



**FARRAGUT BOARD OF MAYOR AND ALDERMEN  
AGENDA  
July 28, 2016**

**BMA WORKSHOP  
Board of Zoning Appeals Appointment  
6:30 PM**

**BMA MEETING  
7:00 PM**

- I. Silent Prayer, Pledge of Allegiance, Roll Call**
- II. Approval of Agenda**
- III. Mayor's Report**
  - A. National League of Cities Resolution
- IV. Citizens Forum**
- V. Approval of Minutes**
  - A. July 14, 2016
- VI. Business Items**
  - A. Approval of Appointments to the Board of Zoning Appeals
  - B. Approval of Change Order No. 1, Contract 2016-05, Street Resurfacing
- VII. Ordinances**
  - A. Public Hearing and Second Reading
    - 1. Ordinance 16-13, An Ordinance To Amend The Text Of The Farragut Zoning Ordinance, Ordinance 86-16, As Amended, Pursuant To Authority Granted By Section 13-4-201, Tennessee Code Annotated, By Amending Chapter 3., Specific District Regulations, Section XII., General Commercial District (C-1)., Subsection C.1., Front Yards, To Allow For Additional Front Yard Setback Provisions, To Amend Subsection E., Parking, To Allow For Additional Provisions, And To

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

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

Create Subsection F., Streetscape And Outdoor Open Space, Subsection G., Connectivity, And Subsection H., Low Impact Development

2. Ordinance 16-14, An Ordinance To Amend The Text Of The Farragut Zoning Ordinance, Ordinance 86-16, As Amended, Pursuant To Authority Granted By Section 13-4-201, Tennessee Code Annotated, By Amending Chapter 3., Specific District Regulations, Section Xv., Regional Commercial District (C-2), Subsection C.1., Front Yards, To Allow For Additional Front Yard Setback Provisions, To Amend Subsection E., Parking, To Allow For Additional Provisions, And To Create Subsection F., Streetscape And Outdoor Open Space, Subsection G., Connectivity, And Subsection H., Low Impact Development
3. Ordinance 16-15, An Ordinance To Amend The Text Of The Farragut Zoning Ordinance, Ordinance 86-16, As Amended, Pursuant To Authority Granted By Section 13-4-201, Tennessee Code Annotated, By Amending Chapter 3., Specific District Regulations, Section Xvii., Office District (O-1), Subsection C.1., Front Yards, To Allow For Additional Front Yard Setback Provisions, To Amend Subsection E., Parking, To Allow For Additional Provisions, And To Create Subsection F., Streetscape And Outdoor Open Space, Subsection G., Connectivity, And Subsection H., Low Impact Development
4. Ordinance 16-16, An Ordinance To Amend The Text Of The Farragut Zoning Ordinance, Ordinance 86-16, As Amended, Pursuant To Authority Granted By Section 13-4-201, Tennessee Code Annotated, By Amending Chapter 4., General Provisions And Exceptions, Section Xx., Parking And Loading., Subsection A.5.I., Interior Parking Islands, To Increase The Interior Island Width And Provide For An Opportunity For Stormwater To Drain Into Parking Lot Islands
5. Ordinance 16-17, An Ordinance To Amend The Text Of The Farragut Zoning Ordinance, Ordinance 86-16, As Amended, Pursuant To Authority Granted By Section 13-4-201, Tennessee Code Annotated, By Amending Chapter 3., Specific District Regulations, Section Xii., General Commercial District (C-1), F., Mixed Use Town Center, Subsection 2.B., To Change The Requirements Associated With Menu Boards
6. Ordinance 16-18, An Ordinance To Amend Title 9, Businesses, Peddlers, Solicitors, Etc., Chapter 4, Sign Ordinance, Of The Farragut Municipal Code, Section 9-406(8)(A), To Amend The Size Requirements For Menu Boards
7. Ordinance 16-19, An Ordinance To Amend The Text Of The Farragut Zoning Ordinance, Ordinance 86-16, As Amended, Pursuant To Authority Granted By Section 13-4-201, Tennessee Code Annotated, By Amending Chapter 3., Specific District Regulations, Section Xii., General Commercial District (C-1), F., Mixed Use Town Center, Subsection 13., Signage., To Allow For Secondary Wall Signage

**B. First Reading**

1. Ordinance 16-12, An Ordinance To Approve An Amendment To The Farragut Zoning Map, Ordinance 86-16, To Recommend The Approval Of The Rezoning Of A Portion Of Parcel 69, Tax Map 142, North Of The Farragut Church Of Christ, 23.06 Acres, From R-2 To S-1, A Portion Of Parcel 69 And 69.01, Tax Map 142, East Of The Farragut Church Of Christ, From R-2, B-1, And C-1 To O-1, 3.44 Acres, And A Portion Of Parcel 69.01, Tax Map 142, From O-1 To C-1, 4.76 Acres (Goodworks Unlimited, LLC, Applicant)
2. Ordinance 16-20, an ordinance to amend Chapter 3., Specific District Regulations, Section IX., Attached Single-Family Residential District (R-4)., Subsection D.1.b., to amend the front yard setback provisions when garages are rear loaded and do not face the street and when no additional parking spaces are provided in front of the dwelling unit (Benchmark Associates, Inc., Applicant)
3. Ordinance 16-21, Ordinance to amend Ordinance 16-11, Fiscal Year 2017 Budget, State Street Aid Fund

**VIII. Town Administrator's Report**

**IX. Town Attorney's Report**



## **FARRAGUT BOARD OF MAYOR AND ALDERMEN**

### **Minutes**

**July 14, 2016**

**BEER BOARD MEETING**

**6:55 PM**

**BMA MEETING**

**7:00 PM**

- I. Silent Prayer, Pledge of Allegiance, Roll Call**
- II. Approval of Agenda**
- III. Mayor's Report**
- IV. Citizens Forum**
- V. Approval of Minutes**
  - A. June 23, 2016
- VI. Business Items**
  - A. Approval of Re-Appointment to the Farragut Museum Advisory Committee
- VII. Ordinances**
  - A. Public Notice & Second Reading
    1. Ordinance 16-10, An Ordinance To Rezone A Portion Of Parcel 59.07, Tax Map 152, Located At 11739 Turkey Creek Road, Approximately 13.706 Acres, From R-1 To R-3 (SITE, Inc., Applicant)
  - B. First Reading
    1. Ordinance 16-12, An Ordinance To Approve An Amendment To The Farragut Zoning Map, Ordinance 86-16, To Recommend The Approval Of The Rezoning Of A Portion Of Parcel 69, Tax Map 142, North Of The Farragut Church Of Christ, 23.06 Acres, From R-2 To S-1, A Portion Of Parcel 69 And 69.01, Tax Map 142, East Of The Farragut Church Of Christ, From R-2, B-1, And C-1 To O-1, 3.44 Acres, And A

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Portion Of Parcel 69.01, Tax Map 142, From O-1 To C-1, 4.76 Acres  
(Goodworks Unlimited, LLC, Applicant)

2. Ordinance 16-13, An Ordinance To Amend The Text Of The Farragut Zoning Ordinance, Ordinance 86-16, As Amended, Pursuant To Authority Granted By Section 13-4-201, Tennessee Code Annotated, By Amending Chapter 3., Specific District Regulations, Section XII., General Commercial District (C-1)., Subsection C.1., Front Yards, To Allow For Additional Front Yard Setback Provisions, To Amend Subsection E., Parking, To Allow For Additional Provisions, And To Create Subsection F., Streetscape And Outdoor Open Space, Subsection G., Connectivity, And Subsection H., Low Impact Development
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7. Ordinance 16-18, An Ordinance To Amend Title 9, Businesses, Peddlers, Solicitors, Etc., Chapter 4, Sign Ordinance, Of The Farragut

Municipal Code, Section 9-406(8)(A), To Amend The Size Requirements  
For Menu Boards

8. Ordinance 16-19, An Ordinance To Amend The Text Of The  
Farragut Zoning Ordinance, Ordinance 86-16, As Amended, Pursuant To  
Authority Granted By Section 13-4-201, Tennessee Code Annotated, By  
Amending Chapter 3., Specific District Regulations, Section Xii., General  
Commercial District (C-1), F., Mixed Use Town Center, Subsection 13.,  
Signage., To Allow For Secondary Wall Signage

**VIII. Town Administrator's Report**

**IX. Town Attorney's Report**

The Farragut Board of Mayor and Aldermen met in a regular session on Thursday, July 14, 2016 at 7:00 p.m. Members present were Aldermen Markli, Pinchok and Povlin; Mayor McGill and Alderman LaMarche were absent.

Due to the Mayor and Vice Mayor being absent the Board voting to appoint Alderman Markli to chair the meeting. Motion was made by Alderman Pinchok and seconded by Alderman Povlin; voting yes, Aldermen Markli, Pinchok and Povlin; Mayor McGill and Alderman LaMarche were absent; motion passed.

### **Approval of Agenda**

Motion was made to approve the agenda with the postponement of item VII.B.1. Moved by Alderman Pinchok, seconded by Alderman Povlin, voting yes; Aldermen Markli, Pinchok and Povlin; no nays; Mayor McGill and Alderman LaMarche were absent; motion passed.

### **Citizens Forum**

John Schoonmaker, 10044 Tan Rara Dr., updated the Board on the widening of Canton Hollow Road.

### **Approval of Minutes**

Motion was made to approve the minutes of June 23, 2016 as presented. Moved by Alderman Pinchok, seconded by Alderman Povlin, voting yes; Aldermen Markli, Pinchok and Povlin; no nays; Mayor McGill and Alderman LaMarche were absent; motion passed.

### **Business Items**

#### **Approval of Re-Appointment to the Farragut Museum Advisory Committee**

Motion was made to re-appoint Jack Haines to the Museum Advisory Committee. Moved by Alderman Povlin, seconded by Alderman Pinchok, voting yes; Aldermen Markli, Pinchok and Povlin; no nays; Mayor McGill and Alderman LaMarche were absent; motion passed.

### **Ordinances**

#### **Public Notice & Second Reading**

**Ordinance 16-10**, an Ordinance to Rezone a Portion of Parcel 59.07, Tax Map 152, Located At 11739 Turkey Creek Road, Approximately 13.706 Acres, From R-1 to R-3 (SITE, Inc., Applicant)

Motion was made to approve Ordinance 16-10 on second and final reading. Moved by Alderman Pinchok, seconded by Alderman Povlin, voting yes; Aldermen Markli, Pinchok and Povlin; no nays; Mayor McGill and Alderman LaMarche were absent; motion passed.

#### **First Reading**

**Ordinance 16-12**, An Ordinance To Approve An Amendment To The Farragut Zoning Map, Ordinance 86-16, To Recommend The Approval Of The Rezoning Of A Portion Of Parcel 69, Tax Map 142, North Of The Farragut Church Of Christ, 23.06 Acres, From R-2 To S-1, A Portion Of Parcel 69 And 69.01, Tax Map 142, East Of The Farragut Church Of Christ, From R-2, B-1, And C-1 To O-1, 3.44 Acres, And A Portion Of Parcel 69.01, Tax Map 142, From O-1 To C-1, 4.76 Acres (Goodworks Unlimited, LLC, Applicant)

Postponed

**Ordinance 16-13**, An Ordinance To Amend The Text Of The Farragut Zoning Ordinance, Ordinance 86-16, As Amended, Pursuant To Authority Granted By Section 13-4-201, Tennessee Code Annotated, By Amending Chapter 3., Specific District Regulations, Section XII., General Commercial District (C-1)., Subsection C.1., Front Yards, To Allow For Additional Front Yard Setback Provisions, To Amend Subsection E., Parking, To Allow For Additional Provisions, And To Create Subsection F., Streetscape And Outdoor Open Space, Subsection G., Connectivity, And Subsection H., Low Impact Development

Motion was made to approve Ordinance 16-13 on first reading. Moved by Alderman Povlin, seconded by Alderman Pinchok, voting yes; Aldermen Markli, Pinchok and Povlin; no nays; Mayor McGill and Alderman LaMarche were absent; motion passed.

**Ordinance 16-14**, An Ordinance To Amend The Text Of The Farragut Zoning Ordinance, Ordinance 86-16, As Amended, Pursuant To Authority Granted By Section 13-4-201, Tennessee Code Annotated, By Amending Chapter 3., Specific District Regulations, Section Xv., Regional Commercial District (C-2)., Subsection C.1., Front Yards, To Allow For Additional Front Yard Setback Provisions, To Amend Subsection E., Parking, To Allow For Additional Provisions, And To Create Subsection F., Streetscape And Outdoor Open Space, Subsection G., Connectivity, And Subsection H., Low Impact Development

Motion was made to approve Ordinance 16-14 on first reading. Moved by Alderman Povlin, seconded by Alderman Pinchok, voting yes; Aldermen Markli, Pinchok and Povlin; no nays; Mayor McGill and Alderman LaMarche were absent; motion passed.

**Ordinance 16-15**, An Ordinance To Amend The Text Of The Farragut Zoning Ordinance, Ordinance 86-16, As Amended, Pursuant To Authority Granted By Section 13-4-201, Tennessee Code Annotated, By Amending Chapter 3., Specific District Regulations, Section Xvii., Office District (O-1)., Subsection C.1., Front Yards, To Allow For Additional Front Yard Setback Provisions, To Amend Subsection E., Parking, To Allow For Additional Provisions, And To Create Subsection F., Streetscape And Outdoor Open Space, Subsection G., Connectivity, And Subsection H., Low Impact Development

Motion was made to approve Ordinance 16-15 on first reading. Moved by Alderman Povlin, seconded by Alderman Pinchok, voting yes; Aldermen Markli, Pinchok and Povlin; no nays; Mayor McGill and Alderman LaMarche were absent; motion passed.

**Ordinance 16-16**, An Ordinance To Amend The Text Of The Farragut Zoning Ordinance, Ordinance 86-16, As Amended, Pursuant To Authority Granted By Section 13-4-201, Tennessee Code Annotated, By Amending Chapter 4., General Provisions And Exceptions, Section Xx., Parking And Loading., Subsection A.5.l., Interior Parking Islands, To Increase The Interior Island Width And Provide For An Opportunity For Stormwater To Drain Into Parking Lot Islands

Motion was made to approve Ordinance 16-16 on first reading. Moved by Alderman Povlin, seconded by Alderman Pinchok, voting yes; Aldermen Markli, Pinchok and Povlin; no nays; Mayor McGill and Alderman LaMarche were absent; motion passed.

**Ordinance 16-17**, An Ordinance To Amend The Text Of The Farragut Zoning Ordinance, Ordinance 86-16, As Amended, Pursuant To Authority Granted By Section 13-4-201, Tennessee Code Annotated, By Amending Chapter 3., Specific District Regulations, Section

Xii., General Commercial District (C-1), F., Mixed Use Town Center, Subsection 2.B., To Change The Requirements Associated With Menu Boards

Motion was made to approve Ordinance 16-17 on first reading. Moved by Alderman Povlin, seconded by Alderman Pinchok, voting yes; Aldermen Markli, Pinchok and Povlin; no nays; Mayor McGill and Alderman LaMarche were absent; motion passed.

**Ordinance 16-18**, An Ordinance To Amend Title 9, Businesses, Peddlers, Solicitors, Etc., Chapter 4, Sign Ordinance, Of The Farragut Municipal Code, Section 9-406(8)(A), To Amend The Size Requirements For Menu Boards

Motion was made to approve Ordinance 16-18 on first reading. Moved by Alderman Povlin, seconded by Alderman Pinchok, voting yes; Aldermen Markli, Pinchok and Povlin; no nays; Mayor McGill and Alderman LaMarche were absent; motion passed.

**Ordinance 16-19**, An Ordinance To Amend The Text Of The Farragut Zoning Ordinance, Ordinance 86-16, As Amended, Pursuant To Authority Granted By Section 13-4-201, Tennessee Code Annotated, By Amending Chapter 3., Specific District Regulations, Section Xii., General Commercial District (C-1), F., Mixed Use Town Center, Subsection 13., Signage., To Allow For Secondary Wall Signage

Motion was made to approve Ordinance 16-19 on first reading. Moved by Alderman Povlin, seconded by Alderman Pinchok, voting yes; Aldermen Markli, Pinchok and Povlin; no nays; Mayor McGill and Alderman LaMarche were absent; motion passed.

**Town Administrator's Report**

David Smoak, Town Administrator, announced the following

- Town would be featured on WBIR for the Hometown Spotlight
- The Lawn Chair series would continue on July 15
- Early voting begins July 15 at Town Hall

Meeting adjourned at 7:52 PM

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Robert Markli, Alderman

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Allison Myers, Town Recorder

# REPORT TO THE BOARD OF MAYOR AND ALDERMEN

**PREPARED BY:** Allison Myers, Town Recorder

**SUBJECT:** Approval of Appointments to the Board of Zoning Appeals

**INTRODUCTION:** The purpose of this business item is to appoint two applicants to the Board fo Zoning Appeals. One appointment will be for a five-year term and the other will fill a un-expired two-year term.

**DISCUSSION:** At the June 9<sup>th</sup> meeting the board requested additional information from each applicant who had applied for the BZA appointment. Since then, additional information was received and is attached.

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

**PROPOSED MOTION:** To appoint \_\_\_\_\_ to a five-year term and \_\_\_\_\_ to a two-year term.

**BOARD ACTION:**

**MOTION BY:** \_\_\_\_\_ **SECONDED BY:** \_\_\_\_\_

<u>VOTE/TOTAL</u>	<u>PINCHOK</u>	<u>POVLIN</u>	<u>LAMARCHE</u>	<u>MARKLI</u>	<u>MCGILL</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

# Jennifer S. Collins

- Town of Farragut
- Board of Zoning Appeals

June 17, 2016

Town of Farragut  
Board of Mayor and Aldermen  
11408 Municipal Center Drive  
Farragut, TN 37934

Dear Mayor McGill and Aldermen:

I would like to submit my resume for consideration for appointment to the Farragut Board of Zoning Appeals.

I am a graduate of the University of Tennessee with a Major in Urban Planning, and attended the Graduate School of Planning.

I have worked in the planning field with the Local Planning Office with the State of Tennessee and the Planning Department with the Town of Farragut.

I am a life-long resident of Farragut. I have a passion for the Town and respect the regulations that makes it distinctive.

Enclosed is my resume, which provides additional information about my planning experience. I am confident that my experience and enthusiasm for planning will benefit the Town of Farragut.

Thank you for your consideration.

Sincerely,  
Jennifer S. Collins

Enclosure

12918 Siena Lane  
Farragut • Tennessee 37934

865•803•5100  
jennifercollins@outlook.com

# Jennifer S. Collins

- Town of Farragut
- Board of Zoning Appeals

## OBJECTIVE

Professional with experience in Community Planning. Excellent analytical, verbal, written and interpersonal skills. Exceptional mediation, liaison and problem solving abilities.

## EXPERIENCE

August 2013-Present

### **Two Rivers Church**

#### **Executive Assistant to Senior & Executive Pastor**

Work directly with Senior and Executive Pastor providing support in all church endeavors. Manage calendars, appointments, travel arrangements and meeting logistics. Plan and organize staff events. Work with Elder Board.

June 2000 – 2013

### **Realty Executives Associates**

#### **Licensed Agent – Agent Manager**

Manage all aspects of real estate transactions. Write, present and negotiate offers on real estate. Work closely with developers, buyers, sellers, lenders and agents to ensure transactions flow smoothly. Evaluate property values. Budget, develop and produce marketing materials. Supervise agent activity.

January 1996-June 2000

### **State of Tennessee Local Planning Office**

#### **Community Planner**

Contracted to assist local communities in day to day planning and comprehensive planning. Reviewed site plans and made recommendations on development projects through interpretations of the communities' Zoning Plan, Subdivision Regulations, Flood Plan Ordinance, and the Tennessee Code Annotated. Wrote regulations, amendments, prepared rezoning ordinances and proposed annexations. Trained and educated planning commissioners and community staff. Extensive work on the Growth Policy, Annexation, and Incorporation Plan. Acted as staff representative on the Municipal Planning Commission and Board of Zoning Appeals. Assigned to eight (8) communities.

12918 Siena Lane  
Farragut • Tennessee 37934

865•803•5100  
jennifercollins@outlook.com

July 1994-January 1996

**Town of Farragut**

### **Community Programs Coordinator**

Planned community events and organized the public relations surrounding the events. Performed as a liaison between the government officials and the residents of the community. Conducted Special Census to increase revenue for the Town.

October 1993-July 1994

**Town of Farragut**

### **Planning Department**

Assisted the Town Planner with the Comprehensive Planning Program with a focus on Land Use, Transportation, Community Facilities, Zoning and Subdivision Regulations. Reviewed site plans, met with applicants and made recommendations based on adopted regulations. Staffed both the Municipal Planning Commission and the Board of Zoning Appeals.

## EDUCATION

August 2000-May 2001

**University of Tennessee, Knoxville**

### **Graduate School of Planning**

Attended Graduate School Courses

August 1998-December 1992

**University of Tennessee, Knoxville**

### **Baccalaureate of Arts**

Major: Urban Studies/Planning

## REFERENCES

References are available upon request.

Valerie DeBoe  
12607 Evans Rd.  
Knoxville, TN 37934  
Email: [v.deboe@gmail.com](mailto:v.deboe@gmail.com)  
865-385-7497

June 28, 2016

Dear Board of Mayor and Aldermen,

I am excited to submit this cover letter for consideration of serving our community on the Board of Zoning Appeals. I hope that I can persuade you to break the mold of looking at traditional applicants with years worth of employment and consider a woman who has been dedicated to serving her family in the capacity of a stay at home parent.

If I were to submit a resume, it would be more outdated than a tube television so I will not bother with the jobs I had 20 years ago prior to becoming a parent. The blessing of raising my children allowed me to homeschool and encourage them to find their passion. There is much to be said of being with your children day in and day out in a way most people would choose to pass on. I consider myself as someone who has much determination, particularly with my passions. I will share with you that I have a deep passion for not only my family, but all things related to our built environment.

I firmly believe that we as a community, have a sense of responsibility to create the best environment possible for our citizens because there is such a great deal of permanence when it comes to development. So much of the fabric which creates a sense of place, whether it be a beautiful landscape or perhaps a historic building, cannot be taken for granted. Once the mature trees are cleared out or another single family subdivision is developed, we cannot erase what is done. When development dictates trying to make the highest return on one's investment, we have to pause and make the necessary decisions that will preserve our community in which it benefits future generations.

I like to think that I have a keen eye when it comes to the built environment. Interior design, architecture, landscape architecture, urban planning, and real estate are all passions of mine. Although my becoming a stay at home parent put a damper on my plans for pursuing a career in one of these fields, I have been a self starter in trying to learn about these on my own. I believe having been sidelined has allowed me to be observant of how one is affected by zoning decisions and I can better understand issues in our community. I know that not only can I learn new things, I can listen, be fair and open minded, and that my passions will benefit me if I am appointed on to the Board of Zoning Appeals.

Thank you for your consideration.

Sincerely,  
Valerie DeBoe

12824 Stahl Drive  
Farragut, TN 37934

June 16, 2016

The Honorable Ralph McGill Mayor of Farragut, Tennessee,  
and Alderman  
11408 Municipal Center Drive  
Farragut, Tennessee 37934

Dear Mayor McGill and Alderman:

In late 2015, I intuitively took on the role of explaining, to my Fox Run neighbors, a zoning change request of a property contiguous to our subdivision. To prepare, I spent hours reading (and often re-reading) the Comprehensive Land Use Plan, Zoning Maps, Town of Farragut Strategic Plan, and Municipal Planning Committee meeting minutes, so I could accurately educate my neighbors on the zoning change request process and how the request compared to these documents.

Although my endeavor was time consuming and not without mistakes on my part, I found it extremely rewarding and humbling. The appreciation I saw on my neighbors' faces as I explained the zoning change request process was a reward in and of itself. Further, I was truly humbled to learn I live in a town that has leaders who proactively seek resident input and staff that is very willing to answer resident questions.

I believe there are few Tennessee towns in which a resident, who knows nothing about zoning, can end up educating 400+ of his or her neighbors about a zoning change request. However, Farragut is a very special town because it has many zoning resources available to anyone who wishes to learn and voice their opinion to town leaders.

I want to use my zoning knowledge to be the same resource to residents as others were to me and to ensure Farragut remains special through zoning that is consistent with our strategic town documents and leaders who will deliberate residents' opinions.

I appreciate your consideration for appointment to the Board of Zoning Appeals.

Warm Regards,



Scott J. Meyer

## Scott Joseph Meyer, CPA, MAcc, MHA

12824 Stahl Drive, Farragut, Tennessee 37934

Phone: (865) 919-5123

Email: scottjmeyercpa@gmail.com

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**EDUCATION:** Certified Public Accountant; Tennessee license #18065  
Master of Accountancy; University of Tennessee; August 2001  
Master of Health Administration; Indiana University; December 1994  
Bachelor of Arts; English and Speech Education; Ball State University; May 1991

### WORK EXPERIENCE:

**VICE PRESIDENT EMERGENCY MEDICINE OPERATIONS: TeamHealth; Knoxville, TN; February 2014 to Present.**

*Responsibilities:* Oversees provider practice operations at 10 hospital Emergency Departments with \$5.5 million EBITDA.

*Accomplishments:*

- Implemented ED patient flow processes (patient split flow), ED Quality Teams, and provider patient experience training that significantly: reduced length of stay, reduced the number of patients leaving without treatment, and improved provider patient satisfaction scores. Advised Hospital Leadership and architects on design and patient flow for ED construction.
- Managed 2 practice start-ups at EDs with 35,000+ annual visits.
- Improved EBITDA, provider production, and ED quality measures by creating monthly and daily trended reports and using data to identify processes or situations that negatively impacted these statistics.

**CORPORATE OPERATIONS CONSULTANT: Community Health Systems; Franklin, TN; September 2013 to February 2014.**

*Responsibilities:* Completed operational, regulatory, and financial assessments of medical groups. Presented findings and improvement recommendations to Providers and Hospital and Corporate Executives. Educated Providers and staff on workflow best practices in Athena EMR and Athena Collector (practice management system) and led new workflow implementation. Customized EMR templates and routing of electronic documentation to accommodate provider preferences. Educated Providers and staff on payor billing rules, CMS documentation regulations, compliance issues, and effective Accounts Receivable follow up methods. Determined methods for calculating provider compensation, cash reconciliation, and reporting AR reserves.

**CORPORATE DIRECTOR OF PRACTICE OPERATIONS & FINANCE: Community Health Systems; Franklin, TN;**

*February 2007 to June 2013.*

**Corporate Director Practice Operations:** Responsible for continuous improvement of operations and financial performance of 800+ employed Providers located in 25 markets across the Midwest, including: increased revenue and production, expense control, standardized revenue cycle and operational workflows, accurate and timely billing, regulatory compliance (HIPPA, CLIA, CMS billing rules, etc.), and effective cash controls. Completed practice operational, regulatory, and financial assessments and presented findings and corrective actions to Providers and Hospital and Corporate Executives. Approved Provider compensation by comparing CFO calculations to employment contract terms. Approved EMR Meaningful Use Attestations to ensure Providers qualify for MU incentives. Approved Practice Strategic Plans and budgets and worked with Market CFOs to ensure accuracy. Approved re-design of clinical and operational workflows to accommodate EMR. Provided on-site support to Hospital and Practice Executives.

*Accomplishments:*

- Increased Net Revenue by 5% by developing and educating Providers, nursing staff, and Practice Administrators on standardized processes for Chronic Disease Management and Medicare Wellness Visits.
- Increased Point of Service Collections by 20% and reduced Bad Debt Expense by 15% by authoring and educating administrative staff on Best Practices for: scheduling, patient collections, charge capture, and cash internal controls.
- Reduced Provider compensation expense by \$5.1 million by designing and implementing a wRVU Reduction Report on which Markets manually adjust Provider wRVUs according to the CMS RBRVS file (i.e. bundling rules and fee-affecting modifiers). The report was later automated through Excel macros and implemented in all Divisions.
- Authored and oversaw the implementation of standardized clinical and administrative job tasks and staffing ratios for primary care and specialty Providers. Created Staffing Analysis Template to identify Markets with potentially excessive staff.
- Improved provider EBITDA by \$3 million by designing and implementing a CHS-wide Rural Health Clinic Certification Project Plan that involves efforts from multiple Corporate and Market Hospital departments as well as compliance with JCAHO and complex CMS regulations for RHCs. Led the certification of 11 RHCs and identified 25 potential RHCs.

- Increased charge capture and Net Revenue for Providers in 3 markets by implementing Missed Revenue Audits in which Certified Coders review Provider documentation to identify documented charges that were not billed.
- Authored and completed all calculations for Action Plan to improve EBITDA by \$5 million for Q4, 2012. Presented Action Plan to CHS CFO and Executive Vice Presidents and ensured Markets accomplished items in the Action Plan.
- Created office workflow for the Physician Quality Reporting Initiative for primary care providers and ensured they received the PQRI incentive payment.

**Corporate Director Practice Finance:** Directed all operations of a 150+ employee Centralized Physician Billing Office that completed billing functions for 900 Providers. Directly responsible all aspects of conversion to the Athena Practice Management System for 1,500+ Providers over an 18 month time period. Designed and educated CFOs, Controllers, Practice Administrators, and administrative staff on the following: 1) practice workflows that maximize use of the Athena PMS (i.e. eligibility verification, claim edit resolution, patient collections, scheduling, etc.), 2) Athena reports used to record monthly activity in the general ledger and cash clearing account reconciliation, and 3) Monthly Athena management reports used to trend payment denials, timeliness of charge entry, patient eligibility verification, POS collection efforts, and provider referral patterns. Oversaw monthly generation of EBITDA reports for 2,000+ Providers. Monthly identified negative variances in adjusted net revenue, operating expenses, and cash clearing accounts and ensured CFOs corrected causes of negative variances.

*Accomplishments:*

- Reduced Days in AR from 87 to 35 and increased Net Collections from 85% to 99%, through efforts described above.
- Redesigned all workflows at the Centralized Physician Billing Office, to maximize the Athena PMS, including: AR follow-up, cash posting, charge entry, unapplied cash resolution, Provider credentialing, and a patient call center.
- Completed a 7-month turn around assignment as Practice Administrator at a CHS Market that employed 20 Providers. At end of assignment, Same Store Provider EBITDA improved by 20%. Turnaround efforts included: Chronic Disease process, which increased Net Revenue by 28%; Re-training staff on use of the Athena PMS and Best Practices for revenue cycle and operational workflows, which decreased bad debt expense by 30%; Provider terminations and employment contract changes to a production model; and staff re-assignment based on skill-set.
- Mapped the Triad Hospital System clinic general ledger (Meditech) to the CHS clinic general ledger (HMS) including: balance sheet and income statement sub-accounts, direct and overhead departments, and statistical codes.
- Led the development of a Cost Allocation System that allocated expenses from overhead departments to Provider direct departments in the general ledger. Educated all CHS CFOs and Controllers on monthly utilization of the system.
- Authored CHS policies for: Cash Internal Controls, Self-Pay/ Prompt Pay/ Charity Care discounts, and Charge Entry.
- Completed and presented annual operating budgets for 3 corporate departments, totaling \$2 million EBITDA.
- Received the 2008 President's Award for Outstanding Achievement as a Corporate Director.

**INTERIM HOSPITAL CEO/ REVENUE CYCLE DIRECTOR:** Pacer Health; Miami, FL; May 2006 to February 2007.

*Responsibilities:* Served as Interim CEO of 20-bed hospital, in Lafayette, LA for 4 months. Also responsible for continuous improvement of revenue cycle for 5 hospitals, including: Registration, Business Office, Medical Records, Utilization Review, and Charge Master Updates. Completed month close journal entries for 3 hospitals.

*Accomplishments:*

- Increased hospital occupancy rates from 50% to 96% for 2 hospitals and decreased wages expenses by 15%.
- Identified \$5.5 million in missed charges through review of charge master and charge entry process.
- Increased cash by 20% through: charge master reviews, implementation of charge entry internal controls, implementation of pre-registration process, re-designed of claim submission, and follow-up methods.

**REVENUE CYCLE CONSULTING MANAGER:** Lattimore, Black, Morgan, and Cain; Knoxville, TN; May 2005 to May 2006.

*Responsibilities:* Completed hospital and physician practice financial assessments that included: revenue cycle workflows, operational workflows, Balance Sheet & Income Statement Reviews, and staffing analysis. Completed 10 hospital Sarbanes Oxley audits and 6 balance sheet reviews for Life Point Hospital System. Served as interim CBO Director and increased cash by 20% through redesigning business office workflows, assessing staff abilities, and identifying missed charges.

**CONTROLLER: Doctors Management, PLLC; Knoxville, TN; June 2004 to May 2005.**

*Responsibilities:* Supervised month close and reporting process for medical groups. Compiled monthly financial statements, reconciled banks statements, and posted journal entries. Presented monthly financial reports to Physicians. Completed payroll tax, partnership, and personal tax returns. Supervised 3 accounting staff members.

**TAX STAFF: Pinkstaff, Daniels, and Simpson, PC; Knoxville, TN; Dec 2002 to June 2004.**

*Responsibilities:* Completed physician corporate and individual tax returns. Calculated year-end adjusting journal entries and completed bank reconciliations for physician clients.

**SENIOR PRACTICE OPERATIONS CONSULTANT & TAX STAFF: Pershing Yoakley & Associates, PC; Knoxville, TN; May 1997 to October 1999 and Dec 2001 to Sept 2002. Left to complete Master of Accountancy and returned to PYA after graduation.**

*Responsibilities:* Served as interim practice administrator and centralized business office director for clients ranging from 15-150+ Providers. Completed operational assessments of physician practices and CBOs and presented corrective actions to: Boards of Directors, Physicians, Hospital Executives, and Practice Administrators. Implemented corrective actions while communicating progress and financial impact to Physicians and Practice Administrators. Completed corporate and individual tax returns.

*Accomplishments:*

- Increased cash collections by 20% for the largest multi-specialty clinic in Alabama and Nebraska by assessing and redesigning practice operations and revenue cycle workflows as well as CBO processes.
- Served as interim Director of 4 COBs with 40+ employees. Reduced Days in AR an average of 30 days at each.
- Developed and implemented best practices for practice revenue cycle workflows.

**DIRECTOR OF PHYSICIAN BILLING: Aultman Hospital; Canton, Ohio; April 1996 to April 1997.**

*Responsibilities:* Responsible for accurate billing and efficient revenue cycle workflows for 60-physician MSO at 687-bed hospital. Supervised 25 employees and managed all Physicians credentialing with Payors.

*Accomplishments:*

- Reduced Days in AR from 90 to 48 by implementing standardized revenue cycle workflows in practices and implementing standardized and timely AR follow-up practices for CBO staff members.
- Managed practice management system conversion to PCN for 50 Physicians on 5 different legacy systems.
- Presented AR reports and financial statements to Physicians and MSO Executive Team.
- Educated Physicians on Payor billing rules and documentation compliance.

**ASSISTANT ADMINISTRATOR: Yale University School of Medicine; New Haven, Connecticut; April 1995 to April 1996.**

*Responsibilities:* Responsible for accurate billing and efficient revenue cycle workflows for 30 surgeons. Supervised 15 employees.

*Accomplishments:*

- Reduced Days in AR from 118 to 66 by implementing standardized revenue cycle workflows in practices and standardized AR follow-up practices for CBO staff members.
- Educated Surgeons on Payor billing rules and documentation compliance.
- Educated Administrator, Surgeons, Office Managers, and staff on Total Quality Management techniques.
- Implemented Total Quality Management program that identified a \$175,000 reduction in operating expenses.

I was asked to provide addition information about myself for the consideration of serving on the Board of Appeals.

My husband took a position in this area 7 years ago. The company brought us over for a weekend of house hunting and getting to know the area. Until then my knowledge of the area was a pass through on my way to Gatlinburg. The company set us up in a hotel on Parkside Dr. The next morning our realtor came to the hotel to pick us up and give us the tour of the area and start house hunting. I can't stress how unimpressed I was with the areas that she took us. Once we got back to the hotel I told Scott that there had to be an area in the Knoxville area that did not look like Nolensville Rd. Nolensville Road in Nashville use to be a very nice area and over the last 40 years it has changed from the elite area to live in to Little Mexico and somewhere you do not want to be after dark. The next day my husband and I started out with a map. We were on Kingston Pike and crossed over Lovell Road. I instantly saw a difference. After driving around Farragut we quickly decided that Farragut was where we wanted, however, we were concerned how long it would take from the trash to migrate down Kingston Pike and take over this area that we had deemed perfect. A couple months later we purchased a home in Sugarwood.

The story was to give you the background on why I picked Farragut and why I want to make sure this community stays protected.

Current Information – I am the elected Vice-Chairman for the EOC and I do part time marketing for Zaxby's and occasionally Sweet Frog. Being on the EOC, learning the town rules/ ordinances, living in Farragut and doing marketing for a Farragut company I have the unique exposure to seeing several sides. I want to make sure that we do not run off businesses, since the Town of Farragut is supported by sales tax and liquor/wine tax over reasonable request. However, I want to make sure those reasonable request do not go wild and Farragut turn into Kingston Pike on the East side of Lovell Road. Because of the Supreme Court Ruling on Reed verses the Town of Gilbert I expect that the Town of Farragut will have to revisit their signage ordinances and how they treat request. This may or may not increase the business interest in Farragut and therefore increase zoning changes as well as signage request. I want to be part of one of the committees that will protect Farragut, help it grow but grow smart. I want to ensure we have standards and abide by our ordinances, but also know when something is in the best interest of Farragut. Sometimes the answer isn't always black or white.

Experience - I have no formal committee background, however, I do have a background in regulation. I was a securities regulator (investments) for a few years and have work in compliance. I have watched/lived in other cities that have not controlled their signs or

approved every zoning request and I have witnessed property taxes going down, crime going up, and the overall area decline in the area. I have invested in Farragut and want to make sure that the area that I have invested in maintains its current charm.

I plan on taking the course the Town of Farragut offers in the fall to help understand more about the town. Unfortunately, by the time I knew about it last year the timing didn't work with my schedule. However, I am keeping my fall schedule more flexible to take the class this year.

About me - I currently work part time, I am a full time mom, I volunteer in Farragut Primary and Intermediate schools, I am the Brownie (Girl Scout) leader for my daughters troop and extremely active in my son's Cub Scout troop (my husband is cubmaster), and I am on the EDC.

I am available to answer any questions at 865-272-9726.

Regards,

Pamela Milliken

## **Pamela L. Milliken**

Pamela@themillikens.com

400 Sugarwood Dr • Knoxville, TN 37934

(865) 272-9726(C) (865) 675-2433(H)

### **Experience:**

#### **Zaxby's**

#### **Part-time Marketing Specialist**

**2015 to present**

**Knoxville & Alcoa, TN**

- Development and Implement various programs to increase business.
- Development and Implement our give back to the community program.
- Organize at least one festival per store per year.
- Work directly with the schools/PTA to provide support for various fundraisers.

#### **openDCIM Foundation LLC**

#### **CFO – Volunteer/Unpaid position**

**2013 to present**

**Knoxville, TN**

- Created the charter and filed all LLC paperwork with the Federal and State governments.
- Responsible for paying all invoices, balancing accounts and filing annual reports.

#### **The Pampered Chef**

#### **Independent Consultant**

**2009 to 2015**

**Nashville, TN**

- As an independent contractor I am in charge of all aspects of my business, including but not limited to: presentations, bookkeeping, sales, recruiting, interviews, taxes, follow up calls and training a team of 11.

#### **Deutsche Bank**

#### **Control & Compliance Administrator**

**2007 to 2009**

**Nashville, TN**

- Interpret escheatment laws and prepare securities and income for escheatment for all 50 states, District of Columbia, Puerto Rico, and the Virgin Islands.
- Communicate the tax certification rules to internal and external parties for domestic and foreign holders.
- Process and balance 1099's & 1042's tax documentation.
- Manually calculate REMIC tax filing for investors.
- Approver to move money to the Fed and wire funds outside of bank.
- Read, comprehend and apply state and federal regulations to tax processes.
- Back up technologic support for the new Global Plus system.

#### **Investment Scorecard Inc.**

#### **Client Manager**

**2006 to 2007**

**Nashville, TN**

- Main point of contact for over 140 accounts.
- Organize, manage, and execute cross-department client-related projects.
- Provides support, data issue resolution, and account assistance on a daily basis to clients.
- Provides methodology clarification on monthly and quarterly scorecards.
- Provides web support, troubleshooting, adding users, and clarification of information on client's website within Scorecards domain.

**State of Tennessee  
Securities Examiner****2002 to 2006  
Nashville, TN**

- Examine applications for the registration of broker-dealers offering securities in Tennessee.
- Analyze the business practices, managerial operations, and financial status of the broker-dealer applicants.
- Research individual broker-dealers and the products they will be offering to residents of Tennessee.
- Assist Tennessee residents with disclosure checks on various broker-dealers doing business in Tennessee
- Explain and interpret Tennessee security laws to potential Tennessee broker-dealers.

**Healthcare Realty Trust, Inc  
Property Management Accountant****2000 to 2002  
Nashville, TN**

- Prepare, review and distribute monthly and quarterly financial statements.
- Create and modify leases, suites, and building related data in Property Management Database.
- Work with property management and corporate management to resolve outstanding issues that affect financial reports and to determine the nature of operating variances.
- Calculate management and other reimbursable fees; monitor mortgage payments and other debt instruments.
- Review general ledger for coding, accuracy and unusual activity.
- Monitor actual spending compared to budget and research differences.

**Marshall & Ilsley Corporation  
Securities Operations Specialist****1998 to 1999  
Scottsdale, AZ**

- Processed all security lending activity for Treasury Securities through custodial, lending and accounting systems.
- Monitored all Treasury Security loans to ensure collateralization level was maintained.
- Balanced daily a \$750-900 million accounting proof and authorized the buy/sell of remaining funds into various money markets.
- Supervised and monitored collection of International and Domestic Dividend activity related to securities lending.
- Reviewed and approved all Corporate Actions for securities lending to ensure clients were properly represented.

**Bankers Trust  
Global Securities: Senior Income Specialist****1995 to 1998  
Nashville, TN**

- Consulted with institutional investors on pertinent Corporate Actions.
- Prepared individual client accounts for all types of Corporate Actions.
- Completed Management development training.

**Global Securities: Income Administrator**

- Identified and analyzed impact of financial risk for clients and bank.
- Corrected numerous system problems with security payments by identifying cause and implementing solutions.
- Reconciled accounting discrepancies between Bankers Trust and their customers.

- Improved customer satisfaction by responding to inquiries with prompt and corrective action.

**J.C. Bradford & Company, Inc.**

**1993 to 1994**

**Education:**

**Middle Tennessee State University  
Bachelor of Business Management**

**Murfreesboro, TN  
Graduated-1993**

# Robert F. Voigt

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256 Newport Road, Knoxville, TN 37934 | (865) 560-6088 | rob@thevoigtgroup.com

**June 20, 2016**

**RE: Board of Zoning Appeals**

**To Whom It May Concern:**

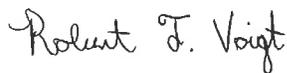
I was pleased to hear of your opening on the Board of Zoning Appeals committee for the Town of Farragut. Being a Farragut business owner myself, I recognize the importance of this committee and the necessity to have it made up of individuals that can be fair, balanced, respectful of the community, and able to make decisions.

For my entire career, I have been faced with making both easy and difficult decisions. I spent 5 years in the Army before I was discharged and had to make numerous life or death decisions in split seconds. I have also worked for several large corporations and on job sites, where I was recognized for my leadership abilities and dedication. I presently own two companies situated in the Town of Farragut, one being a real estate firm and the other being a strategic media marketing group. My business ownership has vastly opened my eyes to not only the issues affecting small business owners, but also to the impact my businesses have on the community at large.

I also have enjoyed volunteer and committee work over the years. I have been an officer within the Chota Lodge #253 F&AM and founded the Knoxville Chapter of the ADDA while attending school at ITT Technical Institute. I also volunteer with my church and other organizations. I understand that this volunteer work is the absolute backbone to our communities, and excepting family and church, hold up the community in both service and integrity.

Please consider me as a candidate for your committee opening. I feel I would make an excellent addition to your team and that I could provide the time, attention, and care that is necessary to fill the position. I appreciate the opportunity and look forward to speaking with your distinguished group soon.

**Sincerely,**



**Robert F. Voigt**



EXPERIENCE

**Strategic Cinema - June 2015 - Present**

*President/Owner*

- Strategic Cinema is an exceptional Aerial Cinematography and Photography firm headquartered in Knoxville, TN and serving the continental United States.
- Projects include surveillance, real estate photography and cinematography, project progress tracking, development surveying, investment portfolio documentation, et al.
- Manage all aspects of the business' success, including estimates, drone operation, editing, business development, budgeting, project tracking, recruitment, marketing, etc.

**The Voigt Group, LLC - June 2015 - Present**

*President/Owner*

- The Voigt Group, LLC is an outstanding real estate brokerage operating in Knoxville, TN.
- Brokerage was opened to offer buyers and sellers in the area with an incredibly customer-service based option for assistance with their investment needs.
- Primarily responsible for recruitment, marketing and branding, agent retention, contract and negotiation assistance, business management, budgeting, controls, and others.

**US Department of Energy - Spallation Neutron Source at Oak Ridge National Lab**

**Feb 2014 - Present**

*Core Maintenance and Operations, Project Controls*

- Core member of SNS Facility and Maintenance team.
- Assist upper level staff with project management, to include start to finish follow up, resource allocation, project controls, and budgetary issues; has resulted in greater efficiency and increased overall project success. Analyzed current SNS operations and maintenance processes, resulting in the discovery of several needed improvements and more appropriate resource utilization.
- Responsible for project tracking, including budget, timetable, resources, and SNS schedule.
- Support SNS project controls engineers, allowing for better resource utilization and available upper staff hours for critical activities.
- Tasked with creation of internal maintenance database; also created several new reports that have resulted in better process communication and increased issue awareness.

**Perma-Chink Systems, Inc. - Mar 2013 - Feb 2014**

*Assistant Branch Manager*

- Overall office coordination, including direct assistance to branch manager.
- Promoted to assist with Logistics department - ordering, tracking, and shipping; resulted in greater department efficiency and reduced overtime hours.
- Responsible for several critical company schedules, including contractor coordination, installations, seminars, and training.
- Customer liaison for multiple international clients, including sales and technical support

**U.S. Army - July 2002 - July 2007 - Armor Crewman**

**EDUCATION**

**DeVry University, Keller Graduate School of Management - Expected Mar. 2016**

- Bachelor of Science, Business Management; Pursuing MBA upon completion.

**ITT Technical Institute - Graduated September 2014 - AAS Drafting & Design Tech.**

- VALEDICTORIAN - Dean's List all quarters - Academic Excellence Recipient

**ASSOCIATION/AWARDS**

**Alpha Beta Kappa National Honor Society**

**American Design Drafting Assoc., Knoxville Chapter - President/Founder**

**Member of the Associated Builders and Contractors**

**Team Leader - American Cancer Society Fundraiser Walk - October 2013**

**Chota Lodge 253 F&AM** 

**ROBERT F VOIGT**  
256 Newport Road, Knoxville, TN 37934 • 865-660-6088 • rob@thevoigtgroup.com

**REPORT TO THE BOARD OF MAYOR AND ALDERMEN**

**PREPARED BY:** Darryl W. Smith, PE

**SUBJECT:** Approval of Change Order No. 1, Contract 2016-05, Street Resurfacing

**INTRODUCTION:** The purpose of this item is the approval of a Change Order to Contract 2016-05, Street Resurfacing.

**BACKGROUND:** In April, the Board approved a contract with APAC-Atlantic, Inc. for resurfacing of streets within the Town. Those streets included several local streets, along with a large portion of the Turkey Creek Greenway. As this contract has progressed, staff has become aware of other areas that need to be addressed as well. The normal procedure to add streets to the list (assuming the budget will allow) is to simply make the request of the contractor, and typically the contractor is willing to mobilize and perform the additional work for the contract's unit prices. This works well only when the additional street is long enough to require quantities that will allow a reasonable profit. If the required quantities are low (such as a short street or small parking lot), then the contractor will understandably request additional payment in the form of mobilization, which is typically bid only as a lump sum for the overall contract. This year, we have requested five locations to be added to the contract:

- Overflow parking lot at McFee Park
- Public Works parking lot at Fretz Road PW facility
- Applegate Lane in Ramsgate Subdivision
- Boyd Station underpass at railroad
- Dunlin Lane in Kingsgate Subdivision

This additional work will add approximately \$93,000 to the contract, which was originally awarded to APAC-Atlantic for their low bid of \$466,476.25. Approval of this addition will increase the total cost of this contract to an estimated \$559,476.25. Given the large amount of this addition, staff felt it appropriate that this addition be made in the form of a formal change order.

**FINANCIAL SECTION:**

<b>Project: Contract 2016-05, Resurfacing</b>				
		<u>Original</u>		
<u>Project Budget</u>	<u>Requested Amount</u>	<u>Contract Amount</u>	<u>Expenditures to Date</u>	<u>Remaining Amount</u>
\$958,000	\$93,000	\$466,476	\$394,422	\$4,102
Approved By: 				

**RECOMMENDATION BY:** Darryl Smith, Town Engineer, for approval.

**PROPOSED MOTION:** Approval of Change Order No. 1, Contract 2016-05

**BOARD ACTION:**

**MOTION BY:** \_\_\_\_\_ **SECONDED BY:** \_\_\_\_\_

<u>VOTE/TOTAL</u>	<u>MCGILL</u>	<u>LAMARCHE</u>	<u>POVLIN</u>	<u>MARKLI</u>	<u>PINCHOK</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

**REPORT TO THE BOARD OF MAYOR AND ALDERMEN**

**PREPARED BY:** Mark Shipley, Community Development Director

**SUBJECT:** Public Hearing and Second Reading of Ordinance 16-13, an ordinance to amend Chapter 3., Specific District Regulations, Section XII., General Commercial District (C-1), Subsection C.1., Front Yards, to allow for additional front yard setback provisions, to amend Subsection E., Parking, to allow for additional provisions, and to create Subsection F., Streetscape and Outdoor Open Space, Subsection G., Connectivity, and Subsection H., Low Impact Development (MBH, Inc., Applicant)

**INTRODUCTION AND BACKGROUND:** This item was discussed at two Planning Commission workshop sessions prior to the Commission taking formal action in June. Included with this report are the staff background reports and illustrations that were provided for the two Planning Commission workshop sessions. These background reports will demonstrate how this text amendment has evolved over time.

Initially, the applicant requested that the front yard setbacks be revisited in the C-1 Zoning District to provide for the ability to place a building closer to the public street. The staff viewed this request favorably for the reasons outlined in the April Report to the Farragut Municipal Planning Commission.

The staff also felt that, as part of this review, some additional zoning ordinance provisions should also be considered. These additional provisions involved clarifications related to setbacks for accessory structures, screening requirements for surface parking, provisions for streetscape and outdoor open space, connectivity, and low impact development.

As the staff noted when these additional provisions were being considered by the Planning Commission, such provisions have already been incorporated, in some fashion, in other zoning districts (S-1, C-1/MUTC, and BD-4) and are consistent with a number of standards encouraged in the Town's adopted Architectural Design Standards (ADS). Having these standards manifested in the zoning ordinance helps blend the Town's ordinance provisions with its plans. Such amendments are encouraged in the CLUP where it acknowledges that certain strategies identified in the plan, including the implementation of site and building design standards, will likely require amendments to the Town's zoning ordinance. The intent would be to ensure that the zoning ordinance does not hinder the ability to implement key aspects of the plan or design standards.

**RECOMMENDATION:** At their meeting on June 16, the Planning Commission voted unanimously, with the exception of one abstention, to approve Ordinance 16-13 subject to the phrase "context appropriate" being clarified. The staff subsequently addressed this by adding "(i.e. appropriate in relation to the proposed development and its physical surroundings)" after the words "context appropriate." This clarification was forwarded to the Planning Commission and was accepted as satisfactorily addressing their approval condition.

At the Board of Mayor and Aldermen meeting on July 14, Ordinance 16-13 was approved on first reading. The staff recommends approval of Ordinance 16-13 on second reading. The language provided in Ordinance 16-13 promotes greater consistency with the ADS and CLUP.

**PROPOSED MOTION:** To approve Ordinance 16-13 on second reading.

**BOARD ACTION:**

MOTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

<u>VOTE/TOTAL</u>	<u>LAMARCHE</u>	<u>MARKLI</u>	<u>PINCHOK</u>	<u>POVLIN</u>	<u>MCGILL</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

**ORDINANCE:** 16-13  
**PREPARED BY:** Shipley  
**REQUESTED BY:** MBH, Inc.  
**CERTIFIED BY FMPC:** June 16, 2016  
**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 CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION XII., GENERAL COMMERCIAL DISTRICT (C-1), SUBSECTION C.1., FRONT YARDS, TO ALLOW FOR ADDITIONAL FRONT YARD SETBACK PROVISIONS, TO AMEND SUBSECTION E., PARKING, TO ALLOW FOR ADDITIONAL PROVISIONS, AND TO CREATE SUBSECTION F., STREETScape AND OUTDOOR OPEN SPACE, SUBSECTION G., CONNECTIVITY, AND SUBSECTION H., LOW IMPACT DEVELOPMENT**

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

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

**SECTION 1.**

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section XII., General Commercial District (C-1), Subsection C. 1., Front Yards, is amended by deleting it in its entirety and substituting in lieu thereof the following:

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 eighty (80) 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 sixty (60) 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 twenty (20) feet.
- d. All accessory structures, excluding signage (which would be subject to the provisions in the sign ordinance), 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 twenty (20) feet, except as provided for elsewhere in this ordinance or the Municipal Code.

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 (10) feet. Electrical substations, utility offices, or any other utility building shall meet the front yard building setback requirements.

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.

## **SECTION 2.**

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section XII., General Commercial District (C-1), is amended by amending Section E., and adding Sections F, G, and H as follows:

- 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 sixty (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) 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 (1) of the following Low Impact Development (LID) practices into the design:

1. Twenty-five (25) 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 bios wales/bioretenion facilities; or
5. Rainwater being harvested for irrigation or gray water uses.

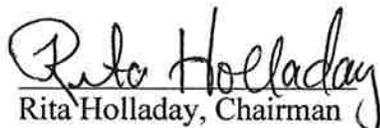
**SECTION 3.**

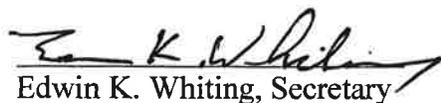
This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

\_\_\_\_\_  
Dr. Ralph McGill, Mayor

\_\_\_\_\_  
Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this \_\_\_\_\_ day of \_\_\_\_\_, 2016, with approval recommended.

  
Rita Holladay, Chairman

  
Edwin K. Whiting, Secretary

**FARRAGUT MUNICIPAL PLANNING COMMISSION**

**RESOLUTION PC-16-09**

**FARRAGUT MUNICIPAL PLANNING COMMISSION**

**A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF AN AMENDMENT TO CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION XII., GENERAL COMMERCIAL DISTRICT (C-1), SUBSECTION C.1., FRONT YARDS, TO ALLOW FOR ADDITIONAL FRONT YARD SETBACK PROVISIONS, TO AMEND SUBSECTION E., PARKING, TO ALLOW FOR ADDITIONAL PROVISIONS, AND TO CREATE SUBSECTION F., STREETScape AND OUTDOOR OPEN SPACE, SUBSECTION G., CONNECTIVITY, AND SUBSECTION H., LOW IMPACT DEVELOPMENT (MBH, INC., APPLICANT)**

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

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

**WHEREAS**, a public hearing was held on this request on June 16, 2016;

**NOW, THEREFORE, BE IT RESOLVED** that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 16-13.

ADOPTED this 16<sup>th</sup> day of June, 2016.

  
Rita Holladay, Chairman

  
Edwin K. Whiting, Secretary

**REPORT TO THE BOARD OF MAYOR AND ALDERMEN**

**PREPARED BY:** Mark Shipley, Community Development Director

**SUBJECT:** Public Hearing and Second Reading of Ordinance 16-14, an ordinance to amend Chapter 3, Specific District Regulations, Section XV., Regional Commercial District (C-2), Subsection C.1., Front Yards, to allow for additional front yard setback provisions, to amend Subsection E., Parking, to allow for additional provisions, and to create Subsection F., Streetscape and Outdoor Open Space, Subsection G., Connectivity, and Subsection H., Low Impact Development (MBH, Inc., Applicant)

**INTRODUCTION AND BACKGROUND:** Related to the C-1 amendments discussed in the previous report, this item provides for the same amendments to be applied to the C-2 Zoning District. As part of workshop discussions with the Planning Commission, the staff requested that the amendments proposed for the C-1 Zoning District also be applied to the C-2 Zoning District to help achieve the built environment that is envisioned in the ADS Outlet Drive case study. The properties along Outlet Drive are mostly zoned C-2. Without incorporating the amendments requested at this time into the C-2 District, the case study build out example in the ADS would not be possible.

**RECOMMENDATION:** At their meeting on June 16, the Planning Commission voted unanimously, with the exception of one abstention, to approve Ordinance 16-14 subject to the phrase "context appropriate" being clarified. The staff subsequently addressed this by adding "(i.e. appropriate in relation to the proposed development and its physical surroundings)" after the words "context appropriate." This clarification was forwarded to the Planning Commission and was accepted as satisfactorily addressing their approval condition.

At the Board of Mayor and Aldermen meeting on July 14, Ordinance 16-14 was approved on first reading. The staff recommends approval of Ordinance 16-14 on second reading. The language provided in Ordinance 16-14 promotes greater consistency with the ADS and CLUP.

**PROPOSED MOTION:** To approve Ordinance 16-14 on second reading.

**BOARD ACTION:**

**MOTION BY:** \_\_\_\_\_ **SECONDED BY:** \_\_\_\_\_

<u>VOTE/TOTAL</u>	<u>LAMARCHE</u>	<u>MARKLI</u>	<u>PINCHOK</u>	<u>POVLIN</u>	<u>MCGILL</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

**ORDINANCE:** 16-14  
**PREPARED BY:** Shipley  
**REQUESTED BY:** MBH, Inc.  
**CERTIFIED BY FMPC:** June 16, 2016  
**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 CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION XV., REGIONAL COMMERCIAL DISTRICT (C-2), SUBSECTION C.1., FRONT YARDS, TO ALLOW FOR ADDITIONAL FRONT YARD SETBACK PROVISIONS, TO AMEND SUBSECTION E., PARKING, TO ALLOW FOR ADDITIONAL PROVISIONS, AND TO CREATE SUBSECTION F., STREETScape AND OUTDOOR OPEN SPACE, SUBSECTION G., CONNECTIVITY, AND SUBSECTION H., LOW IMPACT DEVELOPMENT**

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

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

**SECTION 1.**

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section XV., Regional Commercial District (C-2), Subsection C. 1., Front Yards, is amended by deleting it in its entirety and substituting in lieu thereof the following:

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 seventy-five (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 fifty-five (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 twenty (20) feet.
- d. All accessory structures, excluding signage (which would be subject to the provisions in the sign ordinance), 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 twenty (20) feet, except as provided for elsewhere in this ordinance or the Municipal Code.

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 (10) feet. Electrical substations, utility offices, or any other utility building shall meet the front yard building setback requirements.

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.

## **SECTION 2.**

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section XV., Regional Commercial District (C-2), is amended by amending Section E., and adding Sections F, G, and H as follows:

- 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 sixty (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 (1) of the following Low Impact Development (LID) practices into the design:

1. Twenty-five (25) 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 bios wales/bioretenion facilities; or
5. Rainwater being harvested for irrigation or gray water uses.

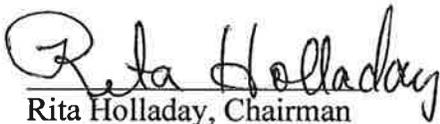
**SECTION 3.**

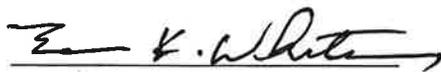
This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

\_\_\_\_\_  
Dr. Ralph McGill, Mayor

\_\_\_\_\_  
Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this \_\_\_\_\_ day of \_\_\_\_\_, 2016,  
with approval recommended.

  
Rita Holladay, Chairman

  
Edwin K. Whiting, Secretary

**FARRAGUT MUNICIPAL PLANNING COMMISSION**

**RESOLUTION PC-16-10**

**FARRAGUT MUNICIPAL PLANNING COMMISSION**

**A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF AN AMENDMENT TO CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION XV., REGIONAL COMMERCIAL DISTRICT (C-2)., SUBSECTION C.1., FRONT YARDS, TO ALLOW FOR ADDITIONAL FRONT YARD SETBACK PROVISIONS, TO AMEND SUBSECTION E., PARKING, TO ALLOW FOR ADDITIONAL PROVISIONS, AND TO CREATE SUBSECTION F., STREETScape AND OUTDOOR OPEN SPACE, SUBSECTION G., CONNECTIVITY, AND SUBSECTION H., LOW IMPACT DEVELOPMENT (MBH, INC., APPLICANT)**

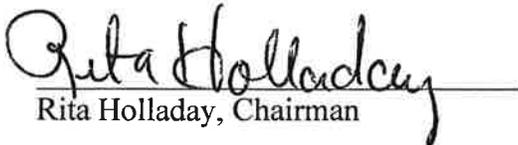
**WHEREAS**, the Tennessee Code Annotated, Section 13-4-201et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

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

**WHEREAS**, a public hearing was held on this request on June 16, 2016;

**NOW, THEREFORE, BE IT RESOLVED** that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 16-14.

ADOPTED this 16<sup>th</sup> day of June, 2016.

  
Rita Holladay, Chairman

  
Edwin K. Whiting, Secretary

**REPORT TO THE BOARD OF MAYOR AND ALDERMEN**

**PREPARED BY:** Mark Shipley, Community Development Director

**SUBJECT:** Public Hearing and Second Reading of Ordinance 16-15, an ordinance to amend Chapter 3., Specific District Regulations, Section XVII., Office District (O-1), Subsection C.1., Front Yards, to allow for additional front yard setback provisions, to amend Subsection E., Parking, to allow for additional provisions, and to create Subsection F., Streetscape and Outdoor Open Space, Subsection G., Connectivity, and Subsection H., Low Impact Development (MBH, Inc., Applicant)

**INTRODUCTION AND BACKGROUND:** Related to the C-1 and C-2 amendments discussed in the previous reports, this item provides for the same amendments to be applied to the O-1 Zoning District.

**RECOMMENDATION:** At their meeting on June 16, the Planning Commission voted unanimously, with the exception of one abstention, to approve Ordinance 16-15 subject to the phrase "context appropriate" being clarified. The staff subsequently addressed this by adding "(i.e. appropriate in relation to the proposed development and its physical surroundings)" after the words "context appropriate." This clarification was forwarded to the Planning Commission and was accepted as satisfactorily addressing their approval condition.

At the Board of Mayor and Aldermen meeting on July 14, Ordinance 16-15 was approved on first reading. The staff recommends approval of Ordinance 16-15 on second reading. The language provided in Ordinance 16-15 promotes greater consistency with the ADS and CLUP.

**PROPOSED MOTION:** To approve Ordinance 16-15 on second reading.

**BOARD ACTION:**

**MOTION BY:** \_\_\_\_\_ **SECONDED BY:** \_\_\_\_\_

<u>VOTE/TOTAL</u>	<u>LAMARCHE</u>	<u>MARKLI</u>	<u>PINCHOK</u>	<u>POVLIN</u>	<u>MCGILL</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

**ORDINANCE:** 16-15  
**PREPARED BY:** Shipley  
**REQUESTED BY:** MBH, Inc.  
**CERTIFIED BY FMPC:** June 16, 2016  
**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 CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION XVII., OFFICE DISTRICT (O-1), SUBSECTION C.1., FRONT YARDS, TO ALLOW FOR ADDITIONAL FRONT YARD SETBACK PROVISIONS, TO AMEND SUBSECTION E., PARKING, TO ALLOW FOR ADDITIONAL PROVISIONS, AND TO CREATE SUBSECTION F., STREETScape AND OUTDOOR OPEN SPACE, SUBSECTION G., CONNECTIVITY, AND SUBSECTION H., LOW IMPACT DEVELOPMENT**

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

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

**SECTION 1.**

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section XVII., Office District (O-1), Subsection C. 1., Front Yards, is amended by deleting it in its entirety and substituting in lieu thereof the following:

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 seventy (70) 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 fifty-five (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 twenty (20) feet.

- d. All accessory structures, excluding signage (which would be subject to the provisions in the sign ordinance), 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 twenty (20) feet, except as provided for elsewhere in this ordinance or the Municipal Code.

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 (10) feet. Electrical substations, utility offices, or any other utility building shall meet the front yard building setback requirements.

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.

## **SECTION 2.**

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section XVII., Office District (O-1), is amended by amending Section E., and adding Sections F, G, and H as follows:

- 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 sixty (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 (1) of the following Low Impact Development (LID) practices into the design:

1. Twenty-five (25) 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 bios wales/bioretention facilities; or
5. Rainwater being harvested for irrigation or gray water uses.

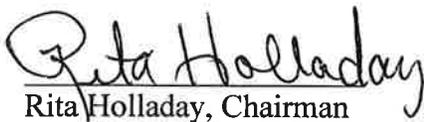
**SECTION 3.**

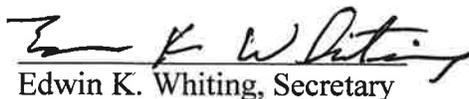
This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

\_\_\_\_\_  
Dr. Ralph McGill, Mayor

\_\_\_\_\_  
Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this \_\_\_\_\_ day of \_\_\_\_\_, 2016,  
with approval recommended.

  
Rita Holladay, Chairman

  
Edwin K. Whiting, Secretary

**FARRAGUT MUNICIPAL PLANNING COMMISSION**

**RESOLUTION PC-16-11**

**FARRAGUT MUNICIPAL PLANNING COMMISSION**

**A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF AN AMENDMENT TO CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION XVII., OFFICE DISTRICT (O-1), SUBSECTION C.1., FRONT YARDS, TO ALLOW FOR ADDITIONAL FRONT YARD SETBACK PROVISIONS, TO AMEND SUBSECTION E., PARKING, TO ALLOW FOR ADDITIONAL PROVISIONS, AND TO CREATE SUBSECTION F., STREETScape AND OUTDOOR OPEN SPACE, SUBSECTION G., CONNECTIVITY, AND SUBSECTION H., LOW IMPACT DEVELOPMENT (MBH, INC., APPLICANT)**

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

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

**WHEREAS**, a public hearing was held on this request on June 16, 2016;

**NOW, THEREFORE, BE IT RESOLVED** that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 16-15.

ADOPTED this 16<sup>th</sup> day of June, 2016.

  
Rita Holladay, Chairman

  
Edwin K. Whiting, Secretary

**REPORT TO THE BOARD OF MAYOR AND ALDERMEN**

**PREPARED BY:** Mark Shipley, Community Development Director

**SUBJECT:** Public Hearing and Second Reading of Ordinance 16-16, an ordinance to amend Chapter 4., General Provisions and Exceptions, Section XX., Parking and Loading., Subsection A.5.i., Interior (Parking) Islands, to increase the interior island width and provide for an opportunity for stormwater to drain into parking lot islands (Town of Farragut, Applicant)

**INTRODUCTION AND BACKGROUND:** This item was discussed with the Planning Commission as part of the amendments that were considered in the C-1, C-2, and O-1 Zoning Districts in relation to site development and promoting adherence to the ADS. The staff mentioned that a goal of the ADS was to lessen the visual impact of surface parking which, among other measures, may include dividing the parking lot into smaller pods. The staff suggested that consideration be given to lessening the number of parking spaces that could be in a row without a landscaped island. This would result in zoning provisions that would provide for smaller pods of surface parking.

As a workshop item at the May Planning Commission meeting, consideration was given to measures that could enhance the appearance of surface parking. In lieu of lessening the number of parking spaces that could be in a row without a landscaped island, the staff and the commission considered the option of making the interior landscaped parking lot islands wider. The current minimum width of an interior parking lot island is five (5) feet as measured from the back of curb to the back of curb. The suggestion that was supported unanimously by the Planning Commission was to increase this minimum width to 7½ feet as measured from the back of curb to the back of curb.

This increased width would not only soften the appearance of surface parking but would also provide for an environment where a shade tree would have more space to grow and more likely survive. The increased space would also lessen the likelihood of tree roots disrupting adjacent curbing and asphalt. These benefits would provide a property owner with a better protection of their investment while at the same time promoting the Town's ADS.

**RECOMMENDATION:** At their meeting on June 16, the Planning Commission voted unanimously to approve Ordinance 16-16. At the Board of Mayor and Aldermen meeting on July 14, Ordinance 16-16 was approved on first reading. The staff recommends approval of Ordinance 16-16 on second reading. The language provided in Ordinance 16-16 promotes greater consistency with the ADS and CLUP.

**PROPOSED MOTION:** To approve Ordinance 16-16 on second reading.

**BOARD ACTION:**

**MOTION BY:** \_\_\_\_\_ **SECONDED BY:** \_\_\_\_\_

<u>VOTE/TOTAL</u>	<u>LAMARCHE</u>	<u>MARKLI</u>	<u>PINCHOK</u>	<u>POVLIN</u>	<u>MCGILL</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

**ORDINANCE:** 16-16  
**PREPARED BY:** Shipley  
**REQUESTED BY:** MBH, Inc.  
**CERTIFIED BY FMPC:** June 16, 2016  
**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 CHAPTER 4., GENERAL PROVISIONS AND EXCEPTIONS, SECTION XX., PARKING AND LOADING., SUBSECTION A.5.i., INTERIOR PARKING ISLANDS, TO INCREASE THE INTERIOR ISLAND WIDTH AND PROVIDE FOR AN OPPORTUNITY FOR STORMWATER TO DRAIN INTO PARKING LOT ISLANDS**

**WHEREAS**, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 4, General Provisions and Exceptions, of the Farragut Zoning Ordinance, Ordinance 86-16,

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

**SECTION 1.**

The Farragut Zoning Ordinance, Chapter 4, General Provisions and Exceptions, Section XX., Parking and Loading., Subsection A.5.i., Interior (Parking) Islands, is amended by deleting it in its entirety and substituting in lieu thereof the following:

- i. Interior islands not less than seven and one-half (7½) feet wide from inside of curb to inside of curb and extending the full length of the parking space shall be provided every fifteen ten (15) spaces within a row. As an alternative, an interior island not less than ten (10) feet wide from inside of curb to inside of curb and extending the full length of the parking space shall be provided every twenty (20) spaces within a row.

The curbs shall be constructed with six (6) inch high raised curbs to prevent uncontrolled access of vehicles. Where the area within an island is being used to accommodate stormwater an alternate means of preventing uncontrolled access of vehicles into such areas may be considered. In this manner, stormwater may be directed from the parking lot into the island area without being inhibited by curbing.

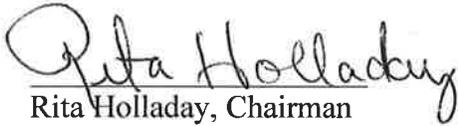
**SECTION 2.**

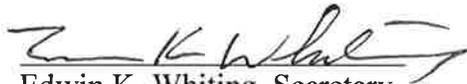
This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

\_\_\_\_\_  
Dr. Ralph McGill, Mayor

\_\_\_\_\_  
Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this \_\_\_\_ day of \_\_\_\_\_, 2016,  
with approval recommended.

  
Rita Holladay, Chairman

  
Edwin K. Whiting, Secretary

**FARRAGUT MUNICIPAL PLANNING COMMISSION**

**RESOLUTION PC-16-12**

**FARRAGUT MUNICIPAL PLANNING COMMISSION**

**A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF AN AMENDMENT TO CHAPTER 4, GENERAL PROVISIONS AND EXCEPTIONS, SECTION XX., PARKING AND LOADING., SUBSECTION A.5.i., INTERIOR PARKING ISLANDS, TO INCREASE THE INTERIOR ISLAND WIDTH AND PROVIDE FOR AN OPPORTUNITY FOR STORMWATER TO DRAIN INTO PARKING LOT ISLANDS**

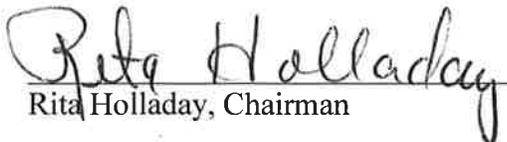
**WHEREAS**, the Tennessee Code Annotated, Section 13-4-201et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

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

**WHEREAS**, a public hearing was held on this request on June 16, 2016;

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

ADOPTED this 16<sup>th</sup> day of June, 2016.

  
Rita Holladay, Chairman

  
Edwin K. Whiting, Secretary

**REPORT TO THE BOARD OF MAYOR AND ALDERMEN**

**PREPARED BY:** Mark Shipley, Community Development Director

**SUBJECT:** Public Hearing and Second Reading of Ordinance 16-17, an ordinance to amend Chapter 3, Specific District Regulations, Section XII., General Commercial District (C-1), F., Mixed Use Town Center, Subsection 2.b., of the Farragut Zoning Ordinance, (Paul Schaffer/Mike Channell, First Farragut Development, LLC, Applicant)

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**INTRODUCTION AND BACKGROUND:** This item involves a request to amend the Farragut Zoning Ordinance related to the size of menu boards in the Mixed Use Town Center (MUTC) portion of the General Commercial (C-1) Zoning District.

In March 2015, the Board of Mayor and Aldermen approved amendments to the MUTC portion of the C-1 Zoning District to provide for a drive-through for certain uses. The drive-through would be permitted only if six (6) specific criteria could be satisfied. One criteria was that if a menu board were used in association with a drive-through it could not exceed fifteen (15) square feet in size and six (6) feet in height. The menu board would also have to either be mounted on the principal building or a screen wall that is architecturally compatible with the predominant building material on the principal building and/or screened by Town approved evergreen plant material so that it is not visible from abutting public rights of ways.

Originally, when the MUTC provisions in the C-1 Zoning District were adopted a drive-through was not permitted. This was seen as a site element that encouraged vehicular rather than pedestrian movement within the site. Such a feature was seen as contrary to the objectives of a MUTC.

**DISCUSSION:** The applicant at this time has asked that the size provisions for a menu board be revisited. The applicant's client has requested that a menu board of up to thirty-six (36) square feet be permitted. Though the staff would still consider a drive-through as inappropriate for a MUTC, provisions have been adopted to provide for these with some very detailed design criteria. A request to modify the criteria associated with the size of menu boards is challenging. Not only is there the concern about how to conceal such a structure in the MUTC, but recently the Supreme Court, in the Reed vs. Town of Gilbert case, ruled that sign restrictions based on the content associated with a sign are invalid. This affects virtually all communities since most existing sign ordinances have at least some content based provisions. Essentially, in accordance with the Reed decision, sign provisions must address only the physical aspects of signs, including their placement, size, height, general appearance, etc.

Such a limitation is particularly challenging for developments with special signage needs, such as gas stations, theatres, medical facilities, and those with drive-throughs. In the coming months the staff will be addressing the Town's sign ordinance in light of the Reed decision. This will involve a major overhaul of the ordinance.

Given the above considerations, there are options that one could consider to address this particular request concerning menu boards. One option would be to exempt them from the sign ordinance altogether and treat them as a site element (similar to HVAC units and dumpsters). In this manner, the entire menu board and associated apparatus would be required to be architecturally compatible with the principal building and screened with opaque materials (which may include evergreen plant material) so that, throughout the year, it is not visible from adjacent properties or rights of ways. The screening plan for such a structure would be reviewed as part of

the site and landscape plan review with the applicable standards in the Architectural Design Standards (ADS) also being applied. There could also be a limitation on the area of such a structure.

Another option would be to retain the screening provisions and architectural compatibility with the principal building (since these would promote the ADS and protect the objectives of the MUTC) and, should an applicant so desire, include this type of sign as part of a set number of primary signs that would be permitted on a property. These primary signs would then be limited to an established height and square footage and would be required to be spaced a certain minimum distance from each other. They would also be required to be consistent with any applicable provisions of the ADS. In this manner, the core objectives of the sign ordinance (i.e. to limit clutter, regulate the physical aspects of signage, enhance aesthetics, promote consistency, protect property values, etc.) would be advanced without addressing the content that could be included on such signs. From a staff perspective, this is the preferred long term approach for addressing this matter.

At their meeting on May 24, the Visual Resources Review Board (VRRB) made a recommendation to amend the menu board provisions in the C-1/MUTC to treat menu boards as site elements, similar to HVAC and dumpster enclosures, thereby exempting this type of sign from the sign ordinance provided the following conditions are satisfied:

- 1) The entire menu board structure shall be architecturally compatible with the principal building;
- 2) The entire menu board shall be screened with opaque materials (which may include evergreen plant material) so that, throughout the year, it is not visible from adjacent properties and/or rights of ways;
- 3) The screening plan for such a structure shall be reviewed as part of the site and landscape plan review with the applicable standards in the Architectural Design Standards (ADS) also being applied; and
- 4) The entire structure shall not exceed 40 square feet.

At their meeting in June, the Planning Commission reviewed this request and the recommendation from the VRRB. The Commission voted unanimously to recommend approval of Ordinance 16-17 with the following conditions associated with menu boards in the C-1/MUTC:

- 1) The menu board and any associated apparatus shall be architecturally compatible with the principal building;
- 2) The menu board and any associated apparatus shall be screened with opaque materials (which may include evergreen plant material) so that, throughout the year, they are not visible from adjacent properties and/or rights of ways;
- 3) The screening plan for such menu board and associated apparatus shall be reviewed as part of the site and landscape plan review with the applicable standards in the Architectural Design Standards (ADS) also being applied; and
- 4) The menu board shall not exceed 36 square feet in size and 6 feet in overall height.

**RECOMMENDATION:** At the Board of Mayor and Aldermen meeting on July 14 the Board approved Ordinance 16-17 on first reading.

**PROPOSED MOTION:** To approve Ordinance 16-17 on second reading.

**BOARD ACTION:**

**MOTION BY:** \_\_\_\_\_ **SECONDED BY:** \_\_\_\_\_

<u>VOTE/TOTAL</u>	<u>LAMARCHE</u>	<u>MARKLI</u>	<u>PINCHOK</u>	<u>POVLIN</u>	<u>MCGILL</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

**ORDINANCE:** 16-17  
**PREPARED BY:** Miller  
**REQUESTED BY:** First Farragut Development, LLC  
**CERTIFIED BY FMPC:** June 16, 2016  
**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 CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION XII., GENERAL COMMERCIAL DISTRICT (C-1), F., MIXED USE TOWN CENTER, SUBSECTION 2.B., TO CHANGE THE REQUIREMENTS ASSOCIATED WITH MENU BOARDS**

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

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

**SECTION 1.**

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section XII., General Commercial District (C-1), F., Mixed Use Town Center, Subsection 2.B.4., is amended by deleting it in its entirety and substituting in lieu thereof the following:

4. The drive-through is limited to one (1) menu board which shall be permitted provided all of the following criteria are satisfied:
  - a) The menu board and any associated apparatus shall be architecturally compatible with the principal building;
  - b) The menu board and any associated apparatus shall be screened with opaque materials (which may include evergreen plant material) so that, throughout the year, they are not visible from adjacent properties and/or rights of ways;
  - c) The screening plan for such menu board and associated apparatus shall be reviewed as part of the site and landscape plan review with the applicable standards in the Architectural Design Standards (ADS) also being applied; and
  - d) The menu board shall not exceed 36 square feet in size and 6 feet in overall height.

**SECTION 2.**



**RESOLUTION PC-16-13**

**FARRAGUT MUNICIPAL PLANNING COMMISSION**

**A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION XII., GENERAL COMMERCIAL DISTRICT (C-1), F., MIXED USE TOWN CENTER, SUBSECTION 2.B., TO CHANGE THE REQUIREMENTS ASSOCIATED WITH MENU BOARDS**

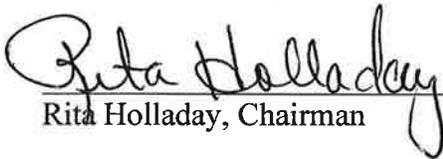
**WHEREAS**, the Tennessee Code Annotated, Section 13-4-201et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

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

**WHEREAS**, a public hearing was held on this request on June 16, 2016;

**NOW, THEREFORE, BE IT RESOLVED** that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 16-17.

ADOPTED this 16<sup>th</sup> day of June, 2016.

  
Rita Holladay, Chairman

\_\_\_\_\_  
Edwin K. Whiting, Secretary

**REPORT TO THE BOARD OF MAYOR AND ALDERMEN**

**PREPARED BY:** Ashley Miller, Assistant Community Development Director

**SUBJECT:** First Reading of Ordinance 16-18, an ordinance to amend Title 9, Businesses, Peddlers, Solicitors, Etc., Chapter 4, Sign Ordinance, of the Farragut Municipal Code, Section 9-406(8)(a), to amend the size requirements for menu boards (First Farragut Development, LLC, Applicant)

**BACKGROUND:** This request was initially reviewed by the Visual Resources Review Board in May and a recommendation was made to the Planning Commission to pursue an amendment to Section 9-406 (8)(a) of the Farragut Sign Ordinance. The Planning Commission then reviewed this request at their June meeting.

As background to this item, the current wording in Section 9-406 (8)(a) allows for one (1) sign per drive-through lane, not to exceed twenty-five (25) square feet in size and six (6) feet in height.

**DISCUSSION:** As noted in a previous agenda item report, sign ordinances throughout the county are or will be undergoing a re-assessment so as to be consistent with the recent Supreme Court decision in Reed vs. Town of Gilbert. This decision basically provides that restrictions on signage must be content neutral. Sign ordinances must focus on regulating only the physical aspects of signs, including their placement, size, height, general appearance, etc.

Such a limitation is particularly challenging for developments with special signage needs, such as gas stations, theatres, medical facilities, and those with drive-throughs. In the coming months the staff will be addressing the Town's sign ordinance in light of the Reed decision. This will involve a significant modification to the ordinance.

As part of the larger discussion concerning menu boards, Zaxby's Restaurant has requested an amendment to increase the square footage of menu boards from twenty-five (25) to thirty (30) square feet in areas outside of the Mixed Use Town Center (MUTC). Unlike the MUTC, these menu boards would not have to be hidden from adjacent properties or rights of ways since they would apply to a more vehicular oriented plan of development. The request to increase the size of the menu boards is an attempt to address changes that have occurred to information displayed on menu boards in recent years. The requested 30 square feet is similar to Brentwood and other communities.

Though the board may consider allowing for this amendment to Section 9-406(8)(a) of the Farragut Sign Ordinance, it is important to note that this and other provisions may be modified in the near future to be in keeping with the Reed decision.

**RECOMMENDATION:** At their meeting on June 16, the Planning Commission voted unanimously to approve Ordinance 16-18 with it being noted that this is a short term modification to the sign ordinance and will likely be changed when the sign ordinance is re-written to be content neutral.

At the Board of Mayor and Aldermen meeting on July 14 the Board approved Ordinance 16-18 on first reading. The staff recommends approval of Ordinance 16-18 on second reading with the understanding that this is potentially subject to change when the sign ordinance is revisited in terms of the Reed vs. Town of Gilbert decision. The language provided in Ordinance 16-18 promotes Goal 2 of the Farragut Strategic Plan – Strengthen the Local Economy.

**PROPOSED MOTION:** To approve Ordinance 16-18 on first reading.

**BOARD ACTION:**

**MOTION BY:** \_\_\_\_\_ **SECONDED BY:** \_\_\_\_\_

<u>VOTE/TOTAL</u>	<u>MCGILL</u>	<u>LAMARCHE</u>	<u>MARKLI</u>	<u>PINCHOK</u>	<u>POVLIN</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

**ORDINANCE:** 16-18  
**PREPARED BY:** Miller  
**REQUESTED BY:** First Farragut Development, LLC  
**CERTIFIED BY FMPC:** June 16, 2016  
**PUBLIC HEARING:** \_\_\_\_\_  
**PUBLISHED IN:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_  
**1ST READING:** \_\_\_\_\_  
**2ND READING:** \_\_\_\_\_  
**PUBLISHED IN:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_

**AN ORDINANCE TO AMEND TITLE 9, BUSINESSES, PEDDLERS, SOLICITORS, ETC., CHAPTER 4, SIGN ORDINANCE, OF THE FARRAGUT MUNICIPAL CODE, SECTION 9-406(8)(a), TO AMEND THE SIZE REQUIREMENTS FOR MENU BOARDS**

**WHEREAS**, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Title 9, Chapter 4, Sign Ordinance, of the Farragut Municipal Code,

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

**SECTION 1.**

The Farragut Municipal Code, Title 9, Businesses, Peddlers, Solicitors, Etc., Chapter 4, Sign Ordinance, Section 9-406 (8)(a), is amended by deleting it in its entirety and substituting in lieu thereof the following:

- (8) In addition to the applicable regulations above, the following additional signs are permitted on land used for restaurants with drive-thru windows:
  - (a) Menu board signs. One (1) sign per drive-thru lane, not to exceed thirty (30) square feet in size and six (6) feet in height; and

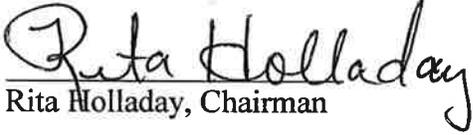
**SECTION 2.**

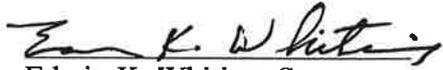
This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

\_\_\_\_\_  
 Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this \_\_\_\_ day of \_\_\_\_\_, 2016,  
with approval recommended.

  
Rita Holladay, Chairman

  
Edwin K. Whiting, Secretary

**FARRAGUT MUNICIPAL PLANNING COMMISSION**

**RESOLUTION PC-16-14**

**FARRAGUT MUNICIPAL PLANNING COMMISSION**

**A RESOLUTION TO APPROVE AN AMENDMENT TO TITLE 9, BUSINESSES, PEDDLERS, SOLICITORS, ETC., CHAPTER 4, SIGN ORDINANCE, OF THE FARRAGUT MUNICIPAL CODE, SECTION 9-406(8)(a), TO AMEND THE SIZE REQUIREMENTS FOR MENU BOARDS**

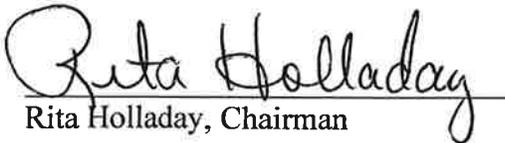
**WHEREAS**, the Tennessee Code Annotated, Section 13-4-201et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

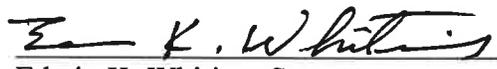
**WHEREAS**, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

**WHEREAS**, a public hearing was held on this request on June 16, 2016;

**NOW, THEREFORE, BE IT RESOLVED** that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending the text of the Farragut Municipal Code, Title 9, Businesses, Peddlers, Solicitors, Etc., Chapter 4, Sign Ordinance, Section 9-406 (8)(a), by adding Ordinance 16-18.

ADOPTED this 16<sup>th</sup> day of June, 2016.

  
Rita Holladay, Chairman

  
Edwin K. Whiting, Secretary

**REPORT TO THE BOARD OF MAYOR AND ALDERMEN**

**PREPARED BY:** Ashley Miller, Assistant Community Development Director

**SUBJECT:** Public Hearing and Second Reading of Ordinance 16-19, an ordinance to amend the text of the Farragut Zoning Ordinance, Ordinance 86-16, as amended, pursuant to authority granted by Section 13-4-201, Tennessee Code Annotated, by amending Chapter 3., Specific District Regulations, Section XII., General Commercial District (C-1), F., Mixed Use Town Center, Subsection 13., Signage., to allow for secondary wall signage (First Farragut Development, LLC, Applicant)

**BACKGROUND:** This request was initially reviewed by the Visual Resources Review Board in May and a recommendation was made to the Planning Commission to pursue an amendment to Chapter 3. Specific District Regulations, Section XII., General Commercial District (C-1), F., Mixed Use Town Center, Subsection 13., Signage. The Planning Commission then reviewed this request at their June meeting.

As background to this item, the current wording in Subsection 13., Signage., only addresses box or cabinet style signs on new buildings. This proposed text amendment would expand this section and establish parameters for a secondary wall sign for businesses in the Mixed Use Town Center (MUTC) area provided certain criteria are met.

**DISCUSSION:** Currently, each business is permitted one (1) wall sign placed on the side of the building which fronts upon a public street or faces a customer parking lot, but not both. In the C-1/MUTC area, where the buildings could be setback ten (10) feet from the front property line, the applicant has expressed a need for wall signage also facing the parking area to serve as an entrance marker for the customers. The proposed new provisions for signage in the MUTC are subsections (b) – (e) below:

13. *Signage:* As regulated in the Farragut Sign Ordinance, with the following additional provisions which shall specifically govern all wall signage:
- a) Box or cabinet style signs on new buildings shall not be permitted;
  - b) Each tenant shall be permitted a primary wall sign facing an abutting major arterial street not to exceed a ratio of 1:1 (sign area to lease space frontage on which the sign is to be mounted);
  - c) Each tenant shall be permitted a secondary wall provided the following criteria are satisfied:
    - a. The property shall directly front along a major arterial street;
    - b. There is no surface parking in the front yard area(s) between the building and the major arterial street;
    - c. The secondary wall sign shall not exceed a ratio of 0.75:1 (sign area to lease space frontage on which the sign is to be mounted)
    - d. The secondary sign shall only be placed on the wall where the primary entrance is located and shall face the primary parking lot area;
  - d) Lighting for all new wall signs shall be consistent and shall be limited to external or back lit illumination; and
  - e) Signage shall be consistent with the applicable provisions of the Town's Architectural Design Standards.

**RECOMMENDATION:** At their meeting on June 16, the Planning Commission voted unanimously to approve Ordinance 16-19. At the Board of Mayor and Aldermen meeting on July 14 the Board approved Ordinance 16-19 on first reading. The staff recommends approval of Ordinance 16-19 on second reading. The language provided in Ordinance 16-19 promotes Goal 2 of the Farragut Strategic Plan – Strengthen the Local Economy.

**PROPOSED MOTION:** To approve Ordinance 16-19 on second reading.

**BOARD ACTION:**

**MOTION BY:** \_\_\_\_\_ **SECONDED BY:** \_\_\_\_\_

<u>VOTE/TOTAL</u>	<u>MCGILL</u>	<u>LAMARCHE</u>	<u>MARKLI</u>	<u>PINCHOK</u>	<u>POVLIN</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

**ORDINANCE:** 16-19  
**PREPARED BY:** Miller  
**REQUESTED BY:** First Farragut Development, LLC  
**CERTIFIED BY FMPC:** June 16, 2016  
**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 CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION XII., GENERAL COMMERCIAL DISTRICT (C-1), F., MIXED USE TOWN CENTER, SUBSECTION 13., SIGNAGE., TO ALLOW FOR SECONDARY WALL SIGNAGE**

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

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

**SECTION 1.**

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section XII., General Commercial District (C-1), F., Mixed Use Town Center, Subsection 13., Signage, is amended by deleting it in its entirety and substituting in lieu thereof the following:

13. *Signage:* As regulated in the Farragut Sign Ordinance, with the following additional provisions which shall specifically govern all wall signage:
  - a) Box or cabinet style signs on new buildings shall not be permitted;
  - b) Each tenant shall be permitted a primary wall sign facing an abutting major arterial street not to exceed a ratio of 1:1 (sign area to lease space frontage on which the sign is to be mounted);
  - c) Each tenant shall be permitted a secondary wall provided the following criteria are satisfied:
    - a. The property shall directly front along a major arterial street;
    - b. There is no surface parking in the front yard area(s) between the building and the major arterial street;
    - c. The secondary wall sign shall not exceed a ratio of 0.75:1 (sign area to lease space frontage on which the sign is to be mounted)

- d. The secondary sign shall only be placed on the wall where the primary entrance is located and shall face the primary parking lot area;
- d) Lighting for all new wall signs shall be consistent and shall be limited to external or back lit illumination; and
- e) Signage shall be consistent with the applicable provisions of the Town's Architectural Design Standards.

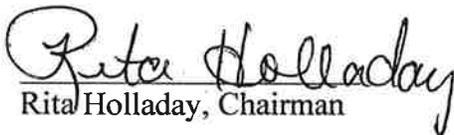
**SECTION 2.**

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

\_\_\_\_\_  
Dr. Ralph McGill, Mayor

\_\_\_\_\_  
Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this \_\_\_\_ day of \_\_\_\_\_, 2016, with approval recommended.

  
Rita Holladay, Chairman

  
Edwin K. Whiting, Secretary

**FARRAGUT MUNICIPAL PLANNING COMMISSION**

**RESOLUTION PC-16-15**

**FARRAGUT MUNICIPAL PLANNING COMMISSION**

**A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION XII., GENERAL COMMERCIAL DISTRICT (C-1), F., MIXED USE TOWN CENTER, SUBSECTION 13., SIGNAGE., TO ALLOW FOR SECONDARY WALL SIGNAGE**

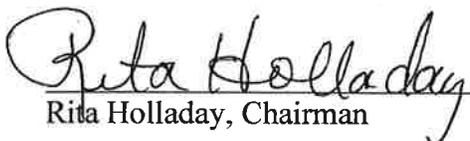
**WHEREAS**, the Tennessee Code Annotated, Section 13-4-201 et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

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

**WHEREAS**, a public hearing was held on this request on June 16, 2016;

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

ADOPTED this 16<sup>th</sup> day of June, 2016.

  
Rita Holladay, Chairman

  
Edwin K. Whiting, Secretary

**REPORT TO THE BOARD OF MAYOR AND ALDERMEN**

**PREPARED BY:** Mark Shipley, Community Development Director

**SUBJECT:** First Reading of Ordinance 16-12, an ordinance to rezone a portion of Parcel 69, Tax Map 142, north of the Farragut Church of Christ, 23.06 Acres, from R-2 to S-1, a portion of Parcel 69 and 69.01, Tax Map 142, east of the Farragut Church of Christ, from R-2, B-1, and C-1 to O-1, 3.44 Acres, and a portion of Parcel 69.01, Tax Map 142, from O-1 to C-1, 4.76 Acres (Goodworks Unlimited, LLC, Applicant)

**INTRODUCTION AND BACKGROUND:** This rezoning request originally involved roughly 23 acres of Parcel 69, Tax Map 142, from R-2 to S-1. As you may recall, the S-1 Zoning District was recently re-written in an effort to provide for more flexibility and a district that could serve as a transition between lower and higher intensity land uses. This 23 acre portion of Parcel 69 was viewed favorably by the Planning Commission and the public when this was discussed as a workshop item in May. The S-1 District was seen as an excellent transition district for the land area where this would be applied. The applicant is interested in developing a senior living community, known as the Villages of Farragut, on this 23 acre portion of Parcel 69. The concept plan for this development was approved by the Planning Commission at their meeting in May with one of the subject to's being the approval of the rezoning.

Also during the Planning Commission's meeting in May there was some discussion about other parcels that would be affected by the Villages of Farragut development. This question was first raised by the staff with the applicant at the Staff/Developer meeting on May 3. As part of the Villages of Farragut development, Peterson Road will be extended through and bisect properties that are currently zoned R-2, B-1, C-1, and O-1. This will result in new lots that, without some zoning modification, could be rendered undevelopable.

Consequently, in addition to rezoning the land area where the Villages of Farragut will be situated, Ordinance 16-12 would also rezone land that will be affected by the Peterson Road extension so as to provide for logical zoning designations that foster proper transition from Kingston Pike to the Villages of Farragut development. As shown on the rezoning exhibit included in your packet, and as was discussed with the Planning Commission, the southernmost portion of land affected by the Peterson Road extension would be rezoned from Office (O-1) to General Commercial (C-1). To the north and extending to the land area being rezoned to S-1 for the Villages of Farragut development, the land would be rezoned from R-2, B-1, and C-1 to O-1. In this manner, the higher intensity zoning district will be closer to Kingston Pike and transition to less intense zoning districts to the north.

On the future land use map, the majority of the areas proposed for the C-1 and O-1 Zoning Districts is shown as Mixed Use Neighborhood. This is a land use which currently does not have an associated zoning district. The proposed C-1 and O-1 districts would be the most comparable to such a land use, with the obvious exception of not providing for a mixture of residential and non-residential. Thus, an amendment to the future land use map was not needed in relation to the area shown with a Mixed Use Neighborhood land use.

However, in relation to the 23 acre portion of Parcel 69 that is proposed to be rezoned to S-1, the Planning Commission, at their meeting in June, voted unanimously to amend the future land use map for that area from Medium Density Residential to Civic Institutional. This amendment was subject to the rezoning of this portion of Parcel 69. The Planning Commission also unanimously recommended approval of Ordinance 16-12.

**RECOMMENDATION:** The staff recommends approval of Ordinance 16-12.

**PROPOSED MOTION:** To approve Ordinance 16-12 on first reading.

**BOARD ACTION:**

**MOTION BY:** \_\_\_\_\_ **SECONDED BY:** \_\_\_\_\_

<u>VOTE/TOTAL</u>	<u>LAMARCHE</u>	<u>MARKLI</u>	<u>PINCHOK</u>	<u>POVLIN</u>	<u>MCGILL</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

**ORDINANCE:** 16-12  
**PREPARED BY:** Shipley  
**REQUESTED BY:** Goodworks Unlimited, LLC  
**CERTIFIED BY FMPC:** June 16, 2016  
**PUBLIC HEARING:** \_\_\_\_\_  
**PUBLISHED IN:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_  
**1ST READING:** \_\_\_\_\_  
**2ND READING:** \_\_\_\_\_  
**PUBLISHED IN:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_

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

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

**SECTION 1.**

The Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended by rezoning a portion of Parcel 69, Tax Map 142, north of the Farragut Church of Christ, 23.06 Acres, from R-2 to S-1, a portion of Parcel 69 and 69.01, Tax Map 142, east of the Farragut Church of Christ, from R-2, B-1, and C-1 to O-1, 3.44 Acres, and a portion of Parcel 69.01, Tax Map 142, from O-1 to C-1, 4.76 Acres (Exhibits A and B).

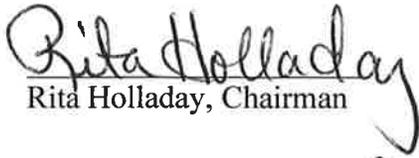
**SECTION 2.**

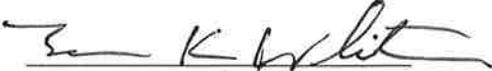
This ordinance shall take effect from and after its final passage and publication, the public welfare requiring it.

\_\_\_\_\_  
 Dr. Ralph McGill, Mayor

\_\_\_\_\_  
 Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this \_\_\_\_ day of \_\_\_\_\_, 2016, with approval recommended.

  
Rita Holladay, Chairman

  
Edwin K. Whiting, Secretary

**FARRAGUT MUNICIPAL PLANNING COMMISSION**



**farragut**

**Ordinance 16-12**

**Exhibit A**

Rezone

a portion of Parcel 69, Tax Map 142

From  
General Single-Family  
Residential (R-2)  
to  
Community Service (S-1)

Rezone

a portion of Parcel 69 and 69.01, Tax Map 142

From General Single-Family Residential (R-2),  
Buffer (B-1), and General Commercial (C-1)  
to Office (O-1)

Rezone

a portion of Parcel 69.01, Tax Map 142

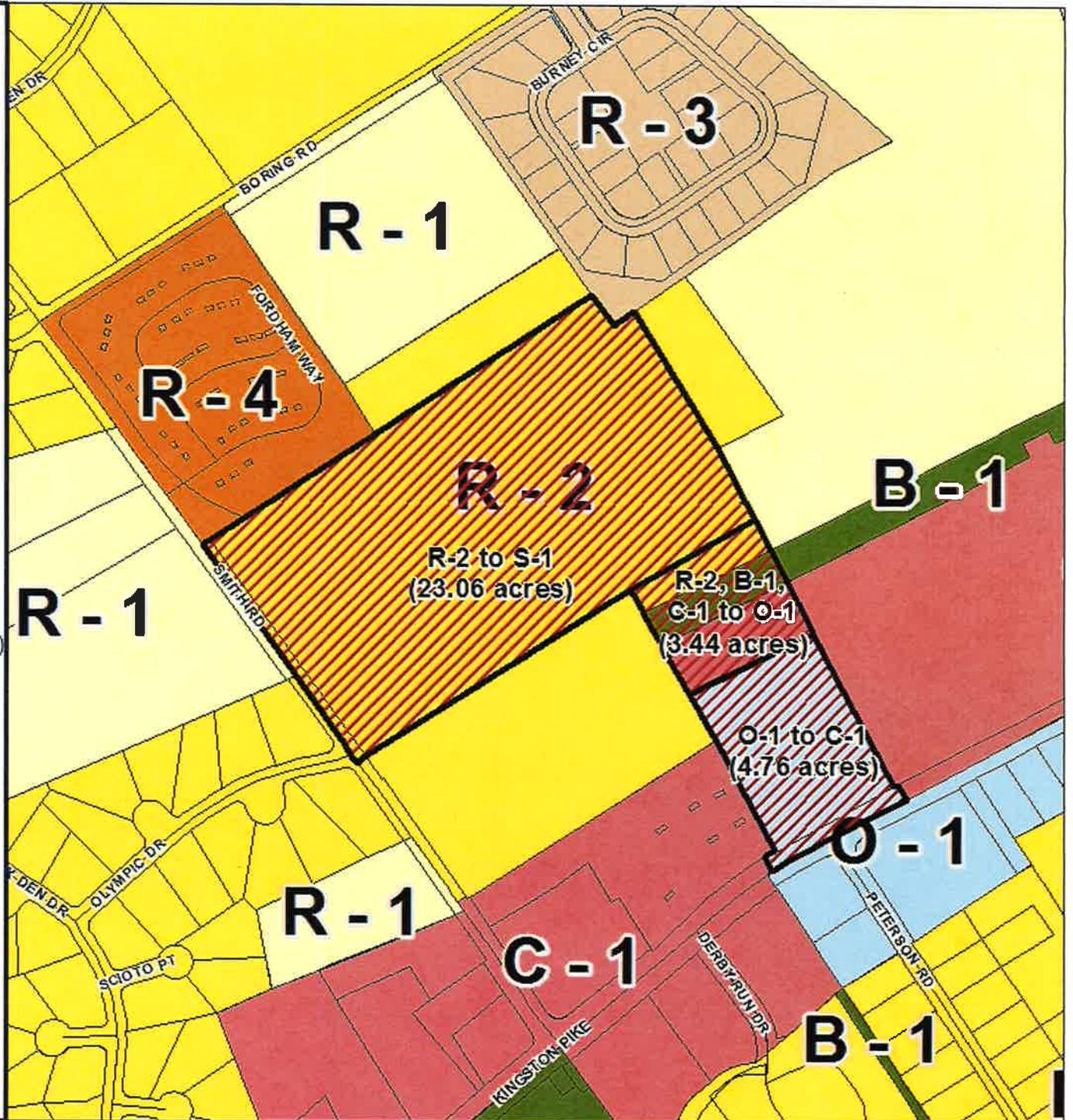
From Office (O-1) to General Commercial (C-1)

**Legend**

- Streets
- Proposal
- Parcels
- B-1, Buffer
- R-1, Rural Single-Family Residential
- R-2, General Single-Family Residential
- R-3, Small Lot Single-Family Residential
- R-4, Attached Single-Family Residential
- O-1, Office
- C-1, General Commercial



1 in = 400 ft



RESOLUTION PC-16-08

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF A PORTION OF PARCEL 69, TAX MAP 142, NORTH OF THE FARRAGUT CHURCH OF CHRIST, 23.06 ACRES, FROM R-2 TO S-1, A PORTION OF PARCEL 69 AND 69.01, TAX MAP 142, EAST OF THE FARRAGUT CHURCH OF CHRIST, FROM R-2, B-1, AND C-1 TO O-1, 3.44 ACRES, AND A PORTION OF PARCEL 69.01, TAX MAP 142, FROM O-1 TO C-1, 4.76 ACRES (GOODWORKS UNLIMITED, LLC, APPLICANT)

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

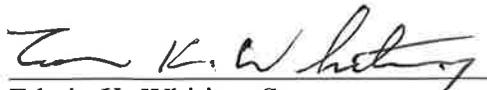
WHEREAS, the Farragut Municipal Planning Commission has adopted various elements of a zoning plan as an element of the general plan for physical development; and

WHEREAS, a public hearing was held on this request on June 16, 2016;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 16-12.

ADOPTED this 16<sup>th</sup> day of June, 2016.

  
Rita Holladay, Chairman

  
Edwin K. Whiting, Secretary

**REPORT TO THE BOARD OF MAYOR AND ALDERMEN**

**PREPARED BY:** Mark Shipley, Community Development Director

**SUBJECT:** First Reading of Ordinance 16-20, an ordinance to amend Chapter 3., Specific District Regulations, Section IX., Attached Single-Family Residential District (R-4)., Subsection D.1.b., to amend the front yard setback provisions when garages are rear loaded and do not face the street and when no additional parking spaces are provided in front of the dwelling unit (Benchmark Associates, Inc., Applicant)

**INTRODUCTION AND BACKGROUND:** This item involves a request to amend the front yard setback requirements in the R-4 Zoning District. The R-4 District provides for attached single-family dwelling units and has very different setback requirements from single-family detached dwelling units.

One objective of the R-4 District is to provide some flexibility in garage placement so that dwelling units may engage the public street in a more visually appealing manner. In an R-4 development, dwelling units are spaced closer together which can also lead to driveways being placed closer together. With this in mind, the R-4 District provides for the opportunity for rear loaded garages accessed through an alley. Some R-4 developments in the Town have used alleys in order to eliminate the appearance of closely spaced driveways and garage doors from the public street. Where a dwelling unit has a rear loaded garage, the R-4 District allows for such dwelling unit to be moved closer to the street. Such a dwelling unit can be up to 15 feet from the street. Where a dwelling unit's garage faces a public street, the building setback is greater and must be at least 20 feet from the street. Illustration 14 in your packet demonstrates the flexible front yard setback provisions in the R-4 District.

**DISCUSSION:** The request at this time is to expand on the front yard setback flexibility in the R-4 District and to permit, for those dwelling units with rear loaded garages, the opportunity for an extended covered porch overhang.

Historically, the front porch has been an element for engagement with the street and pedestrian facilities along such street. It is a setting for conversation and interaction. From the applicant's perspective, the ability to extend a covered porch overhang closer to the street enhances this aspect of the front porch.

As outlined in Ordinance 16-20, the applicant has requested that Subsection D.1.b., Front Yards, in the R-4 District be amended by adding, as a third paragraph, the following:

In order to provide for an opportunity for a dwelling unit to more effectively engage the public street, a covered porch overhang may be extended so that the furthestmost projection could be up to ten (10) feet from the street. Such overhang shall not encroach into the public right of way, interfere with landscaping along the street edge, and/or conflict with any utilities or pedestrian facilities. Such overhangs shall be shown as part of the residential site plan and are only an option where garages are rear loaded and do not face the street and when no additional parking spaces are provided in front of the dwelling unit.

**RECOMMENDATION:** Ordinance 16-20 will be considered by the Planning Commission on July 21. The staff will report on the action taken by the Commission as part of any consideration of this ordinance on first reading. Included in your packet is a copy of Ordinance 16-20. With the stipulations noted, the staff would support the option of extending a porch overhang in an effort to enhance the streetscape and provide for a more

engaged interface between the public street and a dwelling unit. Such flexibility could advance certain site design guidelines, such as Streetscape and Building Setbacks and Frontage, provided for in the Architectural Design Standards.

**PROPOSED MOTION:** To approve Ordinance 16-20 on first reading.

**BOARD ACTION:**

**MOTION BY:** \_\_\_\_\_ **SECONDED BY:** \_\_\_\_\_

<u>VOTE/TOTAL</u>	<u>LAMARCHE</u>	<u>MARKLI</u>	<u>PINCHOK</u>	<u>POVLIN</u>	<u>MCGILL</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

**ORDINANCE:** 16-20  
**PREPARED BY:** Shipley  
**REQUESTED BY:** Benchmark Associates, Inc.  
**CERTIFIED BY FMPC:** July 21, 2016  
**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 CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION IX., ATTACHED SINGLE-FAMILY RESIDENTIAL DISTRICT (R-4)., SUBSECTION D.1.b., TO AMEND THE FRONT YARD SETBACK PROVISIONS WHEN GARAGES ARE REAR LOADED AND DO NOT FACE THE STREET AND WHEN NO ADDITIONAL PARKING SPACES ARE PROVIDED IN FRONT OF THE DWELLING UNIT**

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

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

**SECTION 1.**

The Farragut Zoning Ordinance, Chapter 3, Specific District Regulations, Section IX., Attached Single-Family Residential District (R-4), Subsection D.1.b., Front Yards, is amended by adding, as a third paragraph, the following:

In order to provide for an opportunity for a dwelling unit to more effectively engage the public street, a covered porch overhang may be extended so that the furthestmost projection could be up to ten (10) feet from the street. Such overhang shall not encroach into the public right of way, interfere with landscaping along the street edge, and/or conflict with any utilities or pedestrian facilities. Such overhangs shall be shown as part of the residential site plan and are only an option where garages are rear loaded and do not face the street and when no additional parking spaces are provided in front of the dwelling unit.

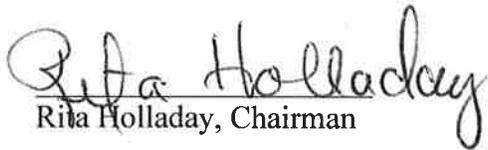
**SECTION 2.**

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

\_\_\_\_\_  
Dr. Ralph McGill, Mayor

\_\_\_\_\_  
Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this \_\_\_\_\_ day of \_\_\_\_\_, 2016,  
with approval recommended.

  
Rita Holladay, Chairman

  
Edwin K. Whiting, Secretary

**FARRAGUT MUNICIPAL PLANNING COMMISSION**

RESOLUTION PC-16-16

FARRAGUT MUNICIPAL PLANNING COMMISSION

**A RESOLUTION TO APPROVE AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3., SPECIFIC DISTRICT REGULATIONS, SECTION IX., ATTACHED SINGLE-FAMILY RESIDENTIAL DISTRICT (R-4)., SUBSECTION D.1.b., TO AMEND THE FRONT YARD SETBACK PROVISIONS WHEN GARAGES ARE REAR LOADED AND DO NOT FACE THE STREET AND WHEN NO ADDITIONAL PARKING SPACES ARE PROVIDED IN FRONT OF THE DWELLING UNIT**

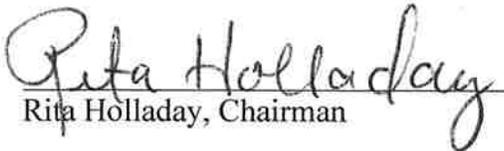
**WHEREAS**, the Tennessee Code Annotated, Section 13-4-201 et seq, provides that the Municipal Planning Commission shall make and adopt a general plan for the physical development of the municipality; and

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

**WHEREAS**, a public hearing was held on this request on July 21, 2016;

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

ADOPTED this 21<sup>st</sup> day of July, 2016.

  
Rita Holladay, Chairman

  
Edwin K. Whiting, Secretary

11. Dwelling units shall be provided reasonable visual privacy. Each attached dwelling unit shall have exclusive enjoyment of a private yard, patio, deck, or other outdoor area immediately adjacent or contiguous to the dwelling units on the lot, which area shall contain not less than 400 square feet. Fences, walls, and/or landscaping shall be used in providing the protection and privacy of the private outdoor areas.

Permanent outdoor fireplaces and grills may be constructed within the private outdoor areas provided such structures are set back a minimum of five (5) feet from all buildings, are set back a minimum of twenty-five (25) feet from all front property lines, do not exceed six (6) feet in height, are gas powered only, and meet all requirements of the Municipal Code.

Arbors and pergolas may be constructed within the private outdoor areas provided such structures are set back a minimum of twenty-five (25) feet from all peripheral and front property lines, do not exceed fifteen (15) feet in height, and do not exceed twenty-five percent (25%) of the platted private outdoor area.

12. The development should consider providing street lighting. All street lights shall conform with approved Town standards. Such street lighting located on private streets shall be owned and maintained by the same entity responsible for maintenance and ownership of the common open space.
13. Common driveways, parking areas, walks and steps shall be provided, maintained, and lighted for night use where appropriate.
14. Sidewalks shall be constructed per the Farragut Subdivision Regulations.
15. Landscape plans shall be submitted as regulated in Chapter 4.
16. Utility plans shall be submitted.
17. Subdivision plats shall be submitted as regulated in the Farragut Subdivision Regulations. All applicable requirements of this section shall be included as part of the plat submission.

 D. Area Regulations

1. Setback Requirements
- a. Peripheral Property Lines: All buildings shall be set back a minimum of fifty (50) feet from peripheral front, side, and rear property lines. The buffer strip shall be included in the required peripheral building setback.
- b. Front Yard: All buildings and/or dwelling units shall be set back a minimum of twenty (20) feet from all streets interior to the development

when a dwelling unit's garage faces the street, when no garages are constructed for a dwelling unit, and/or when additional parking spaces are provided in front of a dwelling unit.

Insert language  
here

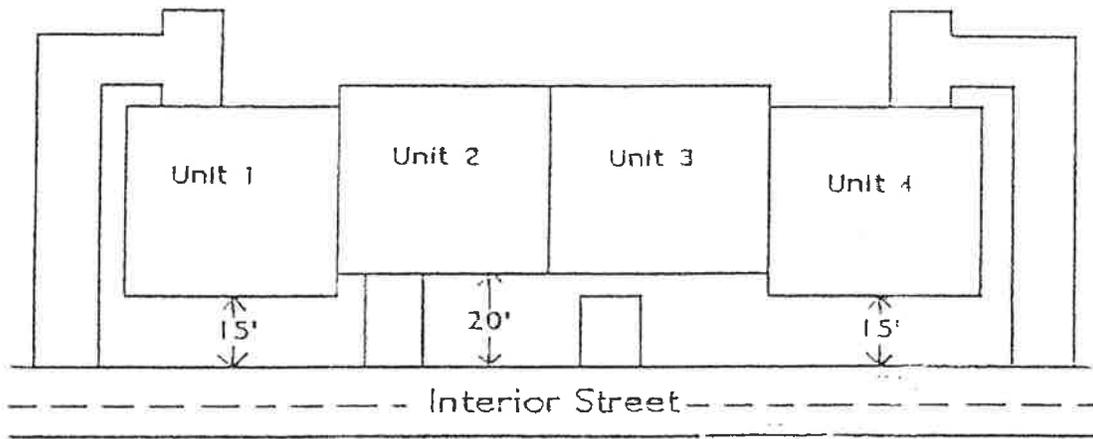


All buildings and/or dwelling units shall be set back a minimum of fifteen (15) feet from all streets interior to the development when garages are rear loaded and do not face the street and when no additional parking spaces are provided in front of the dwelling unit. Please refer to Illustration 14. This illustration depicts the intent of the regulation.

- c. **Side Yard:** In order to eliminate the appearance of row housing, the distance between buildings when sides of buildings are adjacent shall be varied. The total minimum distance between buildings shall be based on the total number of buildings constructed in a row multiplied by twelve (12) feet. The minimum distance between two adjacent buildings shall be ten (10) feet. For example, if four buildings are located in a row, the total minimum separation between the four buildings shall be forty-eight (48) feet. Please refer to Illustration 14. This illustration depicts the intent of the regulation.
- d. **Rear Yard:** The minimum distance between buildings when rears of buildings are adjacent shall be forty (40) feet.
- e. **Side/Rear Yard:** The minimum distance between buildings when sides/rears of buildings are adjacent shall be twenty-five (25) feet.
- f. All accessory structures, excluding fences, subdivision walls, entrance pillars, and certain utility structures, shall be set back a minimum of twenty-five (25) feet, except as provided for elsewhere in this ordinance or the Municipal Code. Subdivision walls and entrance pillars shall be set back a minimum of ten (10) feet. Electrical substations, utility offices, or any other utility building shall meet the front yard setback requirements.

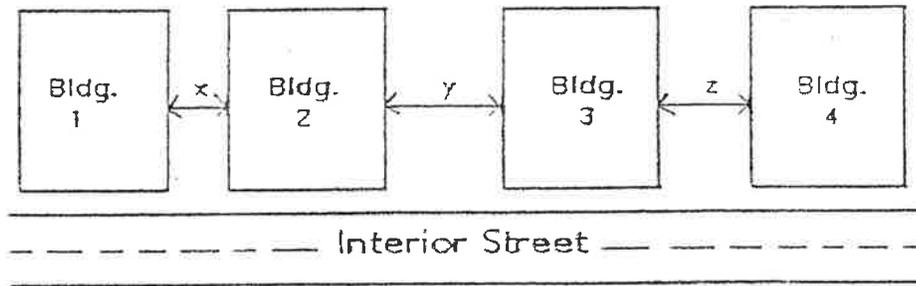
## 2. Buffer Strips

- a. There shall be a buffer strip a minimum of twenty-five (25) feet in width on all front, side, and rear peripheral property lines. The buffer strip shall be included in the required peripheral building setback, shall be planted and platted at the time of subdivision, and shall be owned and maintained by the property owners' organization;
- b. Existing, mature vegetation shall be preserved and incorporated into the buffer strip.
- c. Detention basins, measured from top-of-slope to top-of-slope, and associated structures shall not be located within any buffer strips.



R-4 District  
Required Space Between Buildings

4 Buildings x 12 feet = 48 feet  
 $x + y + z = 48$  feet



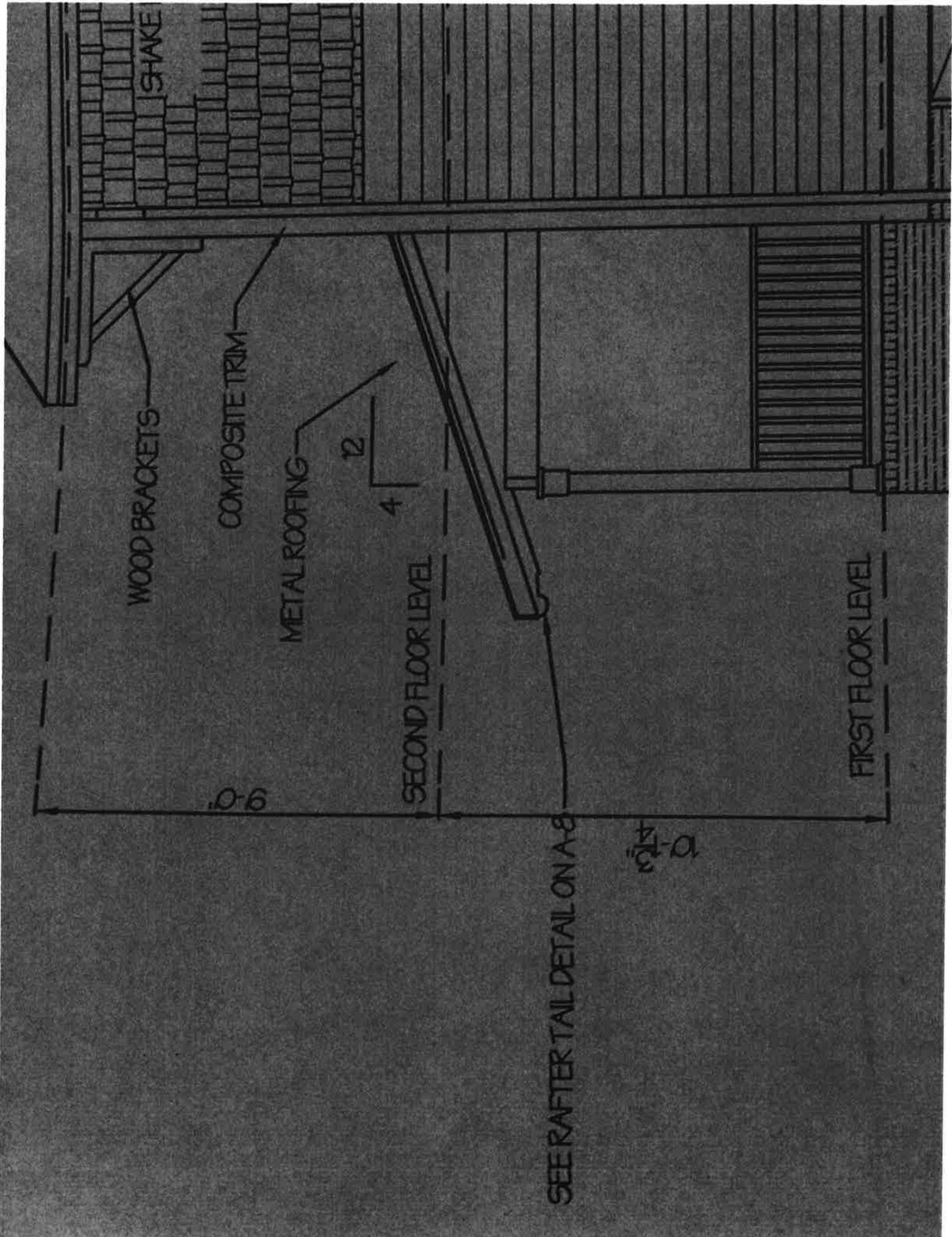
R-4 District  
Required Space Between Buildings

ILLUSTRATION 14: ATTACHED SINGLE-FAMILY RESIDENTIAL (R-4)



NO ENTRY  
Residents  
Only  
NO TRUCKS

SOLD



# REPORT TO THE BOARD OF MAYOR AND ALDERMEN

**PREPARED BY:** Allison Myers, Town Recorder/Treasurer

**SUBJECT:** Ordinance 16-21, an Ordinance to amend Ordinance 16-11, FY2017 Budget, State Street Aid Fund

**INTRODUCTION:**

The purpose of this agenda item is to amend the Fiscal Year 2017 State Street Aid Fund Budget.

**DISCUSSION:**

The State Street Aid Fund will be amended by increasing the appropriated expenditures from \$688,000 to \$1,009,054, an increase of \$321,054.

- **Resurfacing Program**
  - For the past few years, in hopes of receiving better bids, the resurfacing contract has provided for a more flexible and longer construction season. Due to this change, the resurfacing of the Town's streets typically spans multiple fiscal years. The resurfacing balance for FY2016 was \$321,054. The remaining invoices for this contract will be paid from the current fiscal year so the balance will be transferred from FY2016 to FY2017.

**FINANCIAL SECTION:**

<b>Account Number:</b> State Street Aid Budget		
<u>Original FY2017 Budget</u>	<u>Requested Amendment</u>	<u>FY2017 Amended Budget</u>
\$688,000	\$321,054	\$1,009,054
<b>Approved By:</b>		

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

**PROPOSED MOTION:** Motion to approve Ordinance 16-21 on first reading.

**BOARD ACTION:**

**MOTION BY:** \_\_\_\_\_ **SECONDED BY:** \_\_\_\_\_

<u>VOTE/TOTAL</u>	<u>MCGILL</u>	<u>PINCHOK</u>	<u>POVLIN</u>	<u>LAMARCHE</u>	<u>MARKLI</u>
YES	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____

ORDINANCE	16-21
PREPARED BY	Myers
1 <sup>ST</sup> READING	July 28, 2016
2 <sup>nd</sup> READING	August 11, 2016
PUBLISHED IN	Shopper News Farragut
DATE	

**AN ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE  
AMENDING THE FISCAL YEAR 2016-2017 BUDGET, PASSED BY ORDINANCE 16-11**

**WHEREAS**, the Town of Farragut adopted the fiscal year 2016-17 budget by passage of Ordinance Number 16-11 on June 23, 2016; and

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

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

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF FARRAGUT, TENNESSEE THAT CHANGES BE MADE TO THE FISCAL YEAR 2016-2017 BUDGET AS FOLLOWS:

SECTION 1. Ordinance 16-11 is hereby amended by:

- Increasing the appropriated expenditures in the State Street Aid by \$321,054. Expenditures for the State Street Aid will total \$1,009,054.
  - Resurfacing Contract from FY2016

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.

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Dr. Ralph McGill, Mayor

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Allison Myers, Town Recorder