Fun Run, November 25, 2021. Moved by Alderman Povlin, seconded by Alderman Meyer; voting yes; Mayor Williams, Aldermen Burnette, Meyer, Pinchok and Povlin; no nays; motion passed.

Approval of Proposal from Ross/Fowler, PC for Design & Construction Services for McFee Park Phase 4, Permeable Paver Parking and Stormwater Improvement

Motion was made to approve the proposal from Ross/Fowler, PC in the amount of \$153,950. Moved by Alderman Povlin, seconded by Alderman Pinchok; voting yes; Mayor Williams, Aldermen Burnette, Meyer, Pinchok and Povlin; no nays; motion passed.

Approval of Professional Services Agreement with Cannon & Cannon, Inc. for Engineering Services for Campbell Station Road Improvements at Approach to Interstate 40/75

Motion was made to approve the Professional Services Agreement with Cannon & Cannon, Inc in the amount of \$22,000. Moved by Alderman Povlin, seconded by Alderman Meyer; voting yes; Mayor Williams, Aldermen Burnette, Meyer, Pinchok and Povlin; no nays; motion passed.

Approval of contract with Madden Media for targeted marketing/advertising and website maintenance and a next-step expansion of marketing for Visit Farragut

Motion was made to approve the contract with Madden Media. Moved by Alderman Povlin, seconded by Alderman Burnette; voting yes; Mayor Williams, Aldermen Burnette, Meyer, Pinchok and Povlin; no nays; motion passed.

Town Administrator's Report

David Smoak reported the following:

- Intro to Farragut class has graduated 110 total participants
- November 15, Public Meeting for Comprehensive Land Use Plan for Boring Road corridor
- Shop Farragut campaign November 19-January 1
- Town Hall will be closed November 25-26 for Thanksgiving

Meeting adjourned at 7:07 PM.

Ron Williams, Mayor

Allison Myers, Town Recorder

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Consideration of Ordinance 21-17 on second reading. An ordinance to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3., Section I. – Agricultural district (A)., to provide for a second dwelling unit on a lot of record and update other provisions (Keri Archer, Applicant)

INTRODUCTION AND BACKGROUND: During review with the Planning Commission, staff noted that the applicant submitted a request to allow a second dwelling unit on a lot of record in the Agricultural (A) Zoning District, provided certain criteria could be satisfied. The (A) Zoning District is mostly limited to areas in the southwest portion of the Town. As the Town has grown, properties that were zoned (A) have been rezoned to permit more intensive residential development. Some provisions in the (A) District have not been revisited in some time since the district is slowly becoming less relevant.

Staff noted that one such provision currently provides for up to three detached single-family dwellings as a use permitted as a special exception through the Board of Zoning Appeals (BZA). Chapter 4, Section II., E., of the Zoning Ordinance provides the BZA with review standards when considering special exceptions. One of the standards is that the use meets all requirements set out in the particular zoning classification in which the use is to be located. The (A) District requires a land area of five acres for a single-family dwelling. Staff explained that they would infer that the existing language would essentially require a property owner to have at least five acres per dwelling unit which would mean that to have two dwelling units on the same lot there would need to be at least ten acres. The applicant has a five-acre lot of record at 13000 Allen Kirby Road that is part of a five-acre minimum lot size subdivision known as Somerset Farms.

DISCUSSION: Staff explained to the Planning Commission, after reviewing the existing language in the (A) District with the applicant, it was apparent that updates were needed to different portions of this district, especially Subsection C. *Uses permitted as special exceptions*. This section has provisions that are no longer relevant or possible as the Town has evolved from an agrarian to a largely residential community.

From staffs' perspective, a more focused approach as part of a need to update the (A) District and address the applicant's desire to have a second dwelling unit on their five-acre lot off Allen Kirby Road would be to establish specific criteria to allow a second dwelling unit in the (A) District by right and remove Subsection C., from the (A) District.

Some of the criteria that would apply to the option for a second dwelling unit would address the fire code and infrastructure requirements that would now apply. This criterion includes the following:

- a. The lot is a lot of record that is at least five acres.
- b. The lot of record does not have more than one existing dwelling unit.
- c. The lot of record must front directly on an existing public street for at least 100 feet.
- d. The existing and additional dwelling unit shall meet the setback requirements for principal dwelling units in the (A) District.
- e. The second dwelling unit shall be situated so that it is at least 50 feet from the existing dwelling unit (this would ensure side setback compliance should the dwelling units be separated at some point in the future).
- f. The second dwelling unit will not create an additional access to a public street. The access will have to be shared with the existing dwelling unit.

- g. The second dwelling unit shall be able to satisfy all applicable utility, code, and fire suppression requirements.

In addition to the second dwelling unit provision and the removal of Subsection C., Ordinance 21-17 also includes the removal of existing off premises outdoor advertising as a permitted use since those are addressed specifically in the Sign Ordinance. Also removed as a permitted use is a mobile home. The current reference to mobile home does not clarify the *Tennessee Code Annotated* (TCA) provisions in Section 13-24-201. TCA makes a distinction between factory-manufactured mobile homes constructed as a single self-contained unit (commonly referred to as “single-wide” mobile homes), and those partially or completely constructed in a manufacturing facility and that otherwise have the same general appearance as required for site built dwelling units. Where a manufactured home satisfies the latter condition, it is treated as a detached single-family dwelling and does not need to be listed separately as a permitted use. Staff would note that, due to the vagueness of the current language, a mobile home that may fall under the “single-wide” mobile home definition would be permitted even though this is not considered a “residential dwelling” as defined in TCA, Section 13-24-201 (b), and does not have to be provided for as a permitted use. This proposed clarification in the (A) District would not affect existing single wide mobile homes. This would only become relevant if they were replaced.

RECOMMENDATION: At their meeting on October 21, 2021, the Planning Commission unanimously recommended approval of Ordinance 21-17 with a clarification being made to omit the original language that required the lot of record to be an “existing” lot of record. This clarification was made to Ordinance 21-17. At the Board of Mayor and Alderman meeting on November 11, Ordinance 21-17 was approved on first reading. There have been no changes since first reading and Community Development Director, Mark Shipley, recommends approval of Ordinance 21-17 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	_____	_____	_____	_____	_____

Sec. I. Agricultural district (A).

- A. *General description.* This district provides space for agricultural uses which comprise an important part of the economy and land use of the Town of Farragut. The intent is to permit lands best suited for agriculture to be used for agriculture purposes and also to prevent the encroachment of urban and other incompatible land uses on farm lands and thereby protect the physical and economic well-being of agricultural operations.
- B. *Permitted uses and structures.*
1. Agricultural uses.
 2. Detached single-family dwellings.
 - ~~3. Mobile homes.~~
 3. A second single-family detached dwelling may be permitted on an existing lot of record provided all the following criteria are met:
 - a. The lot is a lot of record that is at least five acres.
 - b. The lot of record does not have more than one existing dwelling unit.
 - c. The lot of record must front directly on an existing public street for at least 100 feet.
 - d. The existing and additional dwelling unit shall meet the setback requirements for principal dwelling units in the (A) District.
 - e. The second dwelling unit shall be situated so that it is at least 50 feet from the existing dwelling unit.
 - f. The second dwelling unit will not create an additional access to a public street. The access will have to be shared with the existing dwelling unit.
 - g. The second dwelling unit shall be able to satisfy all applicable utility, code, and fire suppression requirements.
 4. Schools, public and private, and churches and other places of worship provided the following development criteria are met:
 - a. Access shall be directly to a street having a designated classification of local collector or greater, or a local street which is not interior to a subdivision. The street on which the school or church accesses must meet the minimum design standards established in the Farragut Subdivision Regulations.
 - b. There shall be a minimum lot size of five acres.
 - c. There shall be a buffer strip which meets the following minimum development criteria:
 - 1) The buffer strip shall be a minimum of 25 feet in width on all side and rear property lines;
 - 2) Existing, mature vegetation shall be preserved and incorporated into the buffer strip;

-
- 3) No grading shall occur in the buffer strip; and
 - 4) Detention basins, measured from top-of-slope to top-of-slope, and associated structures shall not be located within any buffer strips.
- d. The following setback requirements are met:
 - 1) *Front yard.* All buildings and structures, excluding signs, shall be set back from the nearest point of any right-of-way no less than 50 feet. For the purposes of this ordinance, the interstate highway right-of-way shall be considered a side or rear lot line.
 - 2) *Side and rear yards.*
 - a) All buildings shall be set back a minimum of 50 feet. Setbacks shall be measured from the nearest point of any property line; and
 - b) All accessory structures, excluding signs and fences, shall be set back a minimum of 30 feet. Setbacks shall be measured from the nearest point of any property line.
 - e. The maximum coverage for the total building area shall not exceed 35 percent and the total lot coverage shall not exceed 60 percent.
 - f. A site plan and landscape plan shall be submitted as regulated in Chapter 4.
5. Accessory uses and structures.
 6. Customary Home Occupations as regulated in Chapter 4.
 7. Cemeteries and historical monuments.
 8. Signs as regulated in the [Farragut] Municipal Code.
 9. Utility uses.
 10. ~~Existing off-premises outdoor advertising as regulated in Chapter 4.~~
- ~~C. Uses permitted as special exceptions. The following uses may be permitted on review by the Board of Zoning Appeals in accordance with provisions in Tennessee Code Annotated § 13-7-207 [T.C.A. § 13-7-207]. With the exceptions of numbers 5 and 7, all specially permitted uses shall be adjacent and contiguous to the right-of-way of "Collector" or "Arterial" streets. Buffer strips may be required as a condition for granting a special exception. Please refer to "General Review Standards," Chapter 4, Administration and Enforcement, Special Exceptions, General Review Standards, for review criteria.~~
- ~~1. Athletic fields, tennis courts, country club and golf courses, parks, playgrounds, community swimming pools, and recreational areas operated by membership organizations for the benefit of their members.~~
 - ~~2. Commercial livestock feed and sales yard.~~
 - ~~3. Dog kennels, livery stable or riding academy, fish and minnow raising, and the raising of fur-bearing animals.~~

-
4. ~~One temporary roadside stand, provided that it does not exceed an area of 200 square feet, and that it is located no closer than 35 feet to any street surface except major arterials where they shall be no closer than 50 feet, but in no case on a right-of-way.~~
 5. ~~Quarry and subsurface extraction of natural mineral resources.~~
 6. ~~Marina and boat docks.~~
 7. ~~Up to three detached single-family dwellings may be permitted provided that the owner has, with a written request for approval, submitted a scale plan of not less than 1" = 50' showing the lot lines and right-of-way lines showing existing buildings and the proposed dwelling(s). Each dwelling must have independently adequate yard and set back space between it and any other primary structure or lot and right-of-way lines as required in Part D of this section.~~
 8. ~~Windmills.~~

D. ~~C.~~ *Area regulations.*

1. *Front yard.* All structures, excluding fences and certain utility structures, shall be set back from the nearest point of any right-of-way a minimum of 50 feet, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code. Electrical substations, utility offices, or any other utility building shall meet the front yard setback requirements.
2. *Side yard.*
 - a. All principal buildings used as a residence shall be set back a minimum of 25 feet;
 - b. All agricultural structures, excluding fences, shall be set back a minimum of 35 feet; and
 - c. All non-agricultural accessory structures, excluding fences, shall be set back a minimum of 20 feet.
3. *Rear yard.*
 - a. All principal buildings used as a residence shall be set back a minimum of 35 feet;
 - b. All agricultural structures, excluding fences, shall be set back a minimum of 35 feet; and
 - c. All non-agricultural accessory structures, excluding fences, shall be set back a minimum of ten feet.
4. *Lot width.* Each lot shall front on a public road for a minimum of 100 feet.
5. *Maximum lot coverage.*
 - a. Total building area: 15 percent, except as provided for elsewhere in this section; and
 - b. Total lot coverage: 25 percent, except as provided for elsewhere in this section.

6. *Size regulations.* No non-agricultural accessory building shall exceed 30 percent of the footprint of the principal building used as a residence or 600 square feet in size, whichever is greater.

7. *Land area.* Minimum lot size of five acres.

~~E.~~**D.** *Height regulations.*

1. No principal building shall exceed 2½ stories, or 35 feet in height, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code; and

2. No accessory structure shall exceed 15 feet in height, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code.

~~F.~~ **E.** *Parking.* As regulated in Chapter 4.

(Ord. No. 86-16, 4-1986; Ord. of 2-2006)

ORDINANCE:	21-17
PREPARED BY:	Shipley
REQUESTED BY:	Town of Farragut
CERTIFIED BY FMPC:	October 21, 2021
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING THE FARRAGUT MUNICIPAL CODE, APPENDIX A., ZONING, CHAPTER 3., SECTION I. – AGRICULTURAL DISTRICT (A)

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 3., Section I., Agricultural district (A) 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 Chapter 3., Section I., Agricultural district (A) in its entirety as follows:

SECTION 1.

Sec. I. Agricultural district (A).

- A. *General description.* This district provides space for agricultural uses which comprise an important part of the economy and land use of the Town of Farragut. The intent is to permit lands best suited for agriculture to be used for agriculture purposes and also to prevent the encroachment of urban and other incompatible land uses on farm lands and thereby protect the physical and economic well-being of agricultural operations.
- B. *Permitted uses and structures.*
 - 1. Agricultural uses.
 - 2. Detached single-family dwellings
 - 3. A second single-family detached dwelling may be permitted on an existing lot of record provided all the following criteria are met:
 - a. The lot is a lot of record that is at least five acres.
 - b. The lot of record does not have more than one existing dwelling unit.

- c. The lot of record must front directly on an existing public street for at least 100 feet.
 - d. The existing and additional dwelling unit shall meet the setback requirements for principal dwelling units in the (A) District.
 - e. The second dwelling unit shall be situated so that it is at least 50 feet from the existing dwelling unit.
 - f. The second dwelling unit will not create an additional access to a public street. The access will have to be shared with the existing dwelling unit.
 - g. The second dwelling unit shall be able to satisfy all applicable utility, code, and fire suppression requirements.
4. Schools, public and private, and churches and other places of worship provided the following development criteria are met:
- a. Access shall be directly to a street having a designated classification of local collector or greater, or a local street which is not interior to a subdivision. The street on which the school or church accesses must meet the minimum design standards established in the Farragut Subdivision Regulations.
 - b. There shall be a minimum lot size of five acres.
 - c. There shall be a buffer strip which meets the following minimum development criteria:
 - 1) The buffer strip shall be a minimum of 25 feet in width on all side and rear property lines;
 - 2) Existing, mature vegetation shall be preserved and incorporated into the buffer strip;
 - 3) No grading shall occur in the buffer strip; and
 - 4) Detention basins, measured from top-of-slope to top-of-slope, and associated structures shall not be located within any buffer strips.
 - d. The following setback requirements are met:
 - 1) *Front yard.* All buildings and structures, excluding signs, shall be set back from the nearest point of any right-of-way no less than 50 feet. For the purposes of this ordinance, the interstate highway right-of-way shall be considered a side or rear lot line.
 - 2) *Side and rear yards.*
 - a) All buildings shall be set back a minimum of 50 feet. Setbacks shall be measured from the nearest point of any property line; and
 - b) All accessory structures, excluding signs and fences, shall be set back a minimum of 30 feet. Setbacks shall be measured from the nearest point of any property line.

- e. The maximum coverage for the total building area shall not exceed 35 percent and the total lot coverage shall not exceed 60 percent.
- f. A site plan and landscape plan shall be submitted as regulated in Chapter 4.
- 5. Accessory uses and structures.
- 6. Customary Home Occupations as regulated in Chapter 4.
- 7. Cemeteries and historical monuments.
- 8. Signs as regulated in the [Farragut] Municipal Code.
- 9. Utility uses.

C. *Area regulations.*

- 1. *Front yard.* All structures, excluding fences and certain utility structures, shall be set back from the nearest point of any right-of-way a minimum of 50 feet, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code. Electrical substations, utility offices, or any other utility building shall meet the front yard setback requirements.
- 2. *Side yard.*
 - a. All principal buildings used as a residence shall be set back a minimum of 25 feet;
 - b. All agricultural structures, excluding fences, shall be set back a minimum of 35 feet; and
 - c. All non-agricultural accessory structures, excluding fences, shall be set back a minimum of 20 feet.
- 3. *Rear yard.*
 - a. All principal buildings used as a residence shall be set back a minimum of 35 feet;
 - b. All agricultural structures, excluding fences, shall be set back a minimum of 35 feet; and
 - c. All non-agricultural accessory structures, excluding fences, shall be set back a minimum of ten feet.
- 4. *Lot width.* Each lot shall front on a public road for a minimum of 100 feet.
- 5. *Maximum lot coverage.*
 - a. Total building area: 15 percent, except as provided for elsewhere in this section; and
 - b. Total lot coverage: 25 percent, except as provided for elsewhere in this section.
- 6. *Size regulations.* No non-agricultural accessory building shall exceed 30 percent of the footprint of the principal building used as a residence or 600 square feet in size, whichever is greater.

7. *Land area.* Minimum lot size of five acres.

D. *Height regulations.*

1. No principal building shall exceed 2½ stories, or 35 feet in height, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code; and
2. No accessory structure shall exceed 15 feet in height, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code.

E. *Parking.* As regulated in Chapter 4.

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

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Allison Myers, Town Recorder/Treasurer

SUBJECT: Ordinance 21-21, Ordinance on second and final reading to amend the Capital Investment Program Budget and add ARPA Fund Budget for the Fiscal Year 2021-2022 budget, passed by Ordinance 21-13

INTRODUCTION:

The purpose of this agenda item is to approve Ordinance 21-21 on second reading to amend the Fiscal Year 2022 Capital Investment Program Budget and add the American Rescue Plan Act (ARPA) Fund budget.

DISCUSSION:

The **Capital Investment Program** will be amended by increasing the appropriated expenditures from \$13,720,342 to \$14,020,342, an increase of \$300,000.

- **\$300,000 Campbell Station Road Approach to Interstate 40/75.** This project will be funded through CIP fund balance. The additional \$300,000 expenditure is for engineering and construction of improvements at the Campbell Station Road approach to Interstate 40/75. See business item D. Professional Services Agreement with Cannon & Cannon, Inc. for Engineering Services for Campbell Station Road Improvements at Approach to Interstate 40/75 for further detail and information.

FINANCIAL SECTION:

Account Number: Capital Investment Program

FY2022 Budget

\$13,720,342

Requested Amendment

\$300,000

FY2022 Amended Budget

\$14,020,342

Approved By: _____

American Rescue Plan Act (ARPA) The addition of the fund and proposed budget. See attachment A for the proposed budget.

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

PROPOSED MOTION: Motion to approve Ordinance 21-21 on second and final reading.

BOARD ACTION:

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

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

Attachment A

ARPA Fund-316

		FY2021-22 <u>Proposed</u>
Beginning Balance		0
316	Revenues	
33193	Federal ARPA Grant 1	3,527,626
33194	Federal ARPA Grant 2	0
Total Revenues		\$3,527,626
Expenditures		
41991-1320	Vaccine Incentive Program	10,200
41991-1150	Essential Personnel Pay	110,200
41992-9450	Broadband Infrastructure	0
41830-9311	Stormwater Parking Facilities	1,500,000
41830-9361	Building Improvements	0
43150-9340	Stormwater Improvements	0
Project Expenditures		1,907,226
Total Expenditures		\$3,527,626
Ending Balance		0

ORDINANCE	21-21
PREPARED BY	Myers
1 ST READING	November 11, 2021
2 nd READING	December 9, 2021
PUBLISHED IN	Shopper News Farragut
DATE	

AN ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE
AMENDING THE FISCAL YEAR 2021-2022 BUDGET, PASSED BY ORDINANCE 21-13

WHEREAS, the Town of Farragut adopted the fiscal year 2021-22 budget by passage of Ordinance Number 21-13 on June 10, 2021; and

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

WHEREAS, expenses for the Capital Investment Program will be greater than budgeted and the addition of the American Rescue Plan Act Fund budget; and

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF FARRAGUT, TENNESSEE THAT CHANGES BE MADE TO THE FISCAL YEAR 2021-2022 BUDGET AS FOLLOWS:

SECTION 1. Ordinance 21-13 is hereby amended by:

- The **Capital Investment Program** will be amended by increasing the appropriated expenditures from \$13,720,342 to \$14,020,342, an increase of \$300,000.
- Adding the **American Recue Plan Act Fund** Budget

ARPA Fund-316

	FY2021-22
	<u>Proposed</u>
Beginning Balance	0
Total Revenues	\$3,527,626
Total Expenditures	\$3,527,626
Ending Balance	0

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

SECTION 3. This ordinance shall take effect after its final passage and publication, the public welfare requiring it.

Ron Williams, Mayor

Allison Myers, Town Recorder

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Consideration of Ordinance 21-19 on first reading. An ordinance to amend the Farragut Municipal Code, Appendix A – Zoning, Chapter 3, Section XXIV., B., 7., e., and 8., to provide for sign related amendments associated with regional recreational and entertainment facilities and clarification related to the master sign for a unified development, as provided for in the Outlet Drive Regional Entertainment and Employment District (ARCO Murray Construction, Applicant)

INTRODUCTION AND BACKGROUND: This agenda item involves amendments to certain sign related provisions specific to the Outlet Drive Regional Entertainment and Employment District (OD-RE/E).

DISCUSSION: As discussed during review with the Planning Commission, the applicant asked for an amendment to provide for a sign on the end of a structural canopy proposed near the Top Golf entrance in lieu of one of the otherwise permitted wall signs. Current language stipulates that the sign must be within 12 inches of the building. The structural canopy extends five feet from the building.

Also requested was the ability to have larger signage on the ends of the Top Golf building given its unusual shape and to help balance the signage in relation to the scale of the overall building. Current language associated with these signs provides for a sign area based on a 1:1 ratio of sign area to the width of the building elevation on which the sign is to be mounted. As an example, if a building's width is 25 feet, then the sign area could be up to 25 square feet.

During discussion with the Planning Commission, staff also reviewed the existing provisions related to the master sign for a unified development and the intent for it to ultimately provide for at least three entities on the sign face. This sign was provided for as an Outlet Drive corridor sign targeted to uses within the OD-RE/E District. Staff requested feedback from the Planning Commission on the language that specifies that such sign include a regional recreational and entertainment facility and at least two additional regional oriented businesses or tenants in the OD-RE/E Zoning District. Staff recommended that the recorded declaration governing the use of such sign specifically provide for this and the sign be constructed to accommodate the additional business or tenants even though they may not be known at the time of sign fabrication. The main objective is that the sign ultimately provides for at least three entities and is not just a large sign for one business, like a billboard. The Planning Commission was fine with the recorded declaration addressing this so that the sign could be approved and fabricated as soon as possible.

As outlined with the Planning Commission, Ordinance 21-19 includes the following amendments:

1. Provides that one of the two signs permitted on the building elevation with at least 400 feet in length for a regional recreational and entertainment facility could be a canopy sign protruding from the main building wall more than 12 inches, provided such sign is mounted on a structural canopy that is integral to the architecture of the building and such sign is not a cabinet style sign but rather a sign with channel letters.
2. Provides for a 2:1 rather than 1:1 ratio of sign area to building width for the two other building elevations that are not the main building elevation for a regional recreational and entertainment facility. The 2:1 ratio would also be consistent with the ratio permitted on the main building elevation for a regional recreational and entertainment facility.

3. Provides for clarification concerning the intent of the master sign for a unified development in terms of permitting its approval and installation prior to knowing the specific businesses or tenants that may be represented on the sign. The Town Attorney would approve the language of the associated recorded declaration to ensure that the intent of the sign was provided for.

RECOMMENDATION: At their meeting on November 18, 2021, the Planning Commission unanimously recommended approval of Ordinance 21-19. Community Development Director, Mark Shipley, also recommends approval of Ordinance 21-19 on first reading.

BOARD ACTION:

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

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

ORDINANCE:	21-19
PREPARED BY:	Shipley
REQUESTED BY:	Town of Farragut
CERTIFIED BY FMPC:	November 18, 2021
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING THE FARRAGUT MUNICIPAL CODE, APPENDIX A., ZONING, CHAPTER 3., SECTION XXIV., B., 7., E., AND 8., TO PROVIDE FOR SIGN RELATED AMENDMENTS ASSOCIATED WITH REGIONAL RECREATIONAL AND ENTERTAINMENT FACILITIES AND CLARIFICATION RELATED TO THE MASTER SIGN FOR A UNIFIED DEVELOPMENT, AS PROVIDED FOR IN THE OUTLET DRIVE REGIONAL ENTERTAINMENT AND EMPLOYMENT DISTRICT

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 3., Section XXIV., B., 7., e., and 8., to provide for sign related amendments associated with regional recreational and entertainment facilities and clarification related to the master sign for a unified development, as provided for in the Outlet Drive Regional Entertainment and Employment District 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 Chapter 3., Section XXIV., B., 7., e., and 8., to provide for sign related amendments associated with regional recreational and entertainment facilities and clarification related to the master sign for a unified development, as provided for in the Outlet Drive Regional Entertainment and Employment District, as follows:

SECTION 1.

Section XXIV., B., 7., e.

- e. For a building in excess of 40,000 square feet and with at least one building elevation of more than 400 feet in length, wall signage shall be provided for as follows:
 - i. Up to two signs (with sign areas calculated separately) may be permitted on the building elevation that is in excess of 400 feet. The cumulative permitted sign area for the two signs combined shall be established with a 2:1 ratio of sign area to building width on which the sign is to be mounted. One of the two signs may be a canopy sign

- protruding from the main building wall more than 12 inches, provided such sign is mounted on a structural canopy that is integral to the architecture of the building and such sign is not a cabinet style sign but rather a sign with channel letters; and
- ii. One wall sign is permitted on two other building elevations with the sign area on each of these elevations being established with a 2:1 ratio of sign area to building width on which the sign is to be mounted.

SECTION 2.

Section XXIV., B.,8.

8. Master sign for a unified development is subject to the following criteria:
- a. The unified development includes, as reflected in a recorded declaration approved by the Town Attorney, a regional recreational and entertainment facility and at least two additional regional oriented businesses or tenants in the OD-RE/E Zoning District that will have the opportunity for signage on the master sign for a unified development. The layout of the initial sign face shall take this into consideration and any modifications to the recorded declaration shall be approved by the Town Attorney;
 - b. Existing off-premise advertising signs (billboards) along the town's portion of the Outlet Drive corridor shall be removed;
 - c. The minimum size of a development eligible for consideration as a unified development shall be 40,000 square feet of gross floor area and must contain three or more businesses or tenants;
 - d. Only one sign is permitted between the Lovell Road and Campbell Station Road interchanges and such sign shall be situated a minimum of 3,000 feet from the nearest portion of both the Lovell Road and the Campbell Station Road interchange rights-of-ways;
 - e. The sign face shall not exceed 800 square feet per side and shall be designed to include at least three businesses or tenants;
 - f. The sign shall not exceed 50 feet in overall height;
 - g. The sign shall be setback a minimum of 20 feet and a maximum of 50 feet from the interstate highway right-of-way. Otherwise, the sign shall meet the setbacks for an accessory structure;
 - h. The sign shall have no digital or moving messages;
 - i. The sign shall not be a monopole; and
 - j. The sign shall be assessed in terms of its visual and architectural compatibility with the buildings and tenant spaces which it advertises.

SECTION 3.

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

Ron Williams, Mayor

Sec. XXIV. Outlet drive regional entertainment and employment district (OD-RE/E).

- A. *General description.* The Outlet Drive corridor is uniquely situated on the north side of Interstate 40 between the Lovell Road and Campbell Station Road Interchanges. Much of the area that surrounds the corridor is outside the town limits. The town's portion of the corridor includes excellent interstate visibility and proximity to two interchanges. These notable characteristics provide an opportunity to attract family entertainment venues that serve both a local and regional market. The corridor's location and existing development also supports local and regional employment and includes an architecture that differentiates itself from most of the town.

The Outlet Drive Regional Entertainment and Employment District (OD-RE/E) is intended to capitalize on the corridor's characteristics by creating an opportunity to provide for uses, architectural flexibility, and signage that take into account the surrounding context.

- B. *Permitted principal and accessory uses and structures.* Property and structures located in the Outlet Drive Regional Entertainment and Employment District (OD-RE/E) shall be used only for the following purposes:

1. Generally recognized retail sales, subject to the following:
 - a. Any outdoor storage or sales shall be contained within areas specifically designed and approved for such storage or sales as part of a site plan review. Such areas shall be screened from public rights-of-ways with opaque materials that are architecturally compatible with the primary materials used on the building they are serving. Such screened areas shall meet the setback requirements for accessory structures; and
 - b. Warehousing and wholesaling associated with on-site retail establishments are permitted, provided the warehousing and wholesaling constitutes less than 80 percent of the gross square footage of the building(s).
2. Restaurants.
3. Hotels.
4. Offices.
5. Theaters, indoor only.
6. Indoor recreational facilities.
7. Regional Recreational and Entertainment Facility, as defined in Chapter 2, and subject to the following development criteria:
 - a. The tract shall be at least five acres;
 - b. The tract shall abut the Interstate 40 right-of-way;
 - c. The permissible height of accessory structures that are integral to the function of the regional entertainment venue shall be evaluated using the following criteria:

-
- i. The structure's role in the operational function and inherent safety related requirements of the establishment;
 - ii. The structure(s) being non-illuminated and concealed to the greatest extent practicable;
 - iii. The structure(s) being a minimum of 100 feet from property developed as residential; and
 - iv. The structure(s) being in compliance with any applicable state or federal requirements.
 - d. For a building in excess of 40,000 square feet, compliance with the Town's Architectural Design Standards (ADS) shall be evaluated using the following criteria:
 - i. The building containing a minimum masonry percentage of 10 percent on the net facade area of the building;
 - ii. The building being comprised of at least three other materials with no single material exceeding 40 percent of the net facade area and that collectively contribute to an appearance that segments the building visually into smaller modules that soften the building's scale; and
 - iii. The building clearly demonstrating compliance with all other ADS provisions.
 - e. For a building in excess of 40,000 square feet and with at least one building elevation of more than 400 feet in length, wall signage shall be provided for as follows:
 - i. Up to two signs (with sign areas calculated separately) may be permitted on the building elevation that is in excess of 400 feet. The cumulative permitted sign area for the two signs combined shall be established with a 2:1 ~~sign area to building width ratio~~ ratio of sign area to building width on which the sign is to be mounted. One of the two signs may be a canopy sign protruding from the main building wall more than 12 inches, provided such sign is mounted on a structural canopy that is integral to the architecture of the building and such sign is not a cabinet style sign but rather a sign with channel letters; and
 - ii. One wall sign is permitted on two other building elevations with the sign area on each of these elevations being established with a ~~1:1~~ 2:1 ratio of sign area to building width on which the sign is to be mounted.
 - f. Outdoor site lighting shall be in accordance with Chapter 4 of the Farragut Zoning Ordinance with the following exceptions:
 - i. Parking lot pole lights shall not exceed 35 feet in height, including the supporting base;

-
- ii. Lighting that may be unique for this use and required for the operation shall be directed inward onto the facility property so as not to shine onto adjacent properties or rights-of-ways;
 - iii. The maximum number of footcandles at all property lines (including the Interstate right-of-way) shall not exceed .1 footcandles; and
 - iv. A lighting impact analysis shall be provided as part of the site plan review and approval process. The analysis shall specifically demonstrate how lighting specific to this venue will not create glare, as defined in the town's outdoor site lighting requirements. Once lighting has been installed per the approved lighting plan and prior to the issuance of a certificate of occupancy, a verification from a licensed electrical engineer shall be provided to demonstrate compliance with the approved lighting plan.
8. Master sign for a unified development (~~i.e. a development that includes a regional recreational and entertainment facility and at least two additional regional oriented businesses or tenants in the OD-RE/E Zoning District~~), is subject to the following development criteria:
- a. ~~The unified development includes, as reflected in a recorded declaration approved by the Town Attorney, a regional recreational and entertainment facility and at least two additional regional oriented businesses or tenants in the OD-RE/E Zoning District that will have the opportunity for signage on the master sign for a unified development. The layout of the initial sign face shall take this into consideration and any modifications to the recorded declaration shall be approved by the Town Attorney;~~
 - b. Existing off-premise advertising signs (billboards) along the town's portion of the Outlet Drive corridor shall be removed;
 - c. The minimum size of a development eligible for consideration as a unified development shall be 40,000 square feet of gross floor area and must contain three or more businesses or tenants;
 - d. Only one sign is permitted between the Lovell Road and Campbell Station Road interchanges and such sign shall be situated a minimum of 3,000 feet from the nearest portion of both the Lovell Road and the Campbell Station Road interchange rights-of-ways;
 - e. The sign face shall not exceed 800 square feet per side and shall be designed to include at least three businesses or tenants;
 - f. The sign shall not exceed 50 feet in overall height;
 - g. The sign shall be setback a minimum of 20 feet and a maximum of 50 feet from the interstate highway right-of-way. Otherwise, the sign shall meet the setbacks for an accessory structure;
 - h. The sign shall have no digital or moving messages;

-
- i. The sign shall not be a monopole; and
 - j. The sign shall be assessed in terms of its visual and architectural compatibility with the buildings and tenant spaces which it advertises. and
 - ~~j. A recorded declaration provided to the town for the use of the sign. Any modifications to the recorded declaration shall be approved by the town.~~

9. Utility uses.

10. Signs, as regulated in the Farragut Municipal Code, or as provided for otherwise in this district.

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

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

C. *Area regulations.* The purpose of these setback regulations is to create a flexible building envelope that will enable the creative possibilities for development of a parcel to be maximized and to allow consideration of the natural features of a parcel as it is being developed.

Setbacks shall be measured from the nearest point of any property line and all structures shall comply with the following setback requirements. For the purposes of this ordinance, the interstate highway right-of-way shall be considered a rear lot line.

1. *Front yards.*

- a. Where a parking lot is situated in the front yard between a building and an abutting street, all buildings shall be set back from the nearest point of any right-of-way a minimum of 75 feet;
- b. Where only a driveway aisle is situated in the front yard between a building and an abutting street, all buildings shall be set back from the nearest point of any right-of-way a minimum of 55 feet; or

-
- c. Where neither a parking lot nor a driveway aisle is situated in the front yard between a building and an abutting street, all buildings shall be set back from the nearest point of any right-of-way a minimum of 20 feet.
 - d. All accessory structures, excluding detention basin structures (if associated with a low impact development measure), and/or non-roofed structures that provide for pedestrian engagement with the public street (such as outdoor patios, pedestrian facilities, sitting areas, public art), shall be set back from the nearest point of any right-of-way a minimum of 20 feet, except as provided for elsewhere in the Farragut Municipal Code.
 - e. With the exception of linear pedestrian facilities that connect to similar facilities in the right-of-way, no structures shall encroach into the public right-of-way and/or platted utility easements. Detention basin structures that are not associated with a low impact development measure shall be set back from the nearest point of any right-of-way a minimum of ten feet. Electrical substations, utility offices, or any other utility building shall meet the front yard building setback requirements.
 - f. Service areas and their associated structures (e.g., dumpsters, loading areas, utility building) shall be located to the side or rear of a building so as to minimize visual impacts from the street and foster a more pedestrian friendly streetscape.
- 2. *Side yards.* Buildings (non-accessory) within the OD-RE/E District shall be a minimum of 20 feet apart. Where the abutting property is not within the OD-RE/E District the side setback shall be a minimum of 35 feet.
 - 3. *Rear yards.* Buildings (non-accessory) shall be set back a minimum of 35 feet.
 - 4. *Side and rear yards.* All accessory structures shall be set back a minimum of 10 feet, except as provided for elsewhere in this ordinance or the [Farragut] Municipal Code.
 - 5. *Buffer strips.*
 - a. There shall be a buffer strip a minimum of 50 feet in width on all side and rear property lines when the abutting property is developed as residential;
 - b. Existing, mature vegetation shall be preserved and incorporated into the buffer strip; and
 - c. Detention basins, measured from top-of-slope to top-of-slope, and associated structures shall not be located within any buffer strips.
 - 6. *Maximum lot coverage.* Total lot coverage: 75 percent.
 - 7. *Land area.* Minimum lot size of one acre, unless provided for otherwise in this District.
- D. *Height regulations.* Buildings within the OD-RE/E District shall not exceed four stories or 60 feet in height. Buildings proposed within 100 feet of property developed as residential shall not exceed three stories or 45 feet in height. Unless provided for otherwise in this District, accessory structures shall not exceed 35 feet in height.
- E. *Parking.* As regulated in Chapter 4.

In order to minimize the visual impact of surface parking, where parking is situated between a building and a street or is parallel with a building along a street, a berm shall be constructed or landscaping shall be planted so as to limit the viewability of the parking lot from the street. A minimum of 60 percent of the total parking lot length adjacent to the front property line shall be screened from view with a berm or landscaping.

- F. *Streetscape and outdoor open space.* As part of a site plan review, a context appropriate (i.e., appropriate in relation to the proposed development and its physical surroundings) active and interconnected streetscape with visually appealing and functional public spaces is encouraged. Some specific design objectives would be as follows:
1. 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.
 2. Provide landscape enhancements (e.g., bioswales, rain gardens, planters, flower gardens) to add visual interest, screen parking areas, and complement outdoor open spaces.
- G. *Connectivity.* Development shall provide for context appropriate (i.e., appropriate in relation to the proposed development and its physical surroundings) pedestrian and vehicular connectivity. This shall include providing connections within the property and to abutting properties, pedestrian connections into the development from the public street(s), and the construction of pedestrian facilities along the public street(s) frontages.
- H. *Low Impact Development.* Development shall incorporate a minimum of one of the following Low Impact Development (LID) practices into the design:
1. Twenty-five percent of the parking lot being constructed with permeable pavers;
 2. Stormwater runoff draining to rain gardens;
 3. A building(s) being constructed with a vegetated roof, commonly referred to as a green roof;
 4. Stormwater draining to bioswales/bioretention facilities; or
 5. Rainwater being harvested for irrigation or gray water uses.
- I. *Architectural Materials.* Unless provided for otherwise in this District, buildings that are or exceed two stories and 25,000 square feet shall provide a minimum of 25 percent masonry on the net facade area of the building. All other buildings shall provide a minimum of 60 percent masonry on the net facade area of the building. All buildings, regardless of height and size, shall comply with all other provisions in the ADS.

(Ord. No. 19-24 , § 2, 8-22-2019; Ord. No. 20-16 , § 6, 9-10-2020)

Editor's note(s)—Ord. No. 19-24 , § 2, adopted August 22, 2019, repealed the former § XXIV, and enacted a new § XXIV as set out herein. The former § XXIV pertained to regional commercial district, retail/warehousing (C-2-R/W) and derived from Regional commercial district, retail/warehousing (C-2-R/W).

Mixed use town center

Intent

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

Uses

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



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



Character

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



Figure 27: Mixed use town center character.

Mixed use neighborhood

Intent

- Encourage the redevelopment of outdated commercial locations.
- Add a residential/office component to commercial areas that provides a built-in clientele and reduces the need to compete with big-box centers.
- Provide opportunities for small, neighborhood-serving retail at appropriate locations.
- Create an alternative residential option for Farragut, with convenient access to goods and services.

Uses

- Small, “niche” retail stores.
- Small-footprint versions of chain stores
- Convenience stores oriented to the local community such as small groceries, coffee shops, or bakeries.
- Personal service offices.
- Modest residential (both detached, attached, and “above the store” residences)

Residential Density

- 6-8 units per acre.

Location

- Along major roadways, co-located with higher density residential.
- At major intersections.

Character

- Compact, 2-3 stories, may range from single buildings to 2 blocks (both sides of a street).
- Comfortable bike and pedestrian connections to surrounding neighborhoods.
- Internal pedestrian-oriented amenities, such as pocket parks, plazas, bike storage, wide sidewalks and access to cafés.
- Pedestrian scale signage.
- Gridded or semi-gridded street network.

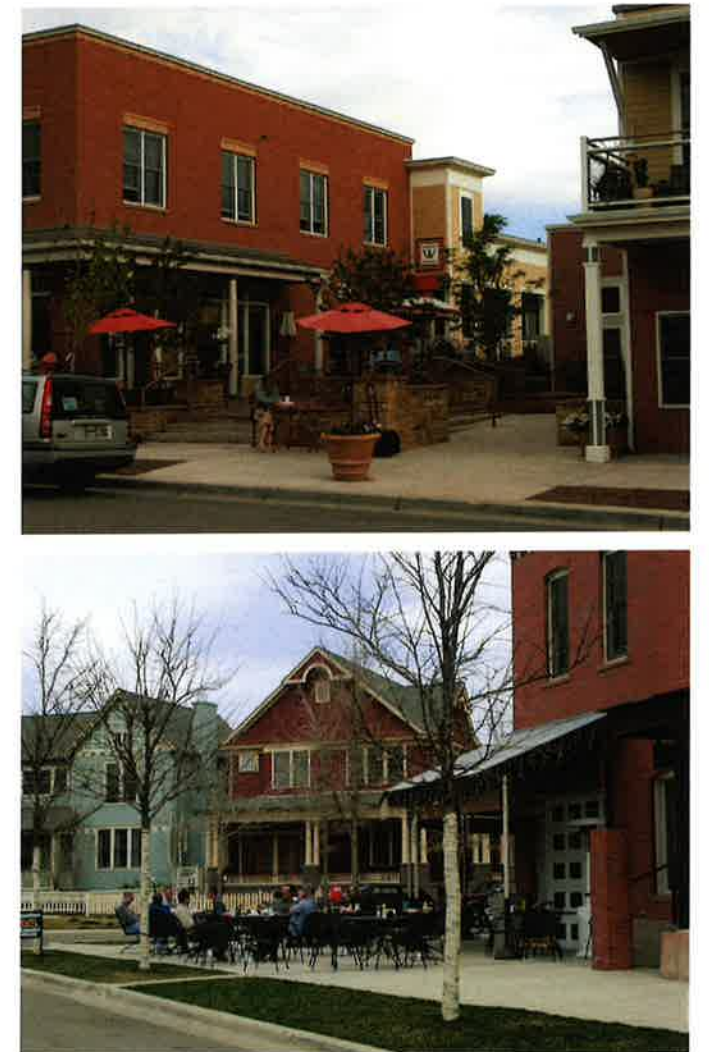
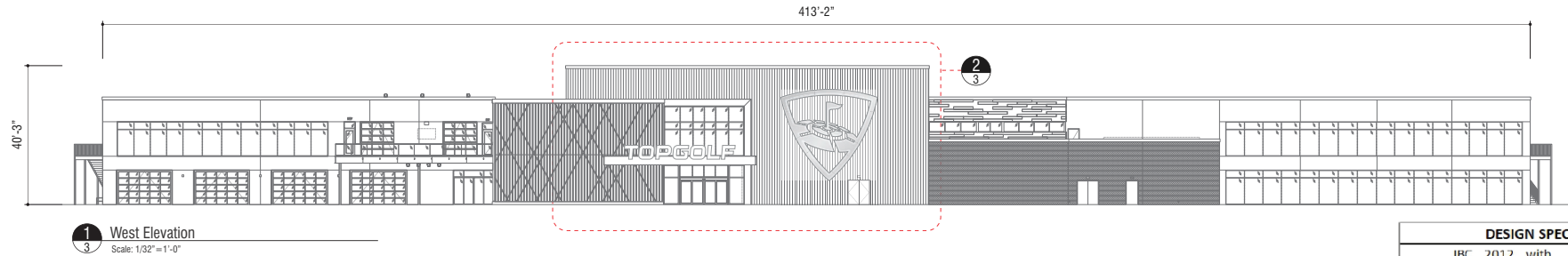
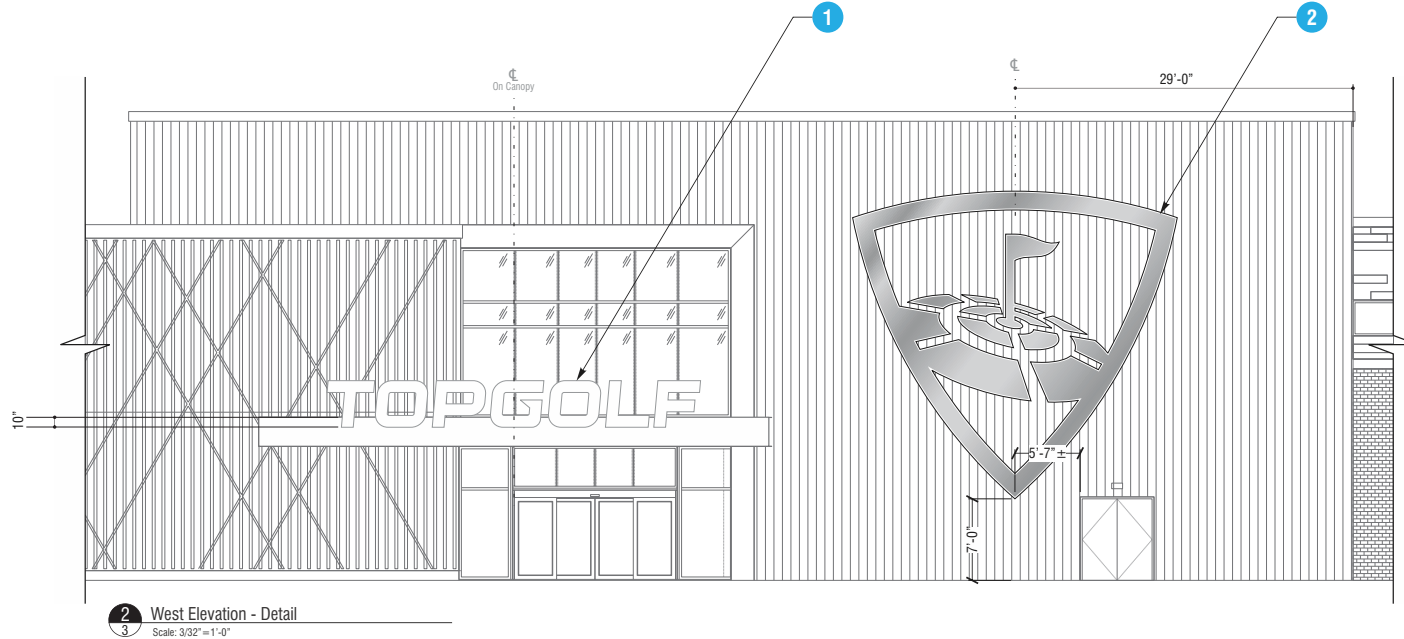


Figure 28: Mixed use neighborhood center character.

west elevation



1 West Elevation
Scale: 1/32" = 1'-0"



2 West Elevation - Detail
Scale: 3/32" = 1'-0"

DESIGN SPECIFICATIONS

IBC	2012 with TN amendments
ASCE	7-10 Minimum Design Loads for Buildings & Other Structures
ACI	318-14 Building Code Requirements for Structural Concrete
ANSI/AISC	360-10 Specification for Structural Steel Buildings

DESIGN LOADS

Wind	Vult = 115 mph
Exposure	C
Risk Cat.	II
Grnd. Snow	Pg = 10 psf

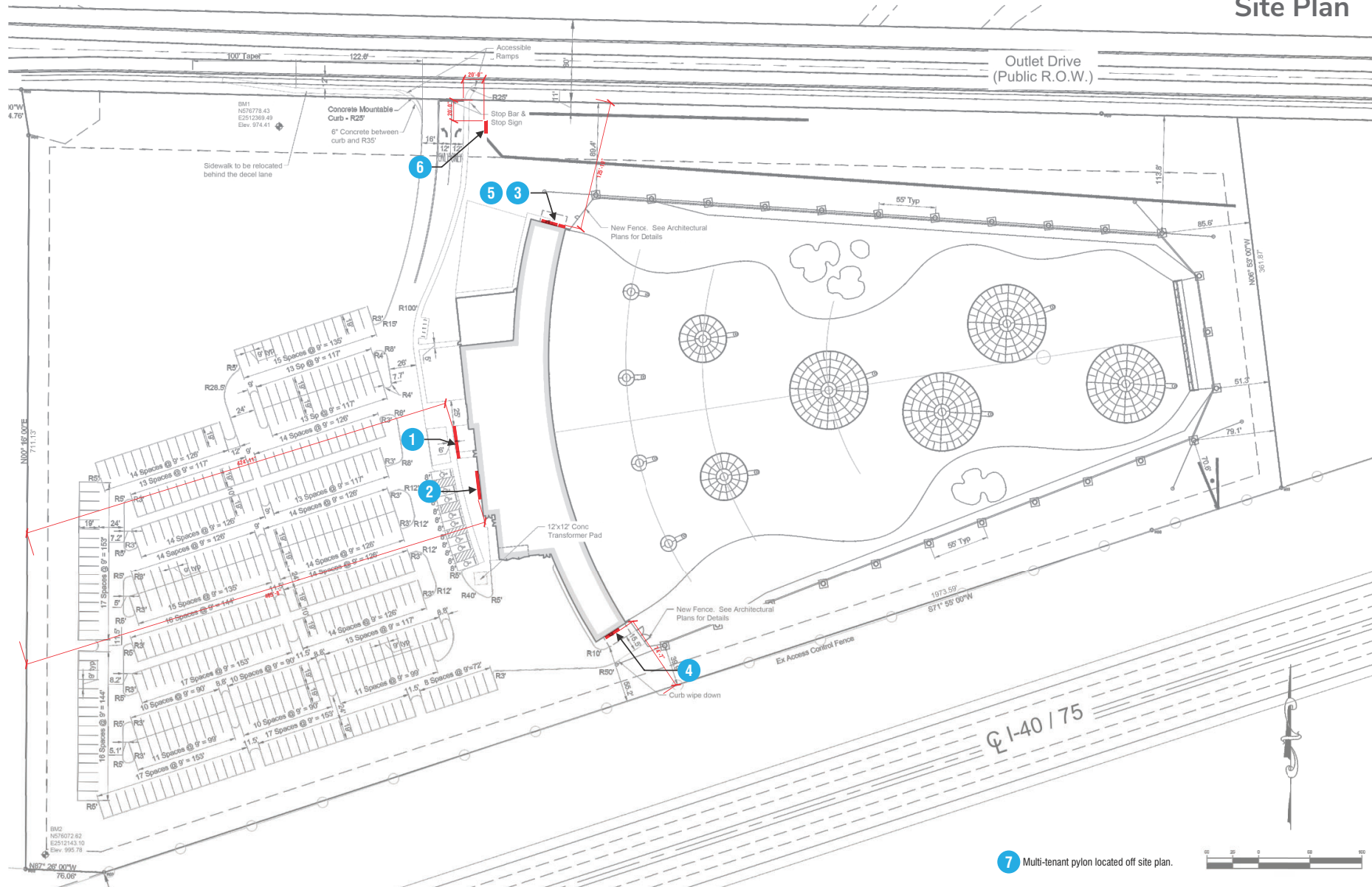




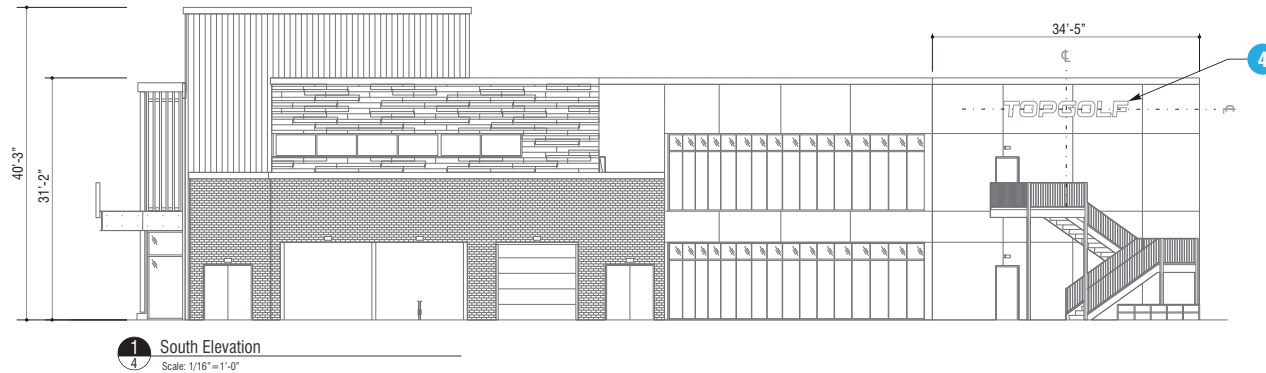
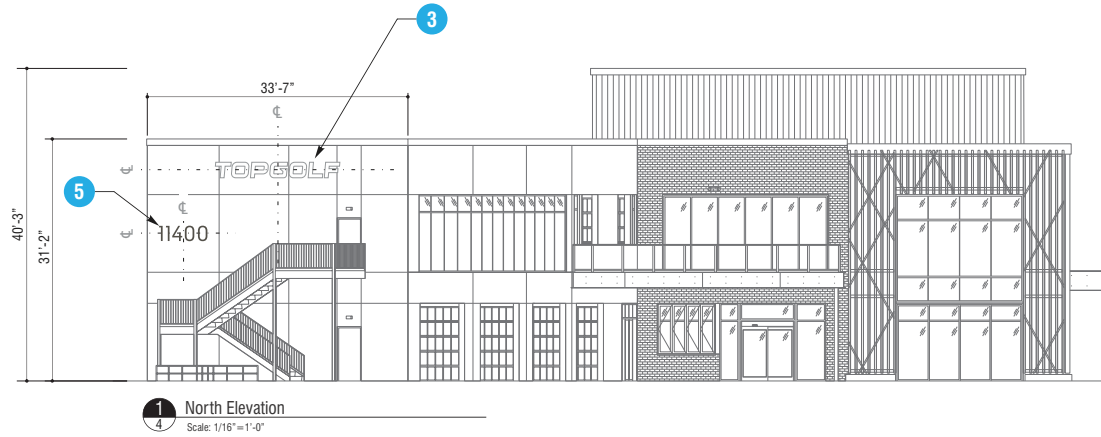
TOPGOLF



Site Plan



west elevation



DESIGN SPECIFICATIONS

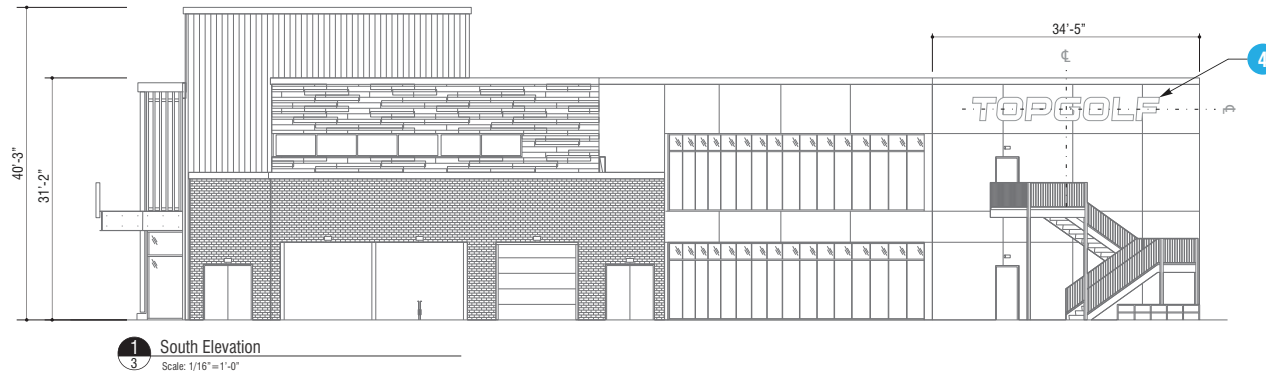
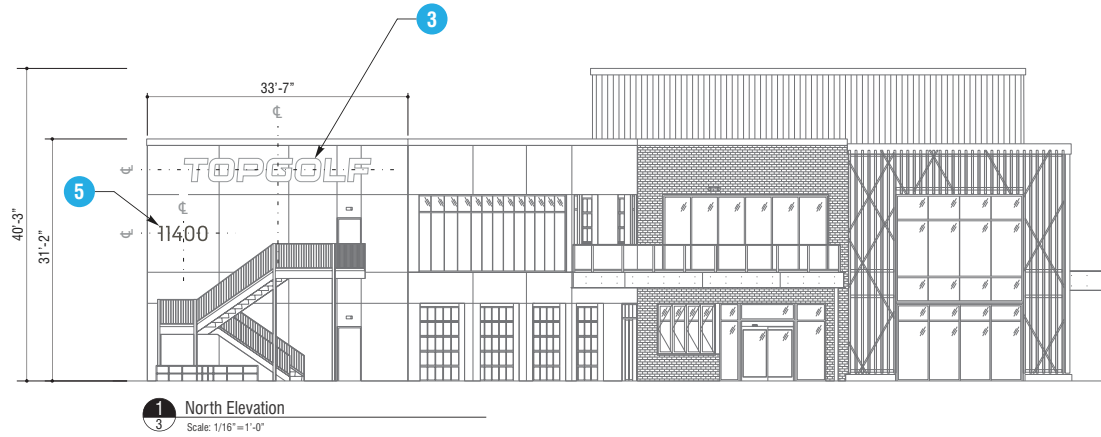
IBC	2012	with	TN	amendments
Including Modifications By State of TN				
ASCE	7-10	Minimum Design Loads for Buildings & Other Structures		
ACI	318-14	Building Code Requirements for Structural Concrete		
ANSI/AISC	360-10	Specification for Structural Steel Buildings		

DESIGN LOADS

Wind	Vult =	115	mph
Exposure	C		
Risk Cat.	II		
Grnd. Snow	Pg =	10	psf



west elevation

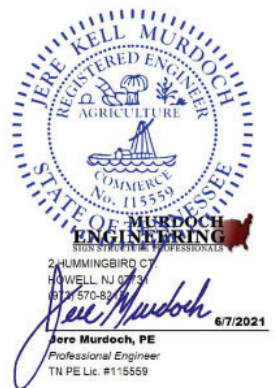


DESIGN SPECIFICATIONS

IBC	2012	with	TN	amendments
Including Modifications By State of TN				
ASCE	7-10	Minimum Design Loads for Buildings & Other Structures		
ACI	318-14	Building Code Requirements for Structural Concrete		
ANSI/AISC	360-10	Specification for Structural Steel Buildings		

DESIGN LOADS

Wind	Vult =	115 mph
Exposure	C	
Risk Cat.	II	
Grnd. Snow	Pg =	10 psf



Cima Network Inc.
121 New Britain Blvd.
Chalfont, PA 18914

office: 267.308.0575
fax: 267.308.0577
www.cimanetwork.com

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Client: Top Golf
Designer: MB PM: GW

Job#: 11399
Address: 11400 Outlet Drive, Farragut, TN 37932

DATE **5.19.21** REVISION **5**

SHEET **3**

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: Trevor Hobbs, Assistant to the Town Administrator

SUBJECT: ORDINANCE 21-22: AN ORDINANCE ON FIRST READING TO AMEND FARRAGUT MUNICIPAL CODE CHAPTER 18, PARKS & RECREATION, TO PROHIBIT SMOKING, THE USE OF TOBACCO PRODUCTS, AND THE USE OF VAPOR PRODUCTS ON THE GROUNDS OF PUBLIC PARKS, PUBLIC PLAYGROUNDS, PUBLIC GREENWAYS, OR PUBLIC PROPERTY ACCESSIBLE TO USE BY YOUTH.

INTRODUCTION: The purpose of this ordinance is to prohibit smoking, the use of tobacco products, and the use of vapor products on the grounds of public parks, playgrounds, greenways, or public property accessible to use by youth.

BACKGROUND: On March 10, 2020, Governor Lee signed Public Chapter 529 into law, which amended Tennessee Code Annotated § 39-17-1551. Tennessee Code Annotated § 39-17-1551(e) authorized local governments to prohibit smoking on the grounds of playgrounds. The statute also introduced very specific definitions for both playgrounds and smoking.

On May 27, 2021, Governor Lee signed Public Chapter 574 into law, amending Tennessee Code Annotated § 39-17-1551(e) to extend additional authority to municipalities to also prohibit the use of tobacco products and vapor products, and to extend this authority to the grounds of greenways, parks, playgrounds, and other public property that is accessible to use by anyone under the age of 21.

On November 2, 2021, the Town of Farragut Parks & Athletics Council voted unanimously to recommend to the Board of Mayor and Aldermen that the ordinance be adopted.

DISCUSSION:

I. Definitions

Along with the amendment to State Law, new definitions are introduced for “Greenway”, “Park”, “Tobacco Product”, and for “Vapor Product”, defined as follows:

- *Greenway* means:

- (a) An open-space area following a natural or man-made linear feature designed to be used for recreation, transportation, and conservation, and to link services and facilities; or
- (b) A paved, gravel-covered, woodchip-covered, or wood-covered path that connects one greenway entrance with another greenway entrance;

- *Tobacco product* means any product that contains tobacco and is intended for human use;

- *Vapor product* means:

(a) Any noncombustible product containing nicotine or any other substance that employs a mechanical heating element, battery, electronic circuit, or other mechanism, regardless of shape or size, that can be used to produce or emit a visible or non-visible vapor;

(b) Includes any electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe, or similar product, and any vapor cartridge, any substance used to refill a vapor cartridge, or other container of a solution containing nicotine or any other substance that is intended to be used with or in an electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe, or similar product; and

(c) Does not include any product regulated under Chapter V of the Food, Drug, and Cosmetic Act (21 U.S.C. § 351 et seq.).

- *Youth* means persons under twenty-one (21) years of age

Additionally, based on the manner of codification, it is proposed that the Town would retain the usage of the term *playground*, and *smoking* as defined, in order to continue to prohibit the use of hemp products.

II. Prohibition

The existing ordinance that prohibits smoking on the grounds of a playground would be replaced by the prohibition of smoking, the use of tobacco products, and the use of vapor products on the grounds of a public park, public playground, public greenway, or any public property accessible to use by youth.

RECOMMENDATION BY: Assistant to the Town Administrator Trevor Hobbs and Parks and Recreation Director Sue Stuhl for approval.

PROPOSED MOTION: To approve Ordinance 21-22 on first reading.

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	_____	_____	_____	_____	_____

ORDINANCE: 21-22
PREPARED BY: Hobbs
REQUESTED BY: BOMA
1ST READING: December 9, 2021
2ND READING:
PUBLISHED IN: _____
DATE: _____

AN ORDINANCE ON FIRST READING TO AMEND FARRAGUT MUNICIPAL CODE CHAPTER 18, PARKS & RECREATION, TO PROHIBIT SMOKING, THE USE OF TOBACCO PRODUCTS, AND THE USE OF VAPOR PRODUCTS ON THE GROUNDS OF PUBLIC PARKS, PUBLIC PLAYGROUNDS, PUBLIC GREENWAYS, OR PUBLIC PROPERTY ACCESSIBLE TO USE BY YOUTH.

WHEREAS, the Tennessee Code Annotated § 11-24-103 empowers a municipality to adopt ordinances to operate and maintain parks and recreation facilities; and

WHEREAS, Governor Lee signed into law Public Chapter 574 on May 27, 2021, amending Tennessee Code Annotated § 39-17-1551 and authorizing local governments to prohibit the use of tobacco products or vapor products on the grounds of a public park, public playground, public greenway, or any public property that is accessible to use by youth as long as the public park, public playground, public greenway, or public property is owned or controlled by the respective municipality or county; and

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 18 of the Farragut Municipal Code to adopt the prohibition of the use of tobacco products and vapor products on the grounds of its parks, playgrounds, greenways, or any public property that is accessible to use by youth as long as the park, playground, greenway, or public property is owned or controlled by the Town of Farragut.

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

SECTION 1.

The Farragut Municipal Code, Chapter 18, Section 18-2, subsection (a), Definitions is amended by adding the following terms and definitions:

Greenway means:

- (a) An open-space area following a natural or man-made linear feature designed to be used for recreation, transportation, and conservation, and to link services and facilities; or

(b) A paved, gravel-covered, woodchip-covered, or wood-covered path that connects one greenway entrance with another greenway entrance;

Tobacco product means any product that contains tobacco and is intended for human use;

Vapor product means:

(a) Any noncombustible product containing nicotine or any other substance that employs a mechanical heating element, battery, electronic circuit, or other mechanism, regardless of shape or size, that can be used to produce or emit a visible or non-visible vapor;

(b) Includes any electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe, or similar product, and any vapor cartridge, any substance used to refill a vapor cartridge, or other container of a solution containing nicotine or any other substance that is intended to be used with or in an electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe, or similar product; and

(c) Does not include any product regulated under Chapter V of the Food, Drug, and Cosmetic Act (21 U.S.C. § 351 et seq.).

Youth means persons under twenty-one (21) years of age.

SECTION 2.

The Farragut Municipal Code, Chapter 18, Section 18-2, subsection (b)(9) is deleted in its entirety and replaced with the following:

(9) Smoking, the use of tobacco products, and the use of vapor products are prohibited on the grounds of a public park, public playground, public greenway, or any public property that is accessible to use by youth, as long as the park, playground, greenway, or property is owned or controlled by the Town of Farragut.

SECTION 4.

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

Chapter 18: Parks & Recreation

Sec. 18-1. Enforcement

If any individual or group of individuals fails to follow any park regulation or any town policy related to use of town parks, said individual or group may be requested to cease use and to leave park property. When such violations are discovered, the town administrator or designees are authorized to instruct said individual or group to cease any violation and to vacate park property when deemed necessary. If an individual or group fails to respond to said instructions, then authorized officers may be called upon to remove said individual or group.

(Code 1985, § 12-604; Code 2007, § 20-104)

Sec. 18-2. Regulations for use.

- (a) Definitions. The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them:

Greenway means:

- (a) An open-space area following a natural or man-made linear feature designed to be used for recreation, transportation, and conservation, and to link services and facilities; or
- (b) A paved, gravel-covered, woodchip-covered, or wood-covered path that connects one greenway entrance with another greenway entrance;

Playground means an indoor or outdoor facility that is intended for recreation of children and owned by the Town.

Smoking means the burning of a tobacco product, hemp product, or any other drug or substance. Smoking does not include the use of a vapor product.

Tobacco product means any product that contains tobacco and is intended for human use;

Vapor product means:

- (a) Any noncombustible product containing nicotine or any other substance that employs a mechanical heating element, battery, electronic circuit, or other mechanism, regardless of shape or size, that can be used to produce or emit a visible or non-visible vapor;
- (b) Includes any electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe, or similar product, and any vapor cartridge, any substance used to refill a vapor cartridge, or other container of a solution containing nicotine or any other substance that is intended to be used with or in an electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe, or similar product; and
- (c) Does not include any product regulated under Chapter V of the Food, Drug, and Cosmetic Act (21 U.S.C. § 351 et seq.).

Youth means persons under twenty-one (21) years of age.

- (b) The following rules and regulations are established for all town parks and recreational facilities. It shall be unlawful for anyone to violate said rules and regulations.

-
- (1) No unauthorized person shall injure or damage the grounds or any structure, rock, tree, shrub, flower, waterway, trail, bird, or animal within any park nor shall any person gather limbs, brush, or trees therein for firewood.
 - (2) Firearms and fireworks shall be prohibited at all times except by authorized personnel.
 - (3) Bows, slingshots, and other missile or projectile throwing devices are prohibited.
 - (4) Dogs and other pets must be kept on a leash while in any park or recreational area and shall not be allowed in any building other than animals assisting the disabled. Any person having the custody or control of any dog or other animal shall have the responsibility for cleaning up any solid waste of the animal and to dispose of such waste in a sanitary manner.
 - (5) No vending or advertising of merchandise shall be permitted without permission of the board of mayor and aldermen.
 - (6) Motorists shall observe speed limits and other traffic regulations as posted and park only in designated areas.
 - (7) All vehicles, including motorcycles and all-terrain vehicles, must remain on paved or gravel roadway inside the parking area.
 - (8) No alcoholic beverages of any kind or other illegal substances shall be permitted in any park area or recreational facility.
 - (9) ~~Smoking is prohibited on the grounds of any playground.~~ Smoking, the use of tobacco products, and the use of vapor products are prohibited on the grounds of a public park, public playground, public greenway, or any public property that is accessible to use by youth, as long as the park, playground, greenway, or property is owned or controlled by the Town of Farragut.
 - (10) Any organization, group, civic club, individual, firm, or corporation using a park or recreational facility for any purpose, or sponsoring or promoting any activities therein, must repair any damage done to fields, fences, light poles, structures, landscaping, or any facility by said organization, group, civic club, individual, firm, or corporation. Violation of this section shall result in forfeiture of the right to further use of the park and related facilities.
 - (11) Any organization, group, civic club, individual, firm, or corporation using a park or recreational facility for any purpose, or sponsoring or promoting any activities therein, shall clear the park of all rubbish, trash, or other debris immediately after said use. Violation of this section shall result in forfeiture of the right to further use of the park and related facilities.
 - (12) Overnight camping is prohibited in town parks except with prior permission by the board of mayor and aldermen.
 - (13) Fires are prohibited in town parks except as specifically authorized.
 - (14) No person shall use any park within the town except for recreation purposes or use to which such property is customarily devoted.
 - (15) No unauthorized vehicle shall be parked at a town park outside of the authorized hours of operations. Any unauthorized vehicles which are found on park property after operational hours shall be towed away at owner's expense.
 - (16) Fishing shall be permitted on the pond at Anchor Park, but swimming and the related activities are prohibited.
 - (17) The emission of excessive noise from mechanical or electrical devices without express advance written permission from the town is prohibited.
 - (18) The board of mayor and aldermen may from time to time establish other regulations or restrictions as policy to govern use of town parks and recreational facilities.

(Code 1985, § 12-601; Code 2007, § 20-101; Ord. No. 02-03, 2-2002; Ord. No. 20-24 , §§ 1—3,, 12-20-2020)

Sec. 18-3. - Fees.

The board of mayor and aldermen may from time to time establish, at its discretion, a fee schedule for use of certain parks and specific recreational facilities. Said fees shall be established by resolution.

(Code 1985, § 12-602; Code 2007, § 20-102)

Sec. 18-4. - Hours of operation.

To protect the residential areas of the town from undue disturbance and to also preserve the safety of users of town parks, the town administrator may establish hours of operation of town parks. Due to differing locations and types of use, hours of operation may vary from park to park. Certain facilities within the parks may be designated for different hours of operation than the park as a whole. No person or group shall use any park or its facilities outside hours established for their use. Any person or group found in violation of the established hours shall be instructed to leave. If a person or group fails to follow the established hours, it shall be considered trespassing and authorized personnel may have violators legally removed.

(Code 1985, § 12-603; Code 2007, § 20-103)

AGENDA NUMBER: VI.A.

MEETING DATE: December 9, 2021

REPORT TO THE BOARD OF MAYOR AND ALDERMEN**PREPARED BY:** William E. McKelvey, Public Works Director**SUBJECT:** Approval of Bid for Contract #2021-12: Town Hall Flat Rubber Roof & Front Gutter Replacement**INTRODUCTION:** The purpose of this agenda item is to consider bids and award Contract #2021-12: Town Hall Flat Rubber Roof and Front Gutter Replacement to the chosen contractor.**STRATEGIC PLAN:** This agenda item addresses one of the Town's Critical Success Factors of Building and Maintaining the Town's Infrastructure and Assets through maintaining the Town Hall building.**BACKGROUND:** The flat rubber roof on the north side of the Town Hall building has been leaking for several years. Public Works staff and several roofing contractors have attempted to repair the roof several times, but leaks continue to be found in the office spaces directly under the roofed area. After reviewing alternatives for additional repair work, staff recommends replacing the existing roof structure with a new roof that will come with a 25-year materials and labor warranty.**DISCUSSION:** Attached are three (3) bids which were received on November 23, 2021. These bids are for the replacement of the flat rubber roof and front gutters at Town Hall. Staff recommends awarding the contract to McGuire Roofing and Construction LLC based with the low bid of \$17,315.00. It is anticipated work on this contract will begin in January, weather permitting. It will take approximately three (3) weeks to complete. Because the seams are heat welded, the temperature will determine when the project starts and how long it will take to complete. Completion deadline is set for April 1, 2022.**BID TABULATIONS:**

BIDDER	BID PRICE
Porter Roofing Contractors, Inc.	\$74,666.00
Dixie Roofing, Inc.	\$41,933.00
McGuire Roofing and Construction LLC	\$17,315.00

FINANCIAL SECTION:

Account Number: 110-41800-2660

<u>Total Budget</u>	<u>Requested Amount</u>	<u>Expenditures to Date</u>	<u>Remaining Amount</u>
\$43,000	\$17,315	\$8,788	\$16,897

Approved By: A. Myers

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

AGENDA NUMBER: _____ MEETING DATE: _____ December 9, 2021

PROPOSED MOTION: Approval of bids and award of Contract #2021-12 to **McGuire Roofing and Construction LLC** in the amount of **\$17,315.00**.

BOARD ACTION:

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

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

**BID TABULATIONS FOR
CONTRACT #2021-12
TOWN HALL FLAT RUBBER ROOF AND FRONT GUTTER REPLACEMENT**

BIDDER	BID QUANTITY, DESCRIPTION	BID PRICE
Vendor: Porter Roofing Contractors, Inc. Location: 9057 Manchester Highway Morrison, TN 37357	Bid Amount: 1 Roof Replacement \$69,666.00 1 Gutter Replacement \$5,000.00 Town Hall Flat Rubber Roof & Front Gutter Replacement	 \$74,666.00
Vendor: Dixie Roofing, Inc. Location: 1703 Depot Street Powell, TN 37849	Bid Amount: 1 Roof Replacement \$34,513.00 1 Gutter Replacement \$7,420.00 Town Hall Flat Rubber Roof & Front Gutter Replacement	 \$41,933.00
Vendor: McGuire Roofing & Construction LLC Location: 12716 Providence Glen Ln Knoxville, TN 37934	Bid Amount: 1 Roof Replacement \$15,955.00 1 Gutter Replacement \$1,560.00 Town Hall Flat Rubber Roof & Front Gutter Replacement	 \$17,315.00*

*The Town of Farragut identified an error in the addition of the total bid for the roof and gutter replacement for McGuire Roofing & Construction LLC. The vendor was contacted and acknowledges the error and is accepting of the amount shown on their bid form.

AGENDA NUMBER: VI.B. MEETING DATE: December 9, 2021

REPORT TO THE BOARD OF MAYOR AND ALDERMEN

PREPARED BY: William E. McKelvey, Public Works Director

SUBJECT: 2021/22 Snow Removal Schedule

INTRODUCTION: Annually, staff evaluates the Snow Removal Schedule and map as new neighborhoods are developed, and roads are added. Many factors are taken into consideration during road evaluations; (i.e., elevation, number of houses, north facing slopes, the amount of shade and trouble areas reported by citizens).

DISCUSSION: The Snow Removal Schedule and map are attached for the boards review. The 2021/22 Snow Removal Schedule has no new roads added to the First or Secondary Stage Roads.

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

PROPOSED MOTION: Approval of the 2021/22 Snow Removal Schedule.

BOARD ACTION:

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

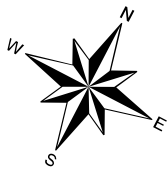
<u>VOTE / TOTAL</u>	<u>WILLIAMS</u>	<u>POVLIN</u>	<u>PINCHOK</u>	<u>MEYER</u>	<u>BURNETTE</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____



Town of Farragut

SNOW REMOVAL EFFICIENCY SCHEDULE

Winter 2021-2022

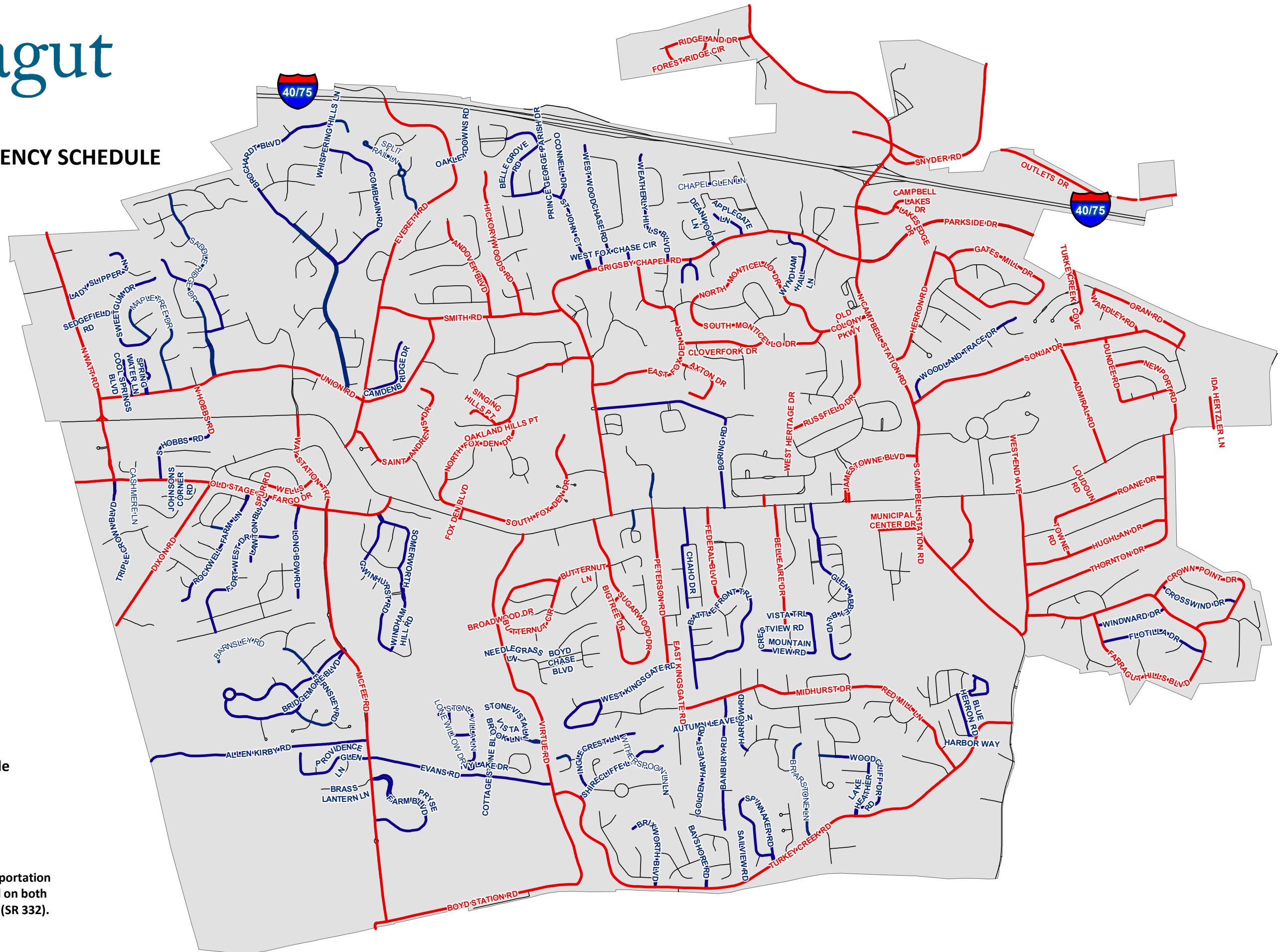

$$1 \text{ in} = 2,250 \text{ ft}$$

Snow Removal Efficiency Schedule

- First Stage
 Second Stage
 Streets
 Municipal Boundary

NOTE: Tennessee Department of Transportation (TDOT) is responsible for snow removal on both Kingston Pike (SR 1) and Concord Road (SR 332).

Revised November 30, 2021



FIRST STAGE SCHEDULE

TRUCKS #7 and #13

1. Intersection of Campbell Station Road & Grigsby Chapel Road
2. Intersection of Campbell Station Road & Kingston Pike
3. N Campbell Station Rd & S Campbell Station Rd
4. Brooklawn Street
5. West End Avenue and School Entrances
6. Municipal Center Drive
7. Parkside Drive
8. Turkey Cove Lane
9. Campbell Lakes Drive
10. Lakesedge Drive

TRUCK #7

1. Ridgeland Drive & Forest Ridge Circle
2. Snyder Road
3. Outlets Drive
4. Grigsby Chapel Road
5. Smith Road
6. Smith Road & Boring Road Intersection
7. Intersection of Smith Road & Kingston Pike
8. Intersection of Peterson Road & Kingston Pike
9. Intersection of Chaho Road & Kingston Pike
10. Federal Boulevard
11. Intersection of Old Stage Road & Kingston Pike
12. Old Stage Road
13. Dixon Road
14. Intersection of Watt Road & Kingston Pike
15. Watt Road
16. Intersection of Everett Road & Kingston Pike
17. Everett Road
18. Saint Andrews Drive

TRUCK #13

1. Intersection of Campbell Station Road & Sonja Drive
2. Intersection of Campbell Station Road & Herron Road & curve on Herron Road
3. Intersection of Campbell Station Road & Old Colony Parkway
4. Old Colony Parkway
5. Russfield Drive
6. Jamestown Boulevard
7. Peterson Road
8. East Kingsgate Road
9. Midhurst Drive to Red Mill Lane

10. Red Mill Lane
11. Intersection of Turkey Creek Road & Red Mill Lane
12. Intersection of Turkey Creek Road & Concord Road
13. Turkey Creek Road
14. Virtue Road
15. Boyd Station Road & keep railroad clear for Rural Metro
16. McFee Road
17. Way Station Trail
18. Spur Road
19. Wells Fargo from Spur Rd to Way Station Trail

TRUCK #8

1. Intersection of Russgate Blvd & Kingston Pike
2. Belleaire Drive
3. Intersection of Boring Road & Kingston Pike
4. Sugarwood Drive
5. Butternut Lane & Butternut Circle to Virtue Road
6. Intersection of Virtue Road and Kingston Pike
7. East Fox Den Drive
8. Axton Drive
9. Clover Fork Drive (rubber speed humps!)
10. South Monticello Drive
11. North Monticello Drive
12. Smith Road (Grigsby Chapel Road to Everett Rd)
13. Andover Boulevard
14. Hickory Woods Road
15. North Fox Den Drive
16. Singing Hills Point
17. South Fox Den Drive
18. Union Road
19. North Hobbs Road
20. Fleenor Road

TRUCK #19

1. Farragut Hills Boulevard
2. Crown Point Drive
3. Thornton Drive (rubber speed humps!)
4. Hughlan Drive
5. Towne Road
6. Roane Drive
7. Loudoun Road
8. Admiral Drive
9. Sonja Drive
10. Intersection of Sonja Drive & Woodland Trace Dr.
11. Oran Road
12. Wardley Road
13. Dundee Road

14. Newport Road
15. Ida Hertzler Lane
16. Herron Road
17. Gates Mill Drive

SECONDARY STAGE SCHEDULE (as available)

A.

1. Lady Slipper Lane
2. Sedgefield Road
3. Sweetgum Drive
4. Mapletree Drive
5. Cool Springs Blvd.
6. Spring Water Lane
7. Saddle Ridge Drive
8. Treyburn Drive
9. Brochardt Boulevard
10. Whispering Hills Lane
11. Comblain Road
12. Camdenbridge Drive
13. Split Rail Lane
14. Oakley Downs Road
15. St. John Court
16. Prince George Parrish Rd
17. Belle Grove Road
18. O’Connell Drive
19. Weatherly Hills Blvd
20. Deanwood Lane
21. Applegate Lane
22. Altimira Drive Entrance
23. Wyndham Hall Lane
24. West Fox Chase Circle
25. West Woodchase Road
26. Chapel Glen Lane

B.

1. Shirecliffe Lane
2. Witherspoon Lane
3. Inglecrest Lane
4. Brixworth Boulevard
5. Bayshore Road
6. Sailview Road
7. Spinnaker Road
8. Briarstone Lane
9. Lake Heather Road
10. Woodcliff Drive
11. Harbor Way to condo’s entrance
12. Blue Herron Road

13. Anchorage Circle
14. Harrow Road
15. Golden Harvest Road
16. Autumn Leaves Lane
17. Banbury Road
18. West Kingsgate Road
19. Battle Front Trail
20. Chaho Drive

C.

1. South Hobbs Road
2. Triple Crown Boulevard
3. Cashmere Lane
4. Johnsons Corner Road
5. Rockwell Farm Lane
6. Lawton Boulevard
7. Fort West Drive
8. Long Bow Road
9. Somersworth Drive
10. Windham Hill Road
11. Gwinhurst Road
12. Bridgemore Boulevard
13. Highwick Circle
14. Barnsley Road
15. Allen Kirby Road
16. Providence Glen Lane
17. Brass Lantern Lane
18. Pryse Farm Boulevard
19. Evans Road
20. Cottage Stone Boulevard
21. Stone Villa Lane
22. Lone Willow Drive
23. Stone Vista Lane
24. Vista Brook Lane
25. Needlegrass Lane to Boyd Chase Blvd
26. Boyd Chase Boulevard

D.

1. Woodland Trace Drive
2. Crosswind Drive
3. Windward Drive
4. Flotilla Drive
5. Crestview Road
6. Mountain View Road
7. Vista Trail
8. Glen Abbey Boulevard
9. Boring Road