



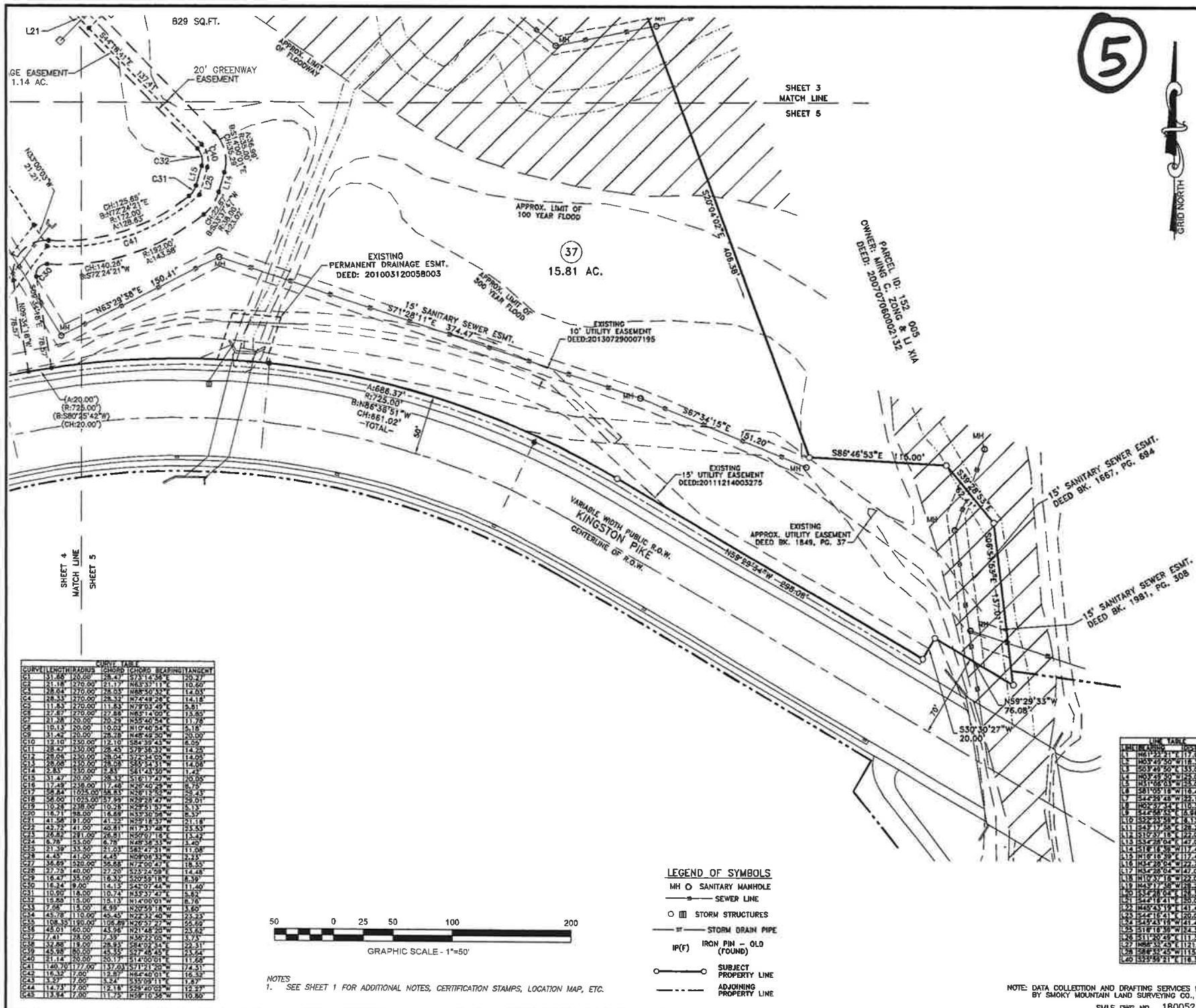
STAFF/DEVELOPER AGENDA

Tuesday, March 31, 2020

April 16, 2020 FMPC Items

- 9:00 a.m. Discussion and public hearing on a final plat for the Ivey Farms Road and Townhomes, Parcel 58, Tax Map 151, 39 Lots, 22.86 Acres, Zoned NCC, R-1, and FPD (SITE Incorporated, Applicant)**
- 10:00 a.m. Discussion on a conceptual review of exterior building elevations and a typical street profile for the redevelopment of the old Kroger property, 11238 Kingston Pike (SITE Incorporated, Applicant)**
- 11:30 a.m. Discussion and public hearing on a request for a text amendment to Appendix A – Zoning, Chapter 2. – Definitions, to define Low-Impact Retail Sales and Personal Fitness Services, and Chapter 3. – Specific District Regulations, Section XVII. – Office District (O-1), to add Personal Services, Personal Fitness Services, and Low-Impact Retail Sales as permitted uses (Matthew McClanahan, Applicant)**

This meeting can be viewed live on Charter channel 193 and TDS channel 3. No public access to Town Hall due to Governor Lee's orders and the Knox County Health Department's orders regarding the COVID-19 pandemic.



Sheet 5 of 6 -- Final Plat of
Ivey Farms Road and Townhomes
 Union Road and Kingston Pike
 Civil District No. 6 of Knox County, Tennessee
 Town of Farragut

REVISIONS		
NO.	DATE	COMMENTS

ORIGINAL ISSUE: 03/10/2020
 SITE PROJECT#: 1975
 FILE: 180052R4

5 of 6

NOTE: DATA COLLECTION AND DRAFTING SERVICES PROVIDED BY SMOKEY MOUNTAIN LAND SURVEYING CO., INC.
 SMLS DWG NO. 180052R4

[illegible]

IVEY FARMS ROAD
VARIABLE WIDTH PUBLIC R.O.W.

10.33'
N20°46'58"W

35.73'
S73°46'58"E

37

15' WATER LINE ESMT.
1069 SQ.FT.

51.87'
S23°46'58"E

CH:23.98'
B-SB:23.15'W
R:28.00'
A:23.98'

CH:16.32'
B-SB:4'22.51'W
R:28.00'
A:16.55'

CH:23.62'
B-SB:23.15'W
R:28.00'
A:23.39'

N73°46'58"W
28.18'

35.24'
N28°46'58"W

S61°19'53"W
407.84'

KINGSTON PIKE
VARIABLE WIDTH PUBLIC R.O.W.

DETAIL SHEET - NOT TO SCALE

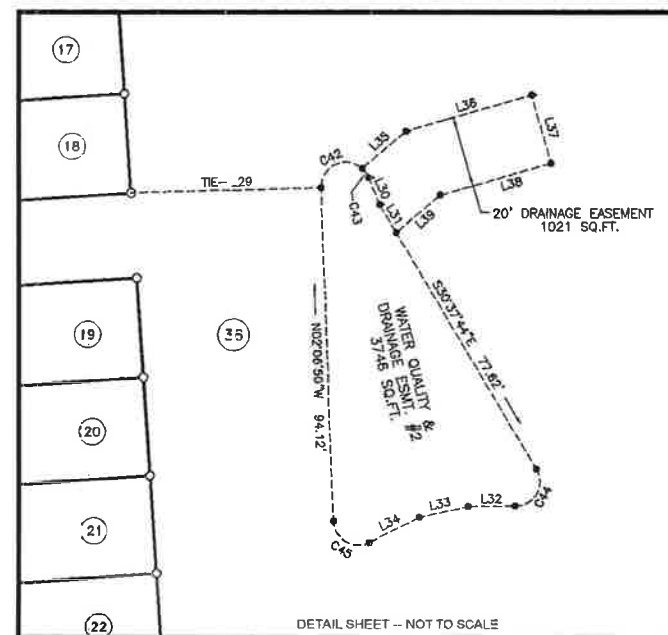
CHURY TABLE					
COUNT	WIDTH	THRESH	CHORD	CHORD BEARING	ANGLE
C01	31.42	20.00	28.43	N37°32'24"	10.72
C02	31.42	20.00	28.43	N37°32'24"	10.72
C03	30.54	27.00	28.03	N46°01'12"	14.01
C04	30.54	27.00	28.03	N46°01'12"	14.18
C05	31.23	20.00	28.43	N37°32'24"	10.72
C06	27.87	27.00	22.24	N87°14'00"	13.80
C07	31.79	20.00	28.43	N37°32'24"	11.77
C08	31.79	20.00	28.43	N37°32'24"	11.77
C09	31.42	20.00	28.43	N37°32'24"	10.72
C10	31.42	20.00	28.43	N37°32'24"	10.72
C11	30.54	27.00	28.03	N46°01'12"	14.01
C12	30.54	27.00	28.03	N46°01'12"	14.01
C13	31.23	20.00	28.43	N37°32'24"	10.72
C14	31.23	20.00	28.43	N37°32'24"	10.72
C15	31.42	20.00	28.43	N37°32'24"	10.72
C16	31.42	22.00	11.48	N42°46'28"	8.75
C17	31.42	22.00	11.48	N42°46'28"	8.75
C18	30.54	27.00	28.03	N46°01'12"	14.01
C19	30.54	27.00	28.03	N46°01'12"	14.01
C20	31.23	20.00	28.43	N37°32'24"	10.72
C21	31.23	20.00	28.43	N37°32'24"	10.72
C22	31.42	20.00	28.43	N37°32'24"	10.72
C23	31.42	20.00	28.43	N37°32'24"	10.72
C24	31.42	20.00	28.43	N37°32'24"	10.72
C25	31.42	20.00	28.43	N37°32'24"	10.72
C26	31.42	20.00	28.43	N37°32'24"	10.72
C27	31.42	20.00	28.43	N37°32'24"	10.72
C28	31.42	20.00	28.43	N37°32'24"	10.72
C29	31.42	20.00	28.43	N37°32'24"	10.72
C30	31.42	20.00	28.43	N37°32'24"	10.72
C31	31.42	20.00	28.43	N37°32'24"	10.72
C32	31.42	20.00	28.43	N37°32'24"	10.72
C33	31.42	20.00	28.43	N37°32'24"	10.72
C34	31.42	20.00	28.43	N37°32'24"	10.72
C35	31.42	20.00	28.43	N37°32'24"	10.72
C36	31.42	20.00	28.43	N37°32'24"	10.72
C37	31.42	20.00	28.43	N37°32'24"	10.72
C38	31.42	20.00	28.43	N37°32'24"	10.72
C39	31.42	20.00	28.43	N37°32'24"	10.72
C40	31.42	20.00	28.43	N37°32'24"	10.72
C41	31.42	20.00	28.43	N37°32'24"	10.72
C42	31.42	20.00	28.43	N37°32'24"	10.72
C43	31.42	20.00	28.43	N37°32'24"	10.72
C44	31.42	20.00	28.43	N37°32'24"	10.72
C45	31.42	20.00	28.43	N37°32'24"	10.72
C46	31.42	20.00	28.43	N37°32'24"	10.72
C47	31.42	20.00	28.43	N37°32'24"	10.72
C48	31.42	20.00	28.43	N37°32'24"	10.72
C49	31.42	20.00	28.43	N37°32'24"	10.72
C50	31.42	20.00	28.43	N37°32'24"	10.72

LINE	LINE	MEASURE	MEASURE
1.1	N01 22 21 W	17.9.4	
1.2	N01 29 50 W	18.3.0	
1.3	S09 49 50 E	33.0.0	
1.4	N01 49 50 W	28.0.0	
1.5	N01 49 50 W	28.0.0	
1.6	S09 50 16 W	28.0.0	
1.7	S44 29 48 W	22.1.3	
1.8	N02 57 14 E	16.3.8	
1.9	S44 35 32 E	5.9.6	
1.10	S27 53 50 E	6.1.3	
1.11	S27 53 50 E	6.1.3	
1.12	S12 53 16 E	27.0.0	
1.13	S44 28 04 E	47.0.1	
1.14	S12 53 16 W	17.1.1	
1.15	N18 16 39 E	17.1.1	
1.16	N18 16 39 E	17.1.1	
1.17	N36 28 04 W	47.0.1	
1.18	N1 25 57 W	22.0.2	
1.19	N40 17 38 W	20.3.8	
1.20	S44 28 04 E	28.3.0	
1.21	S44 18 21 E	18.3.0	
1.22	S44 18 21 E	18.3.0	
1.23	S44 18 21 E	20.0.0	
1.24	S43 43 18 W	41.4.5	
1.25	S15 16 39 W	24.3.2	
1.26	S15 16 39 W	24.3.2	
1.27	N00 52 45 E	121.0.4	
1.28	N00 52 45 W	118.7.3	

LEGEND OF SYMBOLS

MH		SANITARY MANHOLE
		SEWER LINE
		STORM STRUCTURES
ST		STORM DRAIN PIPE
IP(F)		IRON PIN - OLD (FOUND)
		SUBJECT PROPERTY LINE
		ADJOINING PROPERTY LINE

NOTES
1. SEE SHEET 1 FOR ADDITIONAL NOTES, CERTIFICATION STAMPS, LOCATION MAP, ETC.



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Knoxville, TN 37032
(865) 777-4160
www.site-incorporated.com



Sheet 6 of 6 -- Final Plat of
Ivey Farms Road and Townhomes
 Union Road and Kingston Pike
 Civil District No. 6 of Knox County, Tennessee
 Town of Farragut

REVISIONS

ORIGINAL ISSUE: 03/10/2020
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6 of 6

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BY SMOKY MOUNTAIN LAND SURVEYING CO., INC.
SMLS DWG NO. 180052R4















MASONRY VENEER PALETTE - BASE BID (BRICK 'A')		
MATERIAL / INFO	COLOR / NO.	NOTES
UPFC BRICK CONCRETE MASONRY VENEER	USE XXXXXXXX-4200 BRICK IS CHEAPFAIR BLIND W/ POLARON THIN GRAY MORTAR NORTHEAST ALL SOLID CHOWN TIE DABE CHOCOLATE	CONTACT THE CONCRETE PRODUCTS GROUP AT 800-788-0872 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO
MASONRY VENEER PALETTE - ALTERNATE NO. 2 (BRICK 'B')		
MATERIAL / INFO	COLOR / NO.	NOTES
GLUBRINE / CONCRETE MASONRY VENEER	USE XXXXXXXX-1200 BRICK IS CHEAPFAIR BLIND W/ POLARON THIN GRAY MORTAR NORTHEAST ALL SOLID CHOWN TIE DABE CHOCOLATE	CONTACT THE CONCRETE PRODUCTS GROUP AT 800-788-0872 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO
MASONRY VENEER PALETTE - ALTERNATE NO. 3 (BRICK 'C')		
MATERIAL / INFO	COLOR / NO.	NOTES
WELDON BRICK	MODULAR BRICK BLACK BLIND W/ POLARON THIN GRAY MORTAR NORTHEAST ALL SOLID CHOWN TIE DABE CHOCOLATE	CONTACT THE WELDON BRICK COMPANY AT 304-451-2031 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO

A	Client Review Set	01/15/20
B		
C		
D		
E		
Revisions:		Date:
1	Client Comments	03/15/20
2		
3		
4		
5		
6		
7		
8		

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Type: V7.0ER

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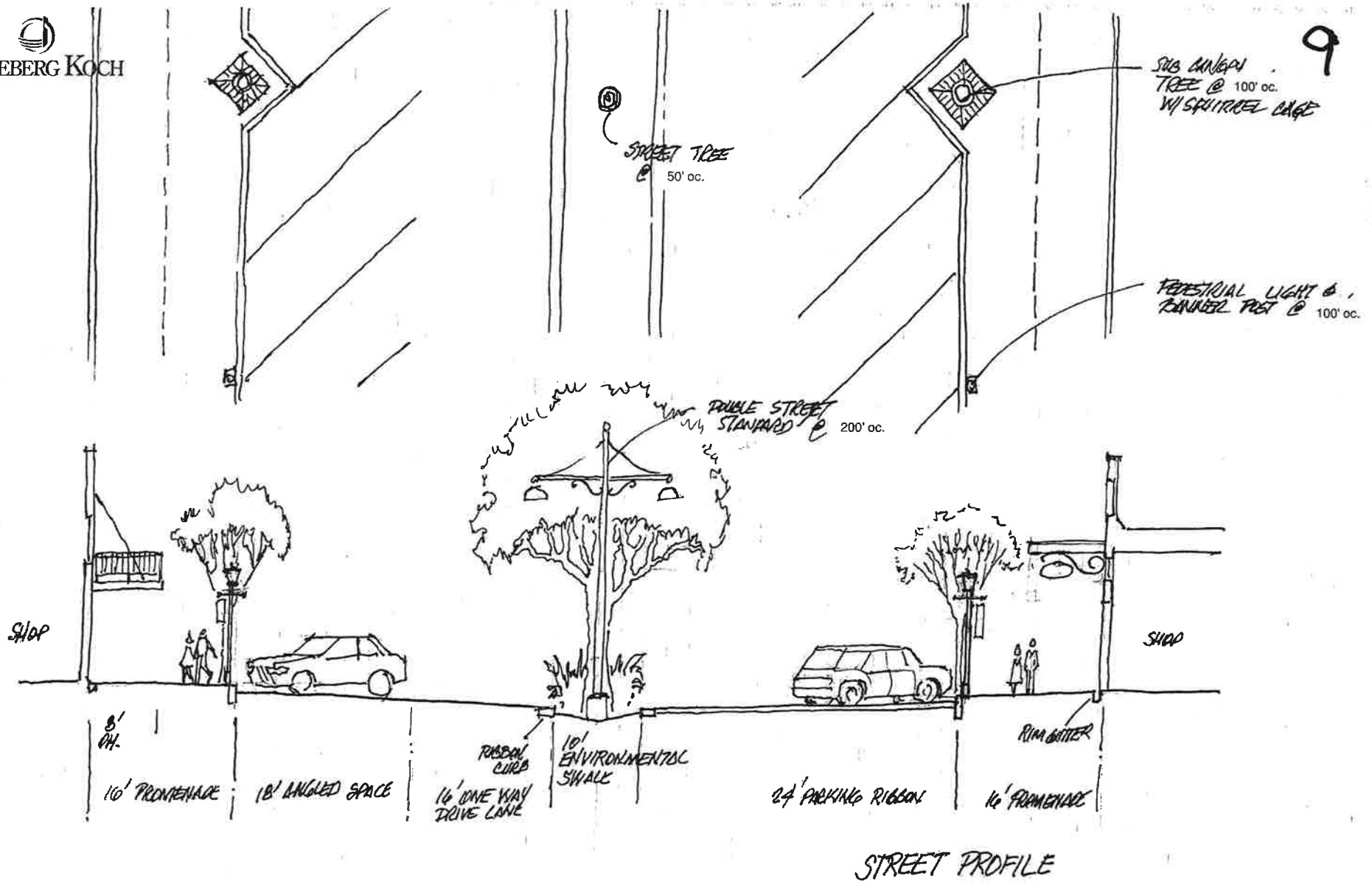
Drawn By: XXX A-202

Scale: As Noted Drawing No.



SHRIMP			
DESCRIPTION	QUANTITY	SQ. FT. PER SHIP	TOTAL
SHRIMP	2	74.0	148.0
TOTAL SHRIMP			148.0

SHRIMP IS TO BE USED FOR BAIT ONLY AND SHALL BE PACKED SEPARATELY FROM OTHER BAIT.



PROPOSED AMENDMENT TO
APPENDIX A - ZONING
CHAPTER 2. DEFINITIONS

It is hereby proposed that the following definitions be added to the Municipal Code Section referenced above:

Low-Impact Retail Sales: The commercial transfer of merchandise which is subject to state and local sales taxation, but without the volume of customers normally experienced at a Retail Sales location including, but not limited to: boutique clothing store, boutique pottery and crafts store, bakery, ice cream parlor, artisan coffee shop, and other similar activities as defined by the Board of Zoning Appeals. No drive thru windows or drive in dining options are permitted. Alcoholic beverages as regulated by the Tennessee Alcoholic Beverage Commission and Town of Farragut ordinances shall not be considered as "low-impact retail sales."

Personal Fitness Services: Establishment that primarily engaged in providing services involving the health and well-being of a person. Such activities include: yoga instructor, barre instructor, personal training, dance instructor, fitness coach, nutritionist, and other similar activities as defined by the Board of Zoning Appeals.

PROPOSED AMENDMENT TO
APPENDIX A - ZONING
CHAPTER 3. SPECIFIC DISTRICT REGULATIONS
SECTION B

It is hereby proposed that the following be added as Permitted principal and accessory uses and structures.

- (13) Personal Services
- (14) Personal Fitness Services
- (15) Low-Impact Retail Sales