A G E N D A
FARRAGUT MUNICIPAL PLANNING COMMISSION

February 21, 2013
7:00 p.m. Farragut Town Hall

For questions please call Ruth Viergutz Hawk at Farragut Town Hall, 966-7057

1. **Citizen Forum**

2. **Approval of minutes - January 17, 2013**

3. **Discussion and public hearing on a site plan for a gymnasium at the Knoxville Christian School, 11549 Snyder Road, Parcel 129, Tax Map 130, Zoned R-2, 67.1 Acres (David Roland, Applicant)**

4. **Discussion and public hearing on letter of credit extensions for Brandywine at Turkey Creek, for the completion of improvements to Fretz Road and N. Campbell Station Road intersection, per the Farragut Subdivision Regulations, Article IV., B. Guarantee in Lieu of Completed Improvements**

5. **Discussion and public hearing on a concept plan for Split Rail Farm, formerly known as Everett Hills and Karastone Farms, Parcels 98, 98.01, 98.02, Tax Map 142, Zoned R-1 and OSR, located on the west side of Everett Road approximately 2,500 feet north of Smith Road, 52.13 Acres, 57 Lots (Daniel C. Burton/Farmstead Development, LLC, Applicant)**

6. **Discussion and public hearing on a preliminary plat for Split Rail Farm, formerly known as Everett Hills and Karastone Farms, Parcels 98, 98.01, 98.02, Tax Map 142, Zoned R-1 and OSR, located on the west side of Everett Road approximately 2,500 feet north of Smith Road, 52.13 Acres, 57 Lots (Daniel C. Burton/Farmstead Development, LLC, Applicant)**

7. **Discussion and public hearing on the *2012 Annual Development Report***

8. **Public hearing on proposed locations for new utilities**

MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION

January 17, 2013

MEMBERS PRESENT
Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ed Whiting, Secretary
Ralph McGill, Mayor
Ron Honken, Alderman
Annette Brun
Betty Dick
Melissa Mustard
Noah Myers

MEMBERS ABSENT

Staff Representatives: Ruth Viergutz Hawk, Community Development Director
Gary Palmer, Assistant Town Administrator
David Smoak, Town Administrator

Chairman Holladay called the meeting to order at 7:00 p.m.

CITIZEN FORUM

Mul Wyman of 528 Wyndham Hall Lane requested the FMPC to reconsider the action taken on the Comprehensive Plan to certify to the Board of Mayor and Aldermen and to have the Board adopt the plan. Mr. Wyman felt the Board's adoption would provide plan consistency and plan certainty. He felt it would also reaffirm the Board's commitment to the Strategic Plan, the Capital Investment Plan, the Annual Town Budget, and all other plans.

Chairman Holladay reminded planning commission members that is was not appropriate for them to meet individually with planning commission applicants because it violated the intent of our State's Sunshine law, which is to ensure that all public business takes place in the public view. The planning commission acts collectively and all members should get the same information and strive for open and above board discussions.

APPROVAL OF MINUTES

Commissioner St. Clair moved to approve the December 20, 2012, minutes as submitted. Commissioner Whiting seconded the motion and the motion passed 9-0.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR A MEDICAL OFFICE BUILDING, PARCEL 1.11, TAX MAP 143HA, LOCATED IN THE ADMIRAL POINTE SHOPPING CENTER ON THE SOUTHEAST CORNER OF KINGSTON PIKE AND CONCORD ROAD, ZONED C-1, APPROXIMATELY 1.4 ACRES (Farragut ENT, Applicant)

Staff recommended approval of the site plan subject to addressing the following items:

1. Relocate FDC for fire sprinkler system to the south end of the structure to provide closer access to the fire hydrant and the parking area;
2. Record the subdivision plat prior to the issuance of any permits;
3. Add a sidewalk connection across the west terminal parking row landscape island to the west property line;
4. Replace light fixture N with a compliant fixture;
5. Set back the parking lot in the southeast corner so that it meets the 10' minimum yard setback requirement;
6. Provide irrevocable letter of credit for erosion control for $6000;
7. Submit Drainage Fee of $840; and
8. Meet all Town requirements.

Commissioner Honken moved to approve the site plan subject to staff's recommendation. Commissioner St. Clair seconded the motion and the motion passed 9-0.

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE PARCEL 6, TAX MAP 151, LOCATED ON THE WEST SIDE OF N. WATT ROAD APPROXIMATELY 600 FEET NORTH OF HARRISON ROAD, FROM C-1 TO R-1 AND R-4 (Scott Davis, Applicant)

Postponed at applicant's request

DISCUSSION AND PUBLIC HEARING ON A REQUEST TO AMEND THE TEXT OF THE FARRAGUT MUNICIPAL CODE, TITLE 9, CHAPTER 4. SIGN ORDINANCE, SECTION 9-406., TO ALLOW SIGNAGE ON A WALL TO EXCEED A 1:1 RATIO (Costco Wholesale Corporation, Applicant)

Staff recommended denial of Resolution PC-13-02, which recommends approval of Ordinance 13-02 and the Sign Ordinance text amendment to the Board of Mayor and Aldermen. A lengthy discussion followed. Jeff Rudder, Brian Kendall, and Nosh Myers spoke on behalf of the applicant.

Commissioner St. Clair moved to approve Resolution PC-13-02. Commissioner Honken seconded the motion and the motion failed 0-9.

DISCUSSION AND PUBLIC HEARING ON A REQUEST FOR A DRIVEWAY ONTO SMITH ROAD, CLASSIFIED AS A MAJOR COLLECTOR ON THE MAJOR ROAD PLAN, FARRAGUT MUNICIPAL CODE, TITLE 16, CHAPTER 4, DRIVEWAYS AND OTHER ACCESS WAYS, SECTION 16-405. PERMIT APPROVAL, AND SECTION 16-406 (1) DISTANCE REQUIREMENTS, (A) DISTANCE FROM INTERSECTIONS, (B) DISTANCE BETWEEN DRIVEWAYS, FOR VARIANCES FOR DRIVEWAY ACCESS TO 531 SMITH ROAD (Don & Angelia Dickey, Applicants)

Staff recommended that the driveway be located at the eastern property line and a variance of 130' to the east because the driveway would be across from the existing driveway and it would also exceed the minimum required distance from the intersection. A general discussion followed. Don Dickey spoke on his behalf.

Commissioner Honken moved to approve a 25' variance to the west and 115' variance to the east. Commissioner Myers seconded the motion and the motion passed 9-0.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 8:20 p.m.

_____

Edwin K. Whiting, Secretary

MEETING DATE : February 21, 2013

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ruth Viergutz Hawk, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for a gymnasium at the Knoxville Christian School, 11549 Snyder Road, Parcel 129, Tax Map 130, Zoned R-2, 67.1 Acres (David Roland, Applicant)

INTRODUCTION: The Knoxville Christian School has been expanding their campus as funds allow. Several years ago they constructed a new High School building, a football field, a baseball field, and new parking lots. Their most recent addition was the construction of a small storage building and the baseball field's batting cage, bull pen, and dugout.

DISCUSSION: The site plan before you is for the construction of a new gymnasium. The site of the gymnasium has already been filled and compacted. This new building will be located between the High School building and the parking lot.

Attached please find a reduced copy of the site plan, an aerial photo of the immediate area with the gymnasium site identified, and a letter to the applicant identifying the necessary changes to the site plan.

RECOMMENDATION BY: Staff will make a recommendation at the meeting.

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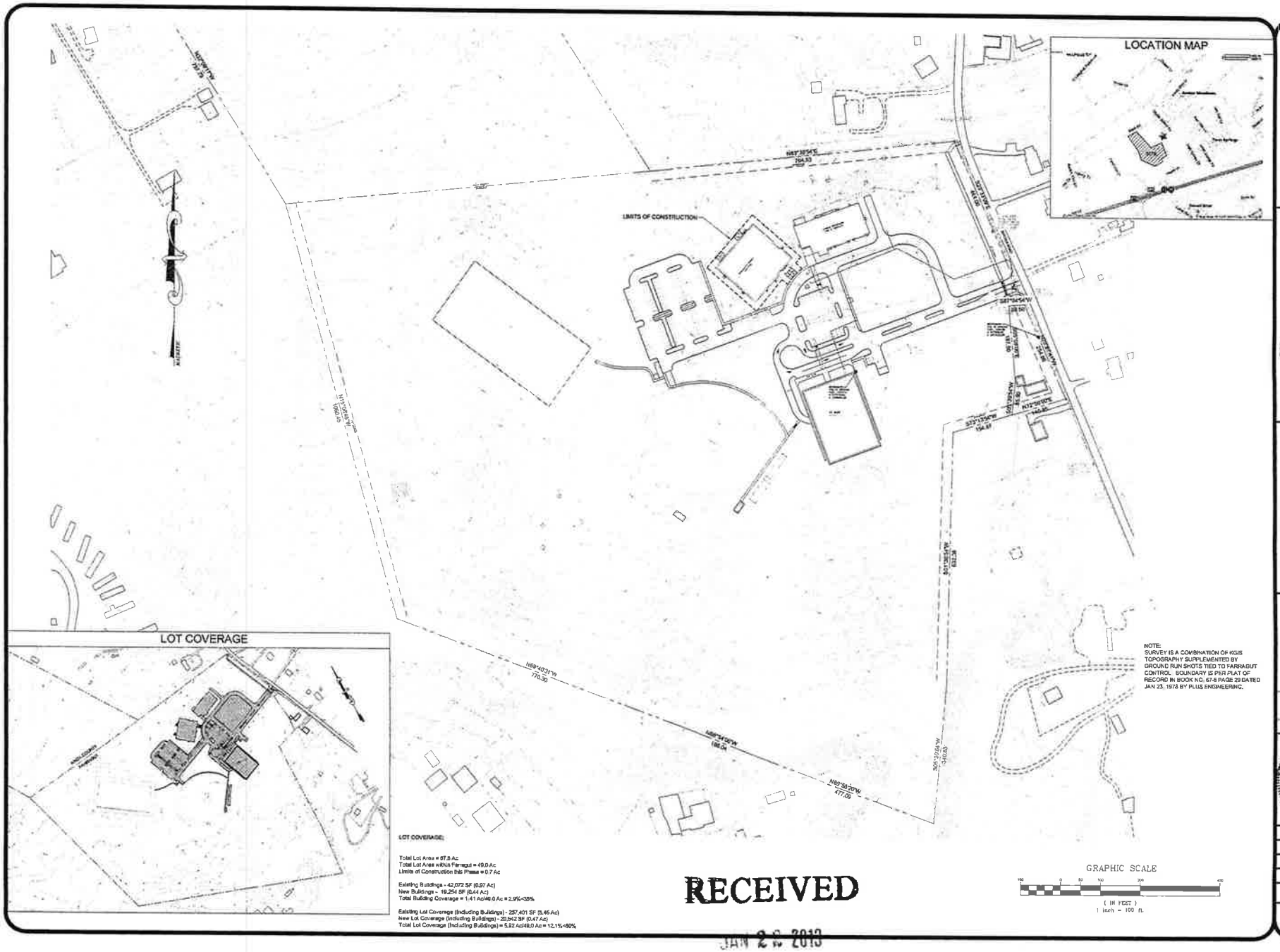
TOWN OF FARRAGUT

RISTIAN SCHOOL

er Design Co.


LOCATION MAP
LIMITS OF CONSTRUCTION
N87°39'54"W
794.93
N87°39'54"W
28.50
N87°39'54"W
N72°39'05"W
N72°39'05"W
N72°39'05"W
N72°39'05"W
S73°13'35"W
194.67
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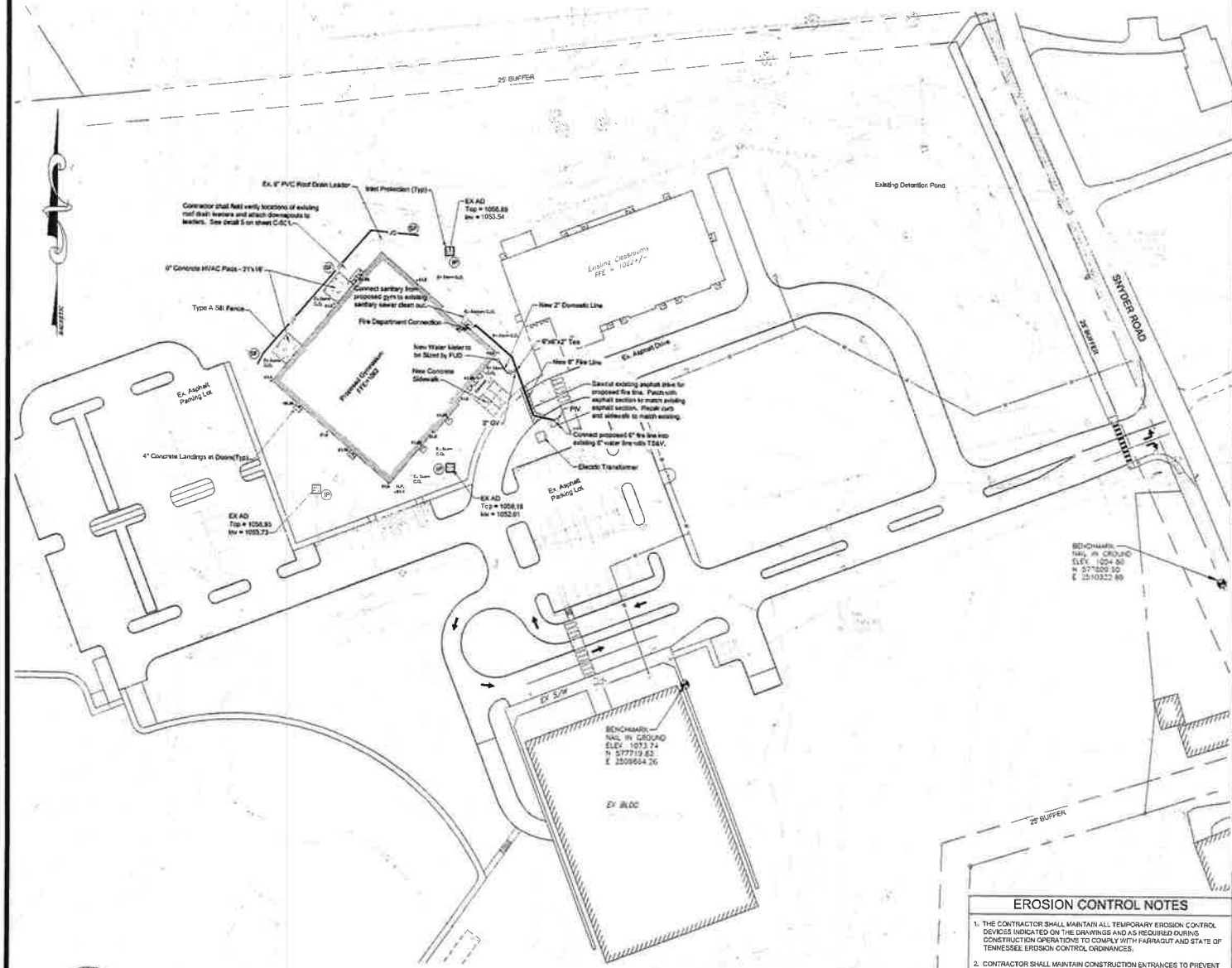


IF YOU DIG TENNESSEE... CALL
US FIRST!
1-800-351-1111
615-366-1987
NASHVILLE AREA
TENNESSEE ONE CALL SYSTEM, INC.
IT'S THE LAW

GENERAL NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL TENNESSEE ONE CALL AND ANY UTILITY THAT DOES NOT SUBSCRIBE TO ONE CALL AT LEAST 72 HOURS BEFORE ANY EXCAVATION, TO REQUEST EXACT FIELD LOCATION OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. OWNER: KNOXVILLE CHRISTIAN SCHOOL
   11549 SNYDER ROAD
   KNOXVILLE, TN 37932
   PH: 966-7060
   CONTACT: David Roland
   PH: 696-0815
3. CLT MAP: 130, PARCEL 129
4. PROPERTY IS LOCATED IN FARRAGUT AND IS ZONED R-2.
6. LOT ACREAGE = 87.5 ACRES (TOTAL), THE PORTION BEING DEVELOPED/GRADED AT THIS TIME APPROX. 0.7 ACRES.
6. PARKING SPACES REQUIRED: 179 SPACES (INCLUDING 6 H/C)
   PARKING SPACES PROVIDED: 150 SPACES (INCLUDING 6 H/C)
7. PARKING CALCULATION:
   PRE-SCHOOL/ELEMENTARY
   STAFF MEMBERS = 23 = 2 SPACES PER 3 EMPLOYEES = 15 SPACES
   OFF-STREET LOADING = 228 STUDENTS = 1 SPACE PER 8 STUDENTS = 28 SPACES
   GYMNASIUM = 86'x62' = 5332 SF / 150 SF = 36 SPACES
   TOTAL = 79 SPACES
   HIGH SCHOOL
   STUDENTS = 180 = 1 SPACE PER 5 STUDENTS = 36 SPACES
   STAFF MEMBERS = 20 = 2 SPACES PER 3 EMPLOYEES = 14 SPACES
   TOTAL = 50 SPACES
   SITE TOTAL = 79 SPACES + 50 SPACES = 129 SPACES
8. SURVEY IS A COMBINATION OF KGIS TOPOGRAPHY SUPPLEMENTED BY GROUND RUN SHOTS TIED TO FARRAGUT CONTROL. BOUNDARY IS PER PLAT OF RECORD IN BOOK NO. 67-G PAGE 23 DATED JAN 23, 1979 BY PLUS ENGINEERING.
9. THERE ARE NO ANTENNA/SATELLITE DISHES PLANNED IN THIS CONSTRUCTION.

LAYOUT NOTES

1. SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
2. SEE UTILITY PLAN FOR NEW AND EXISTING UTILITY LINE LOCATIONS. SEE GRADING AND DRAINAGE PLAN FOR NEW AND EXISTING STORM DRAIN LOCATIONS.
3. NO ANTENNAS WILL BE ADDED TO THE SITE PER THIS SITE PLAN.

GRADING NOTES

1. THE GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL DETERMINE SUBGRADE ELEVATIONS BY EXAMINING TYPICAL PAVEMENT SECTIONS, THE BUILDING DRAWINGS AND THE LANDSCAPE DRAWINGS.
2. ALL DISTURBED AREAS NOT SCHEDULED TO BE PAVED SHALL HAVE A MINIMUM OF 3 INCHES OF TOPSOIL PLACED ON THEM AND SHALL BE SEEDED AS SPECIFIED.
3. ALL GRADING CONSTRUCTION PRACTICES SHALL CONFORM TO THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
4. MAXIMUM TOPSOIL THICKNESS FOR SLOPES STEEPER THAN 3:1 SHALL BE 3".
5. GRADES ARE BASED OFF AN ASSUMED VERTICAL DATUM.
6. TOTAL DISTURBED AREA = APPROX. 0.7 AC
7. NO SLOPES SHALL EXCEED 3:1
8. TEMPORARY SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS, AND ON SOIL STOCKPILES. PERMANENT SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE COMPLETED AND/OR CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. SEED AREAS THAT SHOW SIGNS OF EXCESSIVE EROSION.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL MAINTAIN ALL TEMPORARY EROSION CONTROL DEVICES INDICATED ON THE DRAWINGS AND AS REQUIRED DURING CONSTRUCTION OPERATIONS TO COMPLY WITH FARRAGUT AND STATE OF TENNESSEE EROSION CONTROL ORDINANCES.
2. CONTRACTOR SHALL MAINTAIN CONSTRUCTION ENTRANCES TO PREVENT DIRT AND MUD FROM TRACKING ONTO STREET. PAVEMENT SHALL BE INSPECTED DAILY AND ANY DIRT AND MUD SHALL BE CLEANED OFF IMMEDIATELY.
3. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TEMPORARY EROSION CONTROL DEVICES AFTER ESTABLISHMENT OF PERMANENT VEGETATION.
4. EROSION CONTROL DEVICES SHALL BE MONITORED DURING AND AFTER RAINFALL WITH ANY MODIFICATIONS AND/OR REPAIR MADE AS SOON AS CONDITIONS PERMIT.

LEGEND

BENCHMARK
PROPERTY LINE
EXISTING FENCE
EXISTING BUILDING EDGE
NEW BUILDING EDGE
EXISTING TREE LINE
EXISTING TREE
EXISTING CURB LINE
NEW CURB LINE
NEW SIDEWALK
EXISTING CONTOURS
NEW CONTOURS
NEW SPOT ELEVATION
EXISTING CREEK OR DITCH
EXISTING CATCH BASIN
EXISTING HEADWALL
EXISTING STORM LINE
EXISTING WATER LINE
EXISTING WATER VALVE
EXISTING WATER METER
EXISTING FIRE HYDRANT
EXISTING SANITARY MAIN
EXISTING SANITARY MANHOLE
EXISTING GAS MAIN
EXISTING GAS VALVE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING OVERHEAD LINE
EXISTING POWER POLE
EXISTING LIGHT POLE
TEMPORARY SILT FENCE
STABILIZED CONSTRUCTION ENTRANCE

Project: Knoxville Christian School Gym Addition
Farragut, Tennessee

LAND DEVELOPMENT SOLUTIONS
310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
PH: 865-671-2281

Drawing Description: Site Layout, Grading & Utility Plan

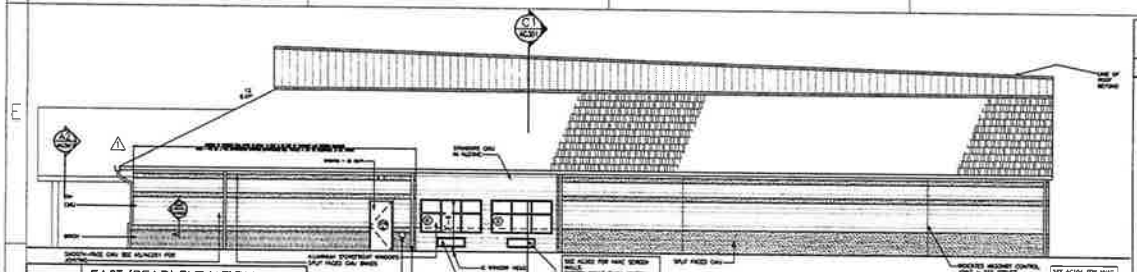
No.	Date	Revision

Drawn By	MSS
Checked	EJB
Approved	EJB
Job No.	211019
1"=40' Scale	1-21-13 Date

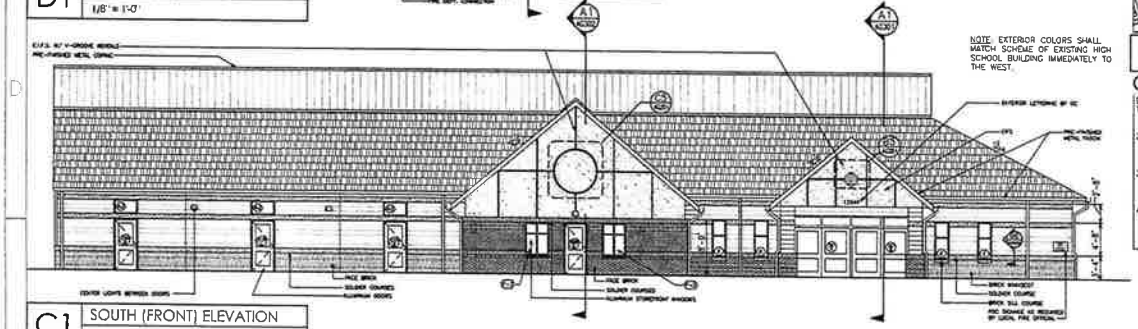
C201
Sheet 2 of 11

RECEIVED
JAN 22 2013
TOWN OF FARRAGUT

X:\cad\Knoxville Christian School - 2013 Gym\dwg\ KCS 2013 Gym.dwg Jan 21, 2013 - 5:21pm mspitnale

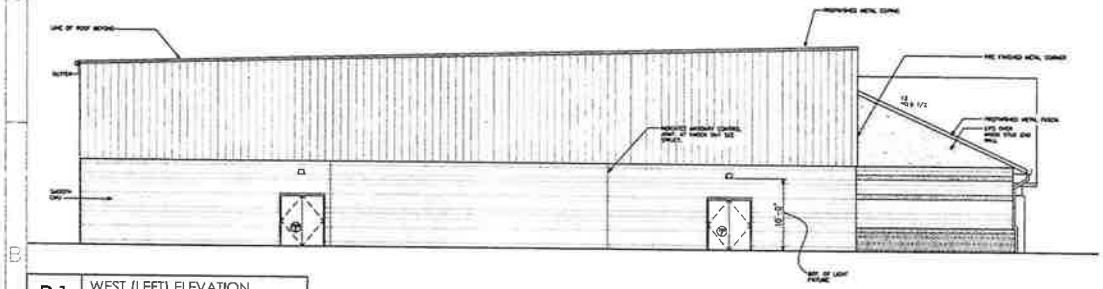


D1 EAST (REAR) ELEVATION
1/8" = 1'-0"

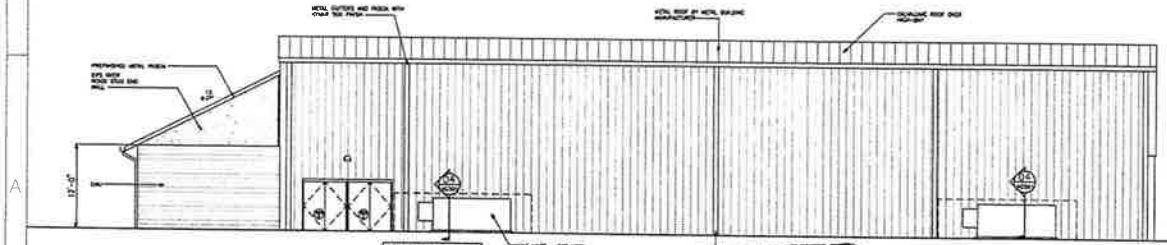


NOTE: EXTERIOR COLORS SHALL MATCH SCHEME OF EXISTING HIGH SCHOOL BUILDING IMMEDIATELY TO THE WEST.

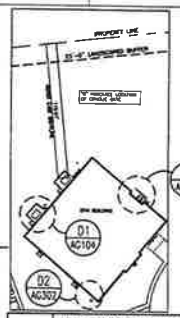
C1 SOUTH (FRONT) ELEVATION
1/8" = 1'-0"



B1 WEST (LEFT) ELEVATION
1/8" = 1'-0"



A1 NORTH (REAR) ELEVATION
1/8" = 1'-0"

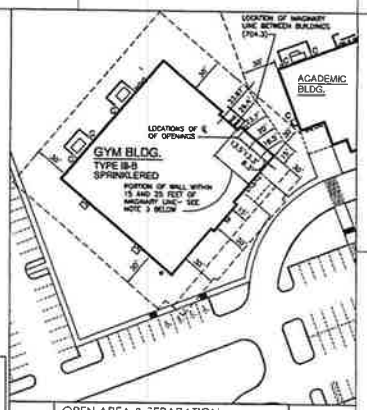


D4 HVAC SCREEN WALL SIGHT LINES
1"=75'-0"

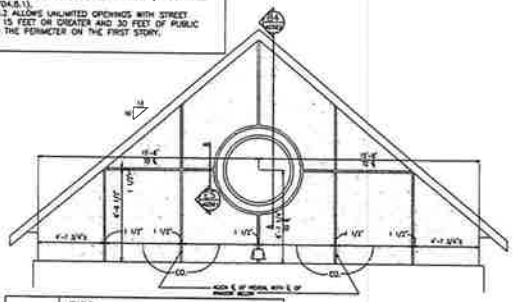
OPENING PROTECTION NOTES

GYMNASIUM BUILDING

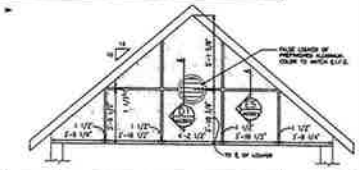
1. EXTERIOR WALLS OF TYPE III-B ARE REQUIRED TO BE 2 HOURS BY TABLE 601. EXTERIOR WALLS ARE 8" CMU AND MEET UL DESIGN U905.
2. EXTERIOR WALLS ARE NOT REQUIRED TO BE RATED IN TYPE II-B CONSTRUCTION IN GROUP A OCCUPANCIES WITH SEPARATIONS GREATER THAN OR EQUAL TO 30'-0" AS PER TABLE 602. SEE DRAWING D5 THIS SHEET FOR PROVIDED SEPARATIONS.
3. UNPROTECTED EXTERIOR OPENINGS ARE LIMITED TO 75% FOR SEPARATIONS FROM 15 FEET TO 20 FEET AND UNLIMITED FOR SEPARATIONS OVER 20 IN SPRINKLERED BUILDINGS (TABLE 704.8 AND SECTION 704.8.1).
4. SECTION 704.8.2 ALLOWS UNLIMITED OPENINGS WITH STREET FRONTAGES OF 15 FEET OR GREATER AND 30 FEET OF PUBLIC SPACE AROUND THE PERIMETER ON THE FIRST STORY.



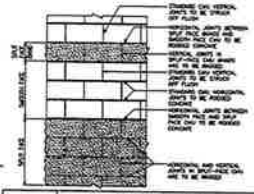
D5 OPEN AREA & SEPARATION
1"=50'-0"



C5 EIFS DIMENSIONS
1/4" = 1'-0"



B5 EIFS DIMENSIONS
1/4" = 1'-0"



A5 MASONRY JOINTING
1/2" = 1'-0"

GENERAL NOTES

1. E.I.F.S. COLOR AND FINISH SHALL BE SELECTED BY ARCHITECT/OWNER.
2. EXTERIOR COLOR SCHEME FOR PAINT TO BE SELECTED BY ARCHITECT/OWNER.
3. BRICK– SEE SPECS FOR ALLOWANCE.
4. CMU MORTAR JOINT SHALL BE AS SHOWN IN DETAIL A5/AG201.
5. BRICK JOINTS SHALL BE RODDED CONCAVE.
6. ALL CMU TO RECEIVE BLOCK FILLER AND ELASTOMETRIC PAINT.
7. EXTERIOR BRICK TO BE SEALED WITH CLEAR SEALANT.
8. COLORS TO MATCH EXISTING BLDG.

FALCONNIER DESIGN COMPANY
4622 Chambliss Avenue
Knoxville, TN 37919
Phone 865.584.7868
Fax 865.584.3139
fddesco@gmail.com

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KNOXVILLE CHRISTIAN HIGH SCHOOL

11549 SNYDER RD
FARRAGUT, TN
37932

GYMNASIUM ELEVATIONS

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DRAWN BY:	MGJ/GHF
CHECKED BY:	DAF
ISSUED:	01/22/13
REVISION(S):	
1	
FILE:	2012-038

AG201

RECEIVED
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TOWN OF FARRAGUT

Snyder Rd
Parcels
Gymnasium Site
N
1 inch = 175 feet
Path: L:\Farragut\MapDocuments\2013\KCS Snyder Rd.mxd Date Saved: 2/12/2013 9:18:13 AM

Dr. Ralph McGill, *Mayor*
Mary Dorothy LaMarche, *Vice-Mayor*
David Smoak, *Town Administrator*
Allison M. Myers, *Town Recorder*

Jeff Elliott, *Alderman*
Ron Honken, *Alderman*
Robert N. Markli, *Alderman*

February 1, 2013

Mr. David Roland
Vice-Chairman KCS Board of Directors
Knoxville Christian School
217 Towne Road
Farragut, TN 37934

SUBJECT: Staff Comments on Knoxville Christian School Gymnasium, 11549 Snyder Road

Dear Mr. Roland,

The Town staff has reviewed the above referenced site plan for compliance with the Town's regulations. Please address the following items and submit five (5) complete sets of 24" x 36" revised plans and one 8 ½" x 11" reduced set to the Farragut Town Hall by **Monday, February 11, at 9:00 a.m.** If plans are not resubmitted by the deadline or the items are not adequately addressed, this item will not be placed on the planning commission agenda. Also, upon resubmittal please include a letter which addresses these comments and that indicates where the information can be found on the plans.

Please remember this item will be discussed at the Staff/Developer Meeting at the Farragut Town Hall on Tuesday, February 5, at 9:30 a.m. The purpose of this meeting is to discuss questions you may have on staff comments. Modifications to the plans are not due until Monday, February 11.

Fire Division: (Contact Dan Johnson at 675-2384)

1. Provide current fire hydrant flow data including, but not limited to, static pressure, residual pressure and GPM of hydrant closest to the proposed new structure. Additionally, the date time and name of the agency testing the hydrant shall be included on the site drawing;
2. Provide the calculated fire flow, on a sheet within the drawings, per the Appendix Band C of the 2006 International Fire Code;
3. Provide written approval from First Utility District of Knox County on all water and sewer plans.

Codes Division: (Contact John Householder at 675-2384)

4. Please be aware that you will need to verify the compaction of the soils of the site prior to the issuance of any permits;

Planning Division: (Contact Ruth Viergutz Hawk at 966-7057)

5. Prior to the issuance of any Certificate of Occupancy, please submit a pdf of the finalized stamped approved site plans;
6. In the title block, include the address;
7. Update the location map for the new alignment of Snyder Road/Outlet Drive. Also, label these roads;
8. Bike racks are required. Given the size of the building, four bike parking spaces must be provided. Although the town would encourage a creative style rack, there are no specific requirements to design. Please include a rack detail and proposed location. The concrete pad on which the bike rack is mounted must be large enough to accommodate a bike and not overhang into the sidewalk or required landscaping;
9. Sheet AG201 - in the general notes and on the plan, indicate the proposed colors;
10. Sheet AG201 - indicate the building height;
11. Sheet SE101 - clearly identify what lights are being added at this time. Clarify what is new and what is proposed. For example, are the LCUB transformer and telephone pedestal new?
12. Sheet SE101- do not include details for existing fixtures. Delete all fixture details not applicable to this project;
13. Sheet SE101 - define "GP";
14. Sheets AG302.1 & AG201 - The HVAC unit information conflicts with Sheet C201. Please coordinate;
15. Sheet AG302.1, Detail D2 - there are no HVAC units shown on west wall. Is this really north? Openings in the screening should be oriented so as to ensure complete screening per the ordinance;
16. Sheet AG302.1, Detail D1 - given the orientation of the building, the opening situated so the units can be seen from adjoining property. Please modify;
17. It appears that there should be a sidewalk connection for the doors in the front of the building (south elevation);
18. The parking lot, utilities, handicapped parking, etc. should be updated to what has actually been built (as-built) and what was previously approved if not yet finished [handicapped parking spaces and striped aisle in western parking lot];
19. Where is the closest dumpster?
20. Please be aware that compaction reports will be needed for the fill dirt;

Tree Preservation/Removal Plan/Landscape Plan: (Contact Mark Shipley at 966-7057)

21. The landscape plan is a separate submittal, application, and review. The filing deadline is February 11 for the Visual Resources Review Board meeting on February 26. The landscape plan sheets can be deleted from this submittal;
22. A pre-construction conference and grading permit is required prior to the start of site work;

23. A two-year landscape maintenance Letter of Credit will be required before a Certificate of Occupancy will be issued;

Engineering Division: (Contact Darryl Smith at 966-7057)

24. Very little area outside of the new structure is to be disturbed, so no erosion control letter of credit is required; and
25. Submit Drainage Fee of $380.

Please call the designated staff person if you have any questions on the above items. Unless specified otherwise, please include all requested information on the plans. You may note that there are some duplicate comments. This is done so that if you have a question, you know that you can call either person regarding that particular issue. Also, a foundation survey will be required for the building within ten (10) working days of the footer inspection. An as-built survey of the site is required to verify the setbacks of the parking lot and all other improvements. Once approved, such as-built will need to be submitted in a pdf format. A certification on the lighting will also be required before the issuance of a Certificate of Occupancy.

Sincerely,

Ruth Viergutz Hawk, AICP
Community Development Director

Darryl W. Smith, P.E.
Town Engineer

attachments - Grading Permit Checklist [mailed copy only]
Certificate of Occupancy Checklist [mailed copy only]

pc: Land Development Solutions (Rusty Baksa / e-mail)

MEETING DATE : February 21, 2013

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ruth Viergutz Hawk, Community Development Director

SUBJECT: Discussion and public hearing on letter of credit extensions for Brandywine at Turkey Creek, for the completion of improvements to Fretz Road and N. Campbell Station Road intersection, per the Farragut Subdivision Regulations, Article IV., B. Guarantee in Lieu of Completed Improvements

---

INTRODUCTION: The preliminary plat for the improvements to Fretz Road and N. Campbell Station Road intersection was approved by you, the planning commission, on March 17, 2011. As part of the approval, a letter of credit for $205,000 was required for these improvements.

DISCUSSION: The developer, Brandywine at Turkey Creek, LLC /Bruce Matzel, could not attain a single letter of credit to cover this obligation. As a result, the Town received two separate letters of credit from two different lending institutions in the amounts of $150,000 and $55,000. These letters of credit are coming due. Per Article IV. B., of the Farragut Subdivision Regulations, staff can extend the letters of credit for one year, but after the second year, the staff can only cash the letters of credit. The planning commission has the authority to extend the letters of credit for an additional year. As part of this extension, the commission can re-evaluate the dollar amount.

The staff extended the letters of credit for one year in 2012. The $150,000 letter of credit comes due 4/13 and the $55,000 letter of credit comes due 5/13. We are bringing this issue to the FMPC at this time to ensure there is adequate time to work with the banks.

To date no work has commenced on the improvements to the Fretz Road/N. Campbell Station Road intersection. The Brandywine subdivision, which is located on Fretz Road, is proceeding with construction and at this time approximately 10 houses are under roof.

RECOMMENDATION BY: Staff recommends that if work commences and substantial improvements have been made to the intersection prior to the actual expiration date of the first letter of credit, the letter of credits be extended as is for one year.

Staff recommends that if the work has not commenced and that if the planning commission wishes to extend the letters of credit for one year, the amount be increased to a total of $230,000. This increase would ensure that there are adequate funds for the roadway improvements if the developer defaults.

PROPOSED MOTION: Move to extend the letter of credit for one year if work has commenced and substantial improvements have been made to the intersection prior to the actual expiration date of the first letter of credit OR if no work has commenced prior to the actual expiration date of the first letter of credit, the letter of credit amount be increased to a total of $230,000 OR if no work has commenced prior to the actual expiration date of the first letter of credit and the amount cannot be increased, the letter of credit should be cashed.

MEETING DATE : February 21, 2013

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ruth Viergutz Hawk, Community Development Director

SUBJECT: Discussion and public hearing on a concept plan for Split Rail Farm, formerly known as Everett Hills and Karastone Farms, Parcels 98, 98.01, and 98.02, Tax Map 142, Zoned R-1 and OSR, located on the west side of Everett Road approximately 2,500 feet north of Smith Road, approximately 52.13 Acres, 57 Lots (Daniel C. Burton/Farmstead Development, LLC, Applicant)

INTRODUCTION: The concept plan for Everett Hills subdivision was initially approved on April 19, 2007. Since that initial approval, a preliminary plat for Everett Hills (7/19/07) and a preliminary plat for Karastone Farms (9/20/12) has been approved by the planning commission. The most recent approval of Karastone Farms was under the same ownership, Daniel C. Burton.

ISSUES: The initial development went into bankruptcy and Green Bank took over ownership. Daniel C. Burton, out of Nashville, purchased the development in the summer of 2011 from Green Bank. At least some of the utilities and interior roads have been built. Some of the walking trails were rough graded. The town cashed the erosion control letter of credit and stabilized the site.

DISCUSSION: Attached please find a reduced copy of the concept plan for the Split Rail Farm subdivision, an aerial photo of the general area, a GIS map of the general area, and a letter to the applicant identifying the necessary changes. The plan includes 49 residential building lots and eight (8) open space lots. One of the open space lots is a sinkhole. The plan also includes numerous walking trails. One trail connects to an existing Fox Run trail stub and other trails connect to adjacent vacant properties. The open space lots will be used for walking trails, landscaping, detention, and gardens.

RECOMMENDATION BY: Staff recommends postponement of the concept plan because the outstanding items identified in staff's 2/1/13 letter have not been fully addressed and the submittal is not complete at this time.

If the applicant wishes for action to be taken by the planning commission, staff will recommend denial of the concept plan.

PROPOSED MOTION:
Option 1: Move to postpone the concept plan until all outstanding items have been addressed.
Option 2: Move to deny the concept plan because the outstanding items identified in staff's 2/1/13 letter have not been fully addressed and the submittal is not complete.

CONCEPT PLAN

SPLIT RAIL FARM SUBDIVISION

(FORMERLY KARASTONE FARMS SUBDIVISION)
(ALSO REFERRED TO AS EVERETT HILLS SUBDIVISION)

DISTRICT NO. FIVE
KNOX COUNTY, TENNESSEE
CLT: 141
PARCELS: 098.01 & 098.02

ENGINEER:
ROBERT G CAMPBELL AND ASSOCIATES, L.P.
7523 TAGGART LANE
KNOXVILLE, TN 37938
PHONE: (865) 947-5996
FAX: (865) 947-7556

LANDSCAPE ARCHITECT:
MICHAEL VERSEN & ASSOCIATES
299 N WEISGARBER RD
KNOXVILLE, TN 37919
PHONE: (865) 588-1331

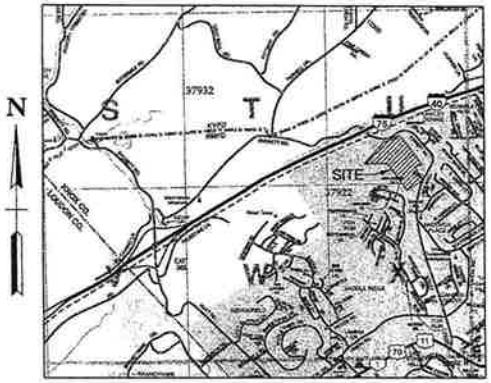
OWNER/DEVELOPER:

FARMSTEAD DEVELOPMENTS, LLC
DANIEL C. BURTON
5886 EAST ASHLAND DRIVE
NASHVILLE, TN 37215
615-663-7310

MATTHEW D. VARNEY
9401 GLENCROFT DRIVE
KNOXVILLE, TN 37922
(865) 300-9660

OWNER (PARCEL 098.02):
JESSE & CHERRY LINDSEY
11525 NASSAUE DRIVE
KNOXVILLE, TN 37922

PROPERTY ADDRESS:
517 EVERETT ROAD
KNOXVILLE, TN 37934



LOCATION MAP

PRELIMINARY ENGINEERING CERTIFICATION

THIS IS TO CERTIFY THAT THE CONCEPTUAL LAYOUT SHOWN HEREIN CAN BE DESIGNED TO COMPLY WITH THE TOWN OF FARRAGUT'S APPLICABLE ORDINANCES.

SIGNATURE — DATE: 2-6-13

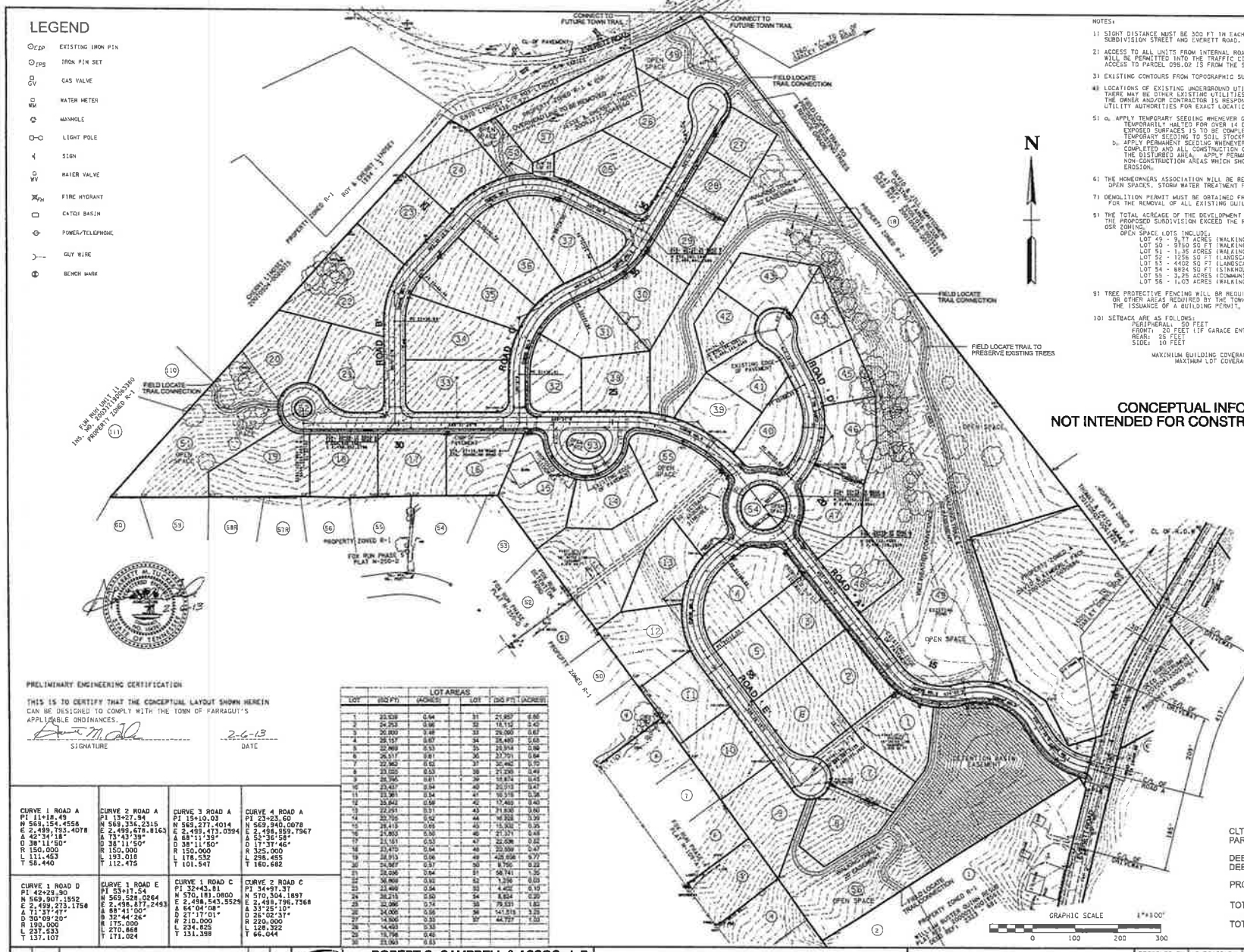
RGC&A

ROBERT G. CAMPBELL & ASSOCIATES , L.P.
CONSULTING ENGINEERS
KNOXVILLE , TENNESSEE

CONCEPTUAL INFORMATION
NOT INTENDED FOR CONSTRUCTION PURPOSES

LEGEND

- EXISTING IRON PIN
- IRON PIN SET
- GAS VALVE
- WATER METER
- MANHOLE
- LIGHT POLE
- SIGN
- WATER VALVE
- FIRE HYDRANT
- CATCH BASIN
- POWER/TELEPHONE
- GUY WIRE
- BENCH MARK



NOTES:

1) SIGHT DISTANCE MUST BE 300 FT IN EACH DIRECTION AT THE INTERSECTION OF THE SUBDIVISION STREET AND EVERETT ROAD.

2) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY. NO DRIVEWAY ACCESS WILL BE PERMITTED INTO THE TRAFFIC CIRCLE OR EVERETT ROAD. ACCESS TO PARCEL 098.02 IS FROM THE SUBDIVISION.

3) EXISTING CONTOURS FROM TOPOGRAPHIC SURVEYS BY RGC&A.

4) LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THERE MAY BE OTHER EXISTING UTILITIES NOT SHOWN. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.

5) a. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
   b. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.

6) THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING THE OPEN SPACES, STORM WATER TREATMENT FACILITIES, & DETENTION POND.

7) DEMOLITION PERMIT MUST BE OBTAINED FROM THE TOWN OF FARRAGUT FOR THE REMOVAL OF ALL EXISTING BUILDINGS.

8) THE TOTAL ACREAGE OF THE DEVELOPMENT IS 50.80 ACRES. THE OPEN SPACES OF THE PROPOSED SUBDIVISION EXCEED THE REQUIRED 35 PERCENT REQUIRED BY THE OSR ZONING.
   OPEN SPACE LOTS INCLUDE:
   LOT 49 - 9.77 ACRES (WALKING TRAILS)
   LOT 50 - 9750 SQ FT (WALKING TRAIL)
   LOT 51 - 1.35 ACRES (WALKING TRAILS)
   LOT 52 - 1258 SQ FT (LANDSCAPING)
   LOT 53 - 4402 SQ FT (LANDSCAPING)
   LOT 54 - 8824 SQ FT (SINKHOLE)
   LOT 55 - 3.25 ACRES (COMMUNITY GARDEN)
   LOT 56 - 1.03 ACRES (WALKING TRAILS & DETENTION BASIN)

9) TREE PROTECTIVE FENCING WILL BE REQUIRED AROUND TREES, OR OTHER AREAS REQUIRED BY THE TOWN OF FARRAGUT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

10) SETBACK ARE AS FOLLOWS:
   PERIPHERAL: 50 FEET
   FRONT: 20 FEET (IF GARAGE ENTRANCE IS IN FRONT - 30 FEET)
   REAR: 25 FEET
   SIDE: 10 FEET

MAXIMUM BUILDING COVERAGE: 7,278 SQUARE FEET
MAXIMUM LOT COVERAGE: 10,190 SQUARE FEET

CONCEPTUAL INFORMATION
NOT INTENDED FOR CONSTRUCTION PURPOSES

ENGINEER:
ROBERT G CAMPBELL AND ASSOCIATES, L.P.
7523 TAGGART LANE
KNOXVILLE, TN 37938
PHONE: (865) 947-5996
FAX: (865) 947-7556

OWNER/DEVELOPER:
FARMSTEAD DEVELOPMENTS, LLC
DANIEL C. BURTON
5566 EAST ASHLAND DRIVE
NASHVILLE, TN 37215
615-663-7310

MATTHEW D. VARNEY
9401 GLENCROFT DRIVE
KNOXVILLE, TN 37922
(865) 300-9660

PROPERTY ADDRESS:
517 EVERETT ROAD
KNOXVILLE, TN 37934

SETBACKS:
PERIPHERAL - 50 FEET
FRONT - 20 FEET
(30 FOR GARAGE IN FRONT)
REAR - 25 FEET
SIDE - 10 FEET

CLT MAP: 141
PARCEL: 98.01 & 98.02

DEED REFERENCE: 20130107-0044488
DEED REFERENCE: 20061212-0048660

PROPERTY ZONED: R1 & OSR

TOTAL AREA: 50.80 ACRES

TOTAL NUMBER OF LOTS: 57

PRELIMINARY ENGINEERING CERTIFICATION

THIS IS TO CERTIFY THAT THE CONCEPTUAL LAYOUT SHOWN HEREIN CAN BE DESIGNED TO COMPLY WITH THE TOWN OF FARRAGUT'S APPLICABLE ORDINANCES.

SIGNATURE — DATE: 2-6-13

LOT AREAS

LOT	(SQ FT)	(ACRES)	LOT	(SQ FT)	(ACRES)
1	25,528	0.64	31	21,857	0.55
2	24,253	0.56	32	18,112	0.42
3	20,800	0.48	33	29,000	0.67
4	25,157	0.57	34	28,480	0.65
5	22,869	0.53	35	25,314	0.58
6	25,517	0.61	36	27,701	0.64
7	22,965	0.52	37	20,462	0.47
8	23,020	0.53	38	21,266	0.49
9	26,795	0.61	39	18,874	0.43
10	23,437	0.54	40	20,913	0.47
11	23,383	0.54	41	16,519	0.38
12	25,642	0.59	42	17,469	0.40
13	22,251	0.51	43	21,830	0.50
14	20,705	0.52	44	16,928	0.39
15	28,413	0.65	45	15,936	0.35
16	21,853	0.50	46	21,371	0.49
17	23,161	0.53	47	22,006	0.51
18	23,475	0.54	48	20,309	0.47
19	24,913	0.56	49	425,608	9.77
20	24,387	0.31	50	9,750	0.22
21	28,206	0.64	51	58,741	1.35
22	26,800	0.62	52	1,258	0.03
23	23,468	0.54	53	4,402	0.10
24	28,213	0.50	54	8,824	0.20
25	22,996	0.54	55	79,531	1.83
26	24,000	0.56	56	141,519	3.25
27	24,000	0.55	57	44,757	1.03
28	24,493	0.53			
29	19,798	0.45			
30	21,063	0.53			

CURVE 1 ROAD A	CURVE 2 ROAD A	CURVE 3 ROAD A	CURVE 4 ROAD A
PI 11+18.49	PI 13+27.94	PI 15+10.03	PI 23+23.60
N 569,154.4556	N 569,336.2315	N 569,277.4014	N 569,940.0078
E 2,499,793.4078	E 2,499,678.8163	E 2,499,473.0394	E 2,498,959.7967
Δ 42°34'18"	Δ 73°43'39"	Δ 68°11'39"	Δ 52°36'58"
D 38°11'50"	D 38°11'50"	D 38°11'50"	D 17°37'46"
R 150.000	R 150.000	R 150.000	R 325.000
L 111.453	L 193.018	L 178.532	L 298.455
T 58.440	T 112.475	T 101.547	T 150.682

CURVE 1 ROAD D	CURVE 1 ROAD E	CURVE 1 ROAD C	CURVE 2 ROAD C
PI 42+29.90	PI 53+17.54	PI 32+43.81	PI 34+97.37
N 569,907.1552	N 569,528.0264	N 570,181.0800	N 570,304.1897
E 2,499,273.1750	E 2,498,877.2493	E 2,498,543.5525	E 2,499,796.7368
Δ 71°37'41"	Δ 88°41'00"	Δ 64°04'08"	Δ 33°25'10"
D 30°09'20"	D 32°44'26"	D 27°17'01"	D 26°02'37"
R 190.000	R 175.000	R 210.000	R 220.000
L 237.533	L 270.868	L 234.825	L 128.322
T 137.107	T 171.024	T 131.398	T 66.044

NO.	DATE	DESCRIPTION	BY	CKD.
		REVISIONS		

RGC&A

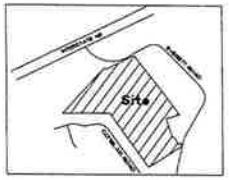
ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

SPLIT RAIL FARM
CONCEPT PLAN

PLAN VIEW
GENERAL LAYOUT

DESIGNED BY	CHECKED BY	SCALE	SHEET
CG	RGC	1" = 100'	NO. 2
DRAWN BY	DATE	FILE NO.	OF SEVEN SHEETS
CG	02/06/13	06121	

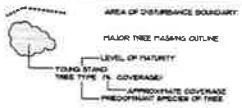
LOCATION MAP



SITE DATA

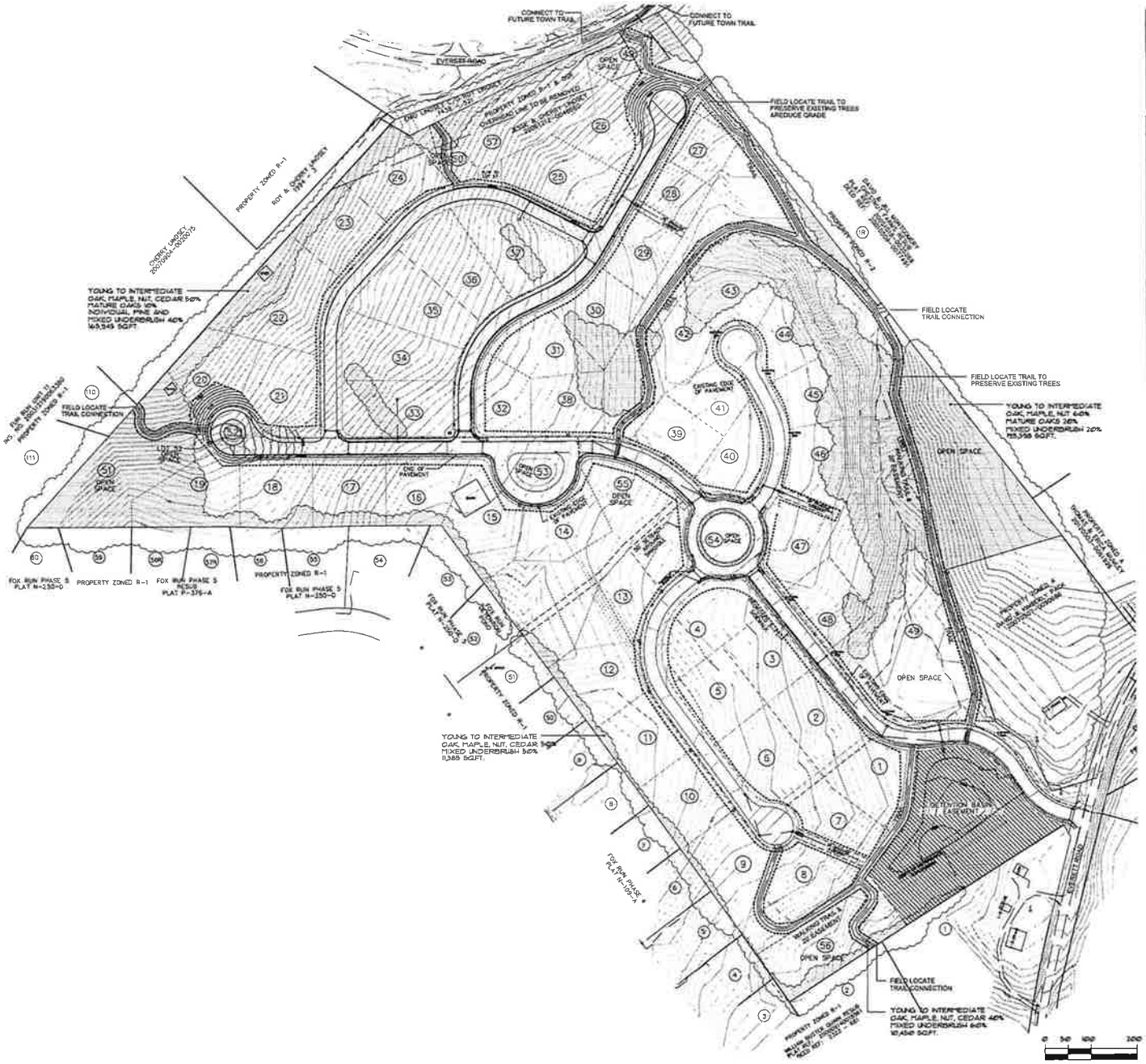
DEVELOPER/OWNER:
DANIEL C. BURTON
8894 EAST ASHLAND DRIVE
NASHVILLE, TN. 37219
CONTACT: DANIEL C. BURTON (615) 663-1310
ZONE: R-1 WITH ORR OVERLAY DISTRICT
CLT MAP NO. 141 PARCEL 6.00
ACRES: 49.86

LEGEND



NOTES

1. OVERALL SITE ACREAGE: 49.86 ACRES
   APPROXIMATE TREE CANOPY COVERAGE IS 383,718 SQFT. (8.76 AC)
2. TREE MASSING INFORMATION IS FROM AERIAL PHOTOGRAPHY COMBINED WITH FIELD ANALYSIS.
3. ALL PROTECTED TREES AND THE APPROXIMATE CANOPY OF TREE COVERED AREAS ARE SHOWN ON THE PLAN AS DEFINED IN THE FARRAGUT TREE PROTECTION ORDINANCE.
4. ENVIRONMENTALLY SENSITIVE AREAS (SINKHOLE) ARE SHOWN ON PLAN. ALL DISTURBANCE WILL NEED TO BE KEPT OUT OF THE SINKHOLE UP ELEVATION.
5. BUFFER STRIPS ARE NOT REQUIRED FOR THIS SITE.
6. REQUIRED DETENTION BASINS ARE SHOWN ON PLAN.



MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE LAND PLANNING
939 N. UNIGLAMERER RD. SUITE 101 KNOXVILLE, TN 37923
(865) 966-1331

Concept Plan Site Analysis

Split Rail Farm Subdivision

Farragut, Tennessee

JOB NO.	28-013
DRAWN	MAV/RJM
DATE	JAN. 11, 2013
REVISION	FEB. 1, 2013

SCALE 1" = 100'

SHEET NO. 3

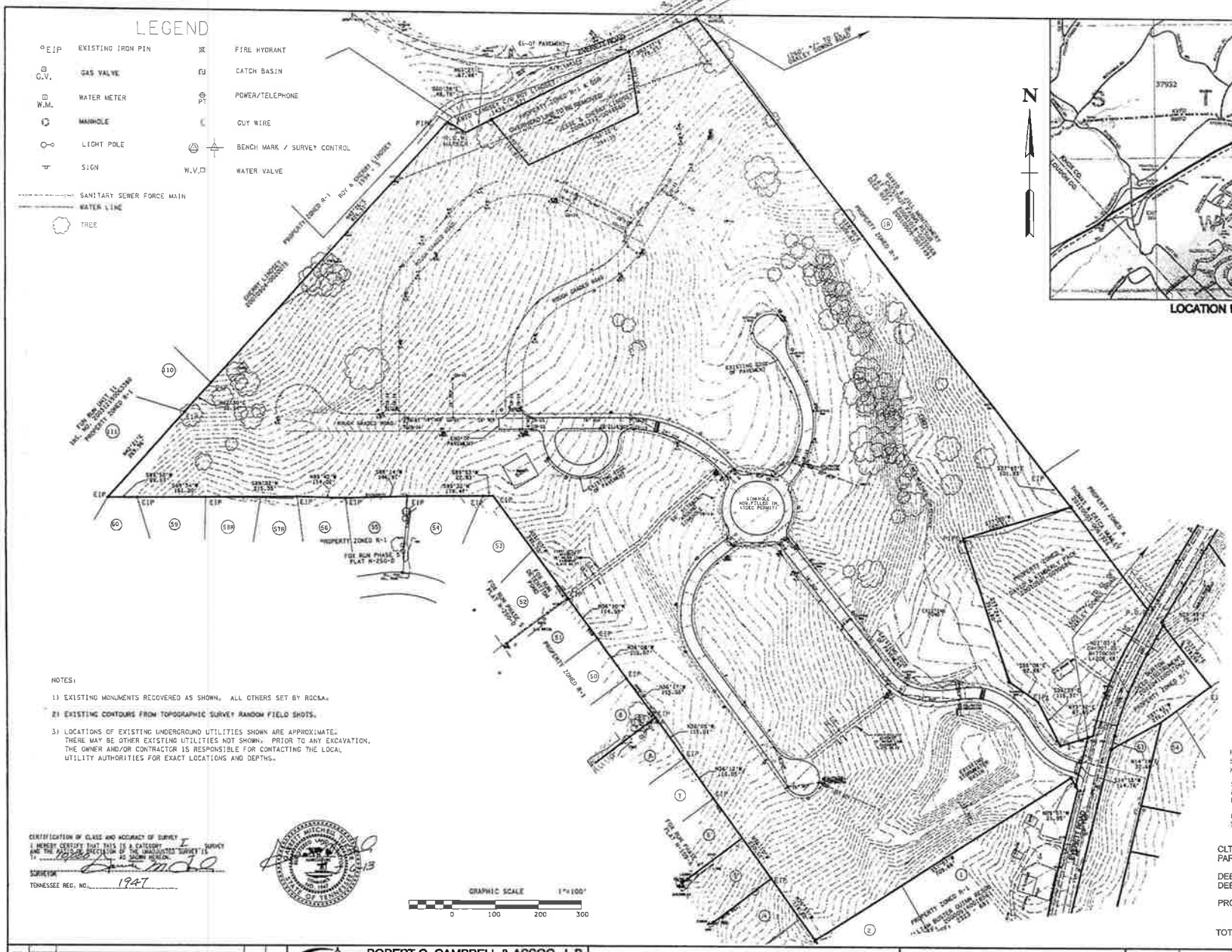
LEGEND

°EIP	EXISTING IRON PIN		FIRE HYDRANT
G.V.	GAS VALVE		CATCH BASIN
W.M.	WATER METER	PT	POWER/TELEPHONE
	MANHOLE		GUY WIRE
	LIGHT POLE		BENCH MARK / SURVEY CONTROL
	SIGN	W.V.	WATER VALVE

SANITARY SEWER FORCE MAIN

WATER LINE

TREE



NOTES:

1) EXISTING MONUMENTS RECOVERED AS SHOWN. ALL OTHERS SET BY RGC&A.

2) EXISTING CONTOURS FROM TOPOGRAPHIC SURVEY RANDOM FIELD SHOTS.

3) LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THERE MAY BE OTHER EXISTING UTILITIES NOT SHOWN. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.

CERTIFICATION OF CLASS AND ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: ____ AS SHOWN HEREON.

SURVEYOR

TENNESSEE REG. NO. 1947

ENGINEER:
ROBERT G CAMPBELL
AND ASSOCIATES, L.L.P.
1523 TAGGART LANE
KNOXVILLE, TN 37938
PHONE: (865) 947-5996
FAX: (865) 947-7556

OWNER/DEVELOPER:

FARMSTEAD DEVELOPMENTS, LLC
DANIEL C. BURTON
5886 EAST ASHLAND DRIVE
NASHVILLE, TN 37215
615-663-7310

MATTHEW D. VARNEY
9401 GLENCROFT DRIVE
KNOXVILLE, TN 37922
(865) 300-9660

PROPERTY ADDRESS:
517 EVERETT ROAD
KNOXVILLE, TN 37934

SETBACKS:
PERIPHERAL - 50 FEET
FRONT - 20 FEET
(30 FOR GARAGE IN FRONT)
REAR - 25 FEET
SIDE - 10 FEET

CLT MAP: 141
PARCEL: 98.01 & 98.02

DEED REFERENCE: 20130107-0044486
DEED REFERENCE: 20061212-0048660

PROPERTY ZONED: R1 & OSR

TOTAL AREA: 50.80 ACRES

NO.	DATE	DESCRIPTION	BY	CKD.
		REVISIONS		

RGC&A

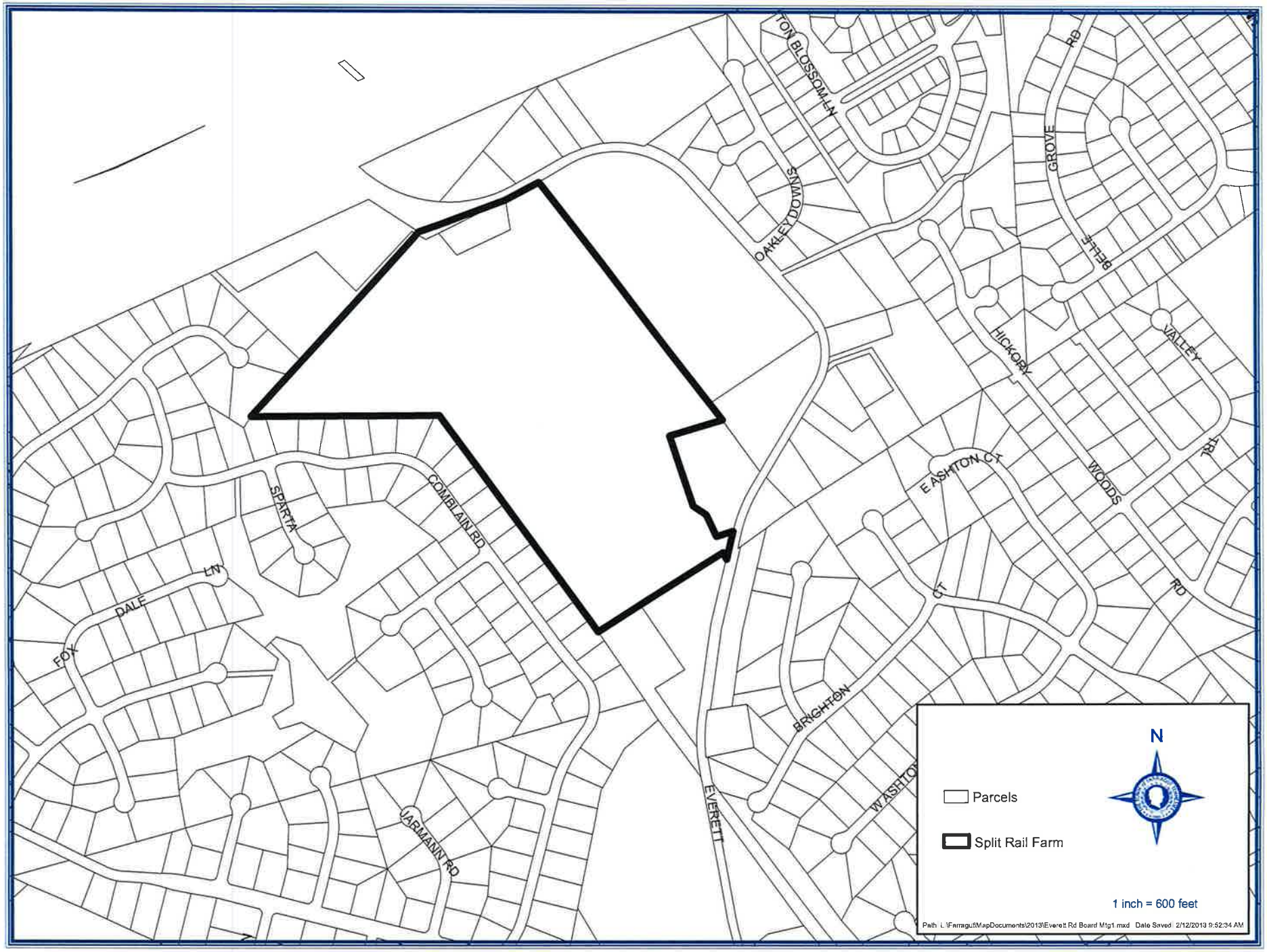
ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

SPLIT RAIL FARM SUBDIVISION
CONCEPT PLAN

BOUNDARY SURVEY

DESIGNED BY	CHECKED BY	SCALE	SHEET
GG	RGC	1" = 100'	NO. 4
DRAWN BY	DATE	FILE NO.	OF SEVEN SHEETS
GG	02/05/13	06121	

Everett Rd
75
40
Cotton Blossom Ln
Oakleywood Rd
Everett Rd
Combain Rd
Spaulding
Wanburry Ln
High Forest Ln
Combain Rd
Lingoemann Circle
Rd
Intown Cir
N
Parcels
1 inch = 415 feet


TON BLOSSOM LN
OAKLEY DOWNS
GROVE
RD
BELLE
HICKORY
VALLEY
TRL
E ASHTON CT
WOODS
RD
CT
BRIGHTON
WASHTO
EVERETT
COMBLAIN RD
SPARTA
LN
DALE
FOX
VARMANN RD
N
Parcels
Split Rail Farm
1 inch = 600 feet
Path: L:\Farraguf\MapDocuments\2013\Everett Rd Board Mtg1.mxd Date Saved: 2/12/2013 9:52:34 AM

Dr. Ralph McGill, *Mayor*
Mary Dorothy LaMarche, *Vice-Mayor*
David Smoak, *Town Administrator*
Allison M. Myers, *Town Recorder*

Jeff Elliott, *Alderman*
Ron Honken, *Alderman*
Robert N. Markli, *Alderman*

February 1, 2013

Mr. Daniel C. Burton
Farmstead Developments, LLC
5886 East Ashland Drive
Nashville, TN 37215
danielburton77@gmail.com

SUBJECT: Staff comments on concept plan for Split Rail Farm (formerly Everett Hills and Karastone Farms)

Dear Mr. Burton,

The Town staff has reviewed the above referenced concept plan for compliance with the Town's regulations. Please address the following items and submit four (4) complete sets of 24" x 36" revised plans and one 8 ½" x 11" reduced set to the Farragut Town Hall by **Monday, February 11, at 9:00 a.m.** If plans are not resubmitted by the deadline or the items are not adequately addressed, this item will not be placed on the planning commission agenda. Also, upon resubmittal please include a letter which addresses these comments and that indicates where the information can be found on the plans.

Please remember this item will be discussed at the Staff/Developer Meeting at the Farragut Town Hall on Tuesday, February 5, from 9:00 - 9:15 a.m. The purpose of this meeting is to discuss questions you may have on staff comments. Modifications to the plans are not due until Monday, February 11.

Planning Division: (Contact Ruth Viergutz Hawk at 966-7057)

1. On the cover sheet, indicate this subdivision was also previously referred to as Everett Hills;
2. Correct the acreage - it is not just 49.80 acres;
3. On the location map, delete all the lots within the site;
4. Include the entire R-1/OSR land area (see old approvals). The land labeled as Jesse Lindsey has never been subdivided out and is a part of this development;
5. Label the barn and the shed;
6. Show the existing walking trail in Fox Run that stubs into this property;
7. Add a walking trail on Lots 51/19/20. The trail needs to all be located on an open space lot and it should follow the contours of the land;

8. Reconfigure Lots 51/19/20 to create a functional open space lot. As designed now, Lot 51 is just the back yard of Lot 19;
9. Reconfigure Lot 1 so that the walking trail is on an open space lot;
10. Add a walking trail from the interior street to Everett Road on Lot 50;
11. A walking trail is required along Everett Road from the eastern edge of Lot 49 to the western edge of Lot 50;
12. Add a connector trail to Montgomery property at northern cul-de-sac;
13. Add sidewalks in front of Lots 27-29 to connect to the walking trail;
14. Add a sidewalk in front of Lot 25 to connect to the walking trail;
15. Add a sidewalk in front of Lots 20 and 21 to connect to the walking trail;
16. The access point measurements are from edge-to-edge vs. centerline-to-centerline. Use the correct locations and distance measurements for existing nearby driveways. The distances indicated are incorrect. Modify accordingly;
17. Show the location of existing utilities and an indication of those utilities which are readily available and are expected to serve the site;
18. Add a preliminary engineering certification verifying that the conceptual layout can be designed to comply with the town's applicable ordinances;
19. Delete preliminary plat notes from the concept plan. This includes notes # 1, last sentence of #5, 7, 8, 11, 12, 13, 17, and 20-25;
20. Note #16 - correct the acreage. Indicate what is permitted on each open space lot. For example, Lot 56 - walking trail and detention basin, Lot 49 - walking trail, etc.;
21. Note # 19 - recalculate the lot and building coverage per plan submitted;
22. Sheet 2 - delete construction sequence notes;

Tree Preservation/Removal Plan/Landscape Plan: (Contact Mark Shipley at 966-7057)

23. Please ensure that the sidewalks and walking paths are at the same locations as what was originally approved. Some of these facilities have been removed from this submittal and they must be added back to the plan;

Engineering Division: (Contact Darryl Smith at 966-7057)

24. An observation: This concept plan is similar in layout to the original concept, but lot lines have been revised to provide fewer lots than the original concept;
25. Some of the trail connections have been eliminated; and
26. In review of this concept, it appears that a portion of property that was originally included in the development was not actually owned by the developers. This brings up several complications that will need to be addressed. These issues can be discussed at the Staff/Developer meeting.

Please call the designated staff person if you have any questions on the above items. Unless specified otherwise, please include all requested information on the plans. You may note that there are some duplicate comments. This is done so that if you have a question, you know that you can call either person regarding that particular issue. Please note that due to the nature and extent of the comments, additional comments may be generated upon resubmission.

Sincerely,

Ruth Viergutz Hawk, AICP
Community Development Director

Darryl W. Smith, P.E.
Town Engineer

pc: Robert Campbell & Associates (e-mail to Garry Tucker and Robert Campbell)

MEETING DATE: February 21, 2013

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ruth Viergutz Hawk, Community Development Director

SUBJECT: Discussion and public hearing on a preliminary plat for Split Rail Farm, formerly known as Everett Hills and Karastone Farms, Parcel 98, 98.01, and 98.02, Tax Map 142, Zoned R-1 and OSR, located on the west side of Everett Road approximately 2,500 feet north of Smith Road, 52.13 Acres, 57 Lots (Daniel C. Burton/Farmstead Development, LLC, Applicant)

INTRODUCTION: In January 2007 the Board of Mayor and Aldermen rezoned what are now Parcels 98, 98.01, and 98.02, Tax Map 141, from Agriculture to R-1 Rural Single-Family Residential District and OSR Open Space Residential Overlay District. From the initial discussions, the developer agreed to make the necessary improvements to Everett Road through a cost share agreement with the Town of Farragut due to the substandard condition of Everett Road from their entrance to Smith Road.

On April 19, 2007, the planning commission approved the concept plan for Everett Hills subdivision. The preliminary plat for Everett Hills was approved by the planning commission on July 19, 2007. In keeping with the rezoning approval, as part of the subdivision approval Everett Road was to be improved from Smith Road to the subdivision entrance. Construction began on the development. At least some of the utilities and some of the interior roads have been built. Some of the walking trails have also been rough graded. The town cashed the erosion control letter of credit and stabilized the site. The development went into bankruptcy and Green Bank took over ownership. Daniel C. Burton, out of Nashville, purchased the development in the summer of 2011. The Town has consistently discussed the requirements to improve Everett Road with this developer and other interested parties to this property.

Mr. Burton made application to the town for a new preliminary plat, Karastone Farms. The preliminary plat was approved by the planning commission on 9/20/12. The approval included the requirement that prior to the approval of any final plat, a letter of credit be posted with the Town to ensure Everett Road and all associated utilities is reconstructed per the previously approved plans.

DISCUSSION: The applicant is requesting to be relieved of the requirement of making improvements to Everett Road.

At this time the owner, Daniel Burton, is amending the overall plan of the development by eliminating the construction of a clubhouse and swimming pool and reducing the number of single family residential lots from 95 to 49. This reduction in density is proposed in order to reduce the impact of

the increased traffic resulting from the subdivision on Everett Road in exchange for relief from the requirement of the road improvements.

Historically, the Town has always been able to come to agreements with developers when off-site road improvements were felt to be necessary because of impacts arising from the development being considered. The background of this property and the developer's unwillingness to contribute to the cost of improving Everett Road raises legal issues concerning how the Town should move forward from this point. We are working on an analysis of those issues, as well as an analysis of the relative effect, considering all of the developable areas that would access on the road that the new development would have on the level of traffic on Everett Road.

As stated earlier, the site work per the approved 7/19/07 preliminary plat has not been completed. The plans before you have been updated per what has actually been built, per what the developer is requesting to build, and per amended Town requirements.

The plan includes 49 residential building lots and eight (8) open space lots. The plan includes numerous walking trails, with trails connecting to Fox Run subdivision and adjacent vacant properties.

Attached please find a reduced copy of the preliminary plat, an aerial photo and GIS map of the general area, and a letter to the applicant identifying the necessary changes.

RECOMMENDATION BY: Staff recommends postponement of the preliminary plat because key items identified in staff's 2/1/13 letter have not been fully addressed and the submittal is not complete at this time.

If the applicant wishes for action to be taken by the planning commission, staff will recommend denial of the preliminary plat.

PROPOSED MOTION:
Option 1: Move to postpone the preliminary plat until all outstanding items have been addressed.
Option 2: Move to deny the preliminary plat because the outstanding items identified in staff's 2/1/13 letter have not been fully addressed and the submittal is not complete.

PRELIMINARY PLAT

SPLIT RAIL FARM SUBDIVISION

(FORMERLY KARASTONE FARMS SUBDIVISION)
(ALSO REFERRED TO AS EVERETT HILLS SUBDIVISION)

DISTRICT NO. FIVE
KNOX COUNTY, TENNESSEE
CLT: 141
PARCELS: 098.01 & 098.02

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FAX: (865) 947-7556

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OWNER/DEVELOPER:

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NASHVILLE, TN 37215
615-663-7310

MATTHEW D. VARNEY
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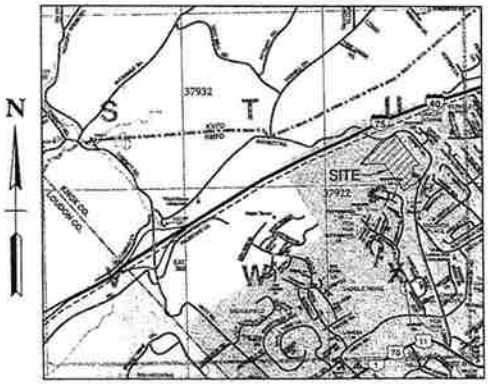
KNOXVILLE, TN 37922
(865) 300-9660

OWNER (PARCEL 098.02):
JESSE & CHERRY LINDSEY
11525 NASSAUE DRIVE
KNOXVILLE, TN 37922

PROPERTY ADDRESS:
517 EVERETT ROAD
KNOXVILLE, TN 37934



LOCATION MAP

RGC&A

ROBERT G. CAMPBELL & ASSOCIATES , L.P.
CONSULTING ENGINEERS
KNOXVILLE , TENNESSEE

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LEGEND

- EIP — EXISTING IRON PIN
- IPS — IRON PIN SET
- GV — GAS VALVE
- WM — WATER METER
- MANHOLE
- LIGHT POLE
- SIGN
- WV — WATER VALVE
- FH — FIRE HYDRANT
- CATCH BASIN
- POWER/TELEPHONE
- GUY WIRE
- DEMON WATER

CONSTRUCTION SEQUENCE

1) INSTALL SILT FENCE WHERE SHOWN AND OTHER AREAS AS NEEDED. INSTALL INLET AND OUTLET PROTECTION AND OTHER BMP'S AS NEEDED.

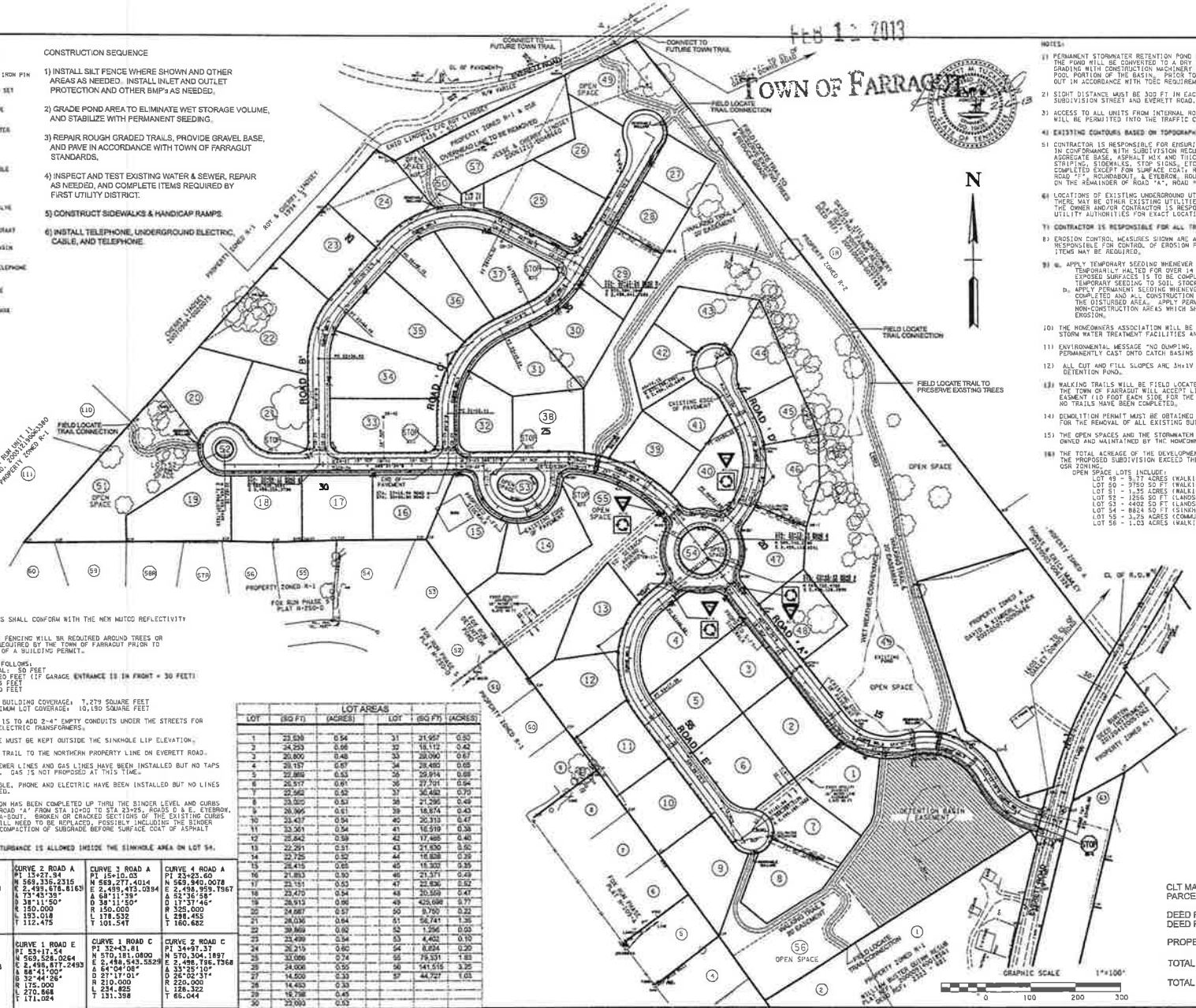
2) GRADE POND AREA TO ELIMINATE WET STORAGE VOLUME, AND STABILIZE WITH PERMANENT SEEDING.

3) REPAIR ROUGH GRADED TRAILS, PROVIDE GRAVEL BASE, AND PAVE IN ACCORDANCE WITH TOWN OF FARRAGUT STANDARDS.

4) INSPECT AND TEST EXISTING WATER & SEWER, REPAIR AS NEEDED, AND COMPLETE ITEMS REQUIRED BY FIRST UTILITY DISTRICT.

5) CONSTRUCT SIDEWALKS & HANDICAP RAMPS.

6) INSTALL TELEPHONE, UNDERGROUND ELECTRIC, CABLE, AND TELEPHONE.



NOTES:

1) PERMANENT STORMWATER RETENTION POND HAS BEEN CONSTRUCTED. THE POND WILL BE CONVERTED TO A DRY DETENTION BASIN BY CARRYING OUT GRADING WITH CONSTRUCTION MACHINERY AND FILLING IN THE PERMANENT POOL PORTION OF THE BASIN. PRIOR TO FILLING, THE WATER WILL BE PUMPED OUT IN ACCORDANCE WITH TDEC REQUIREMENTS.

2) SIGHT DISTANCE MUST BE 300 FT IN EACH DIRECTION AT THE INTERSECTION OF THE SUBDIVISION STREET AND EVERETT ROAD.

3) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY. NO DRIVEWAY ACCESS WILL BE PERMITTED INTO THE TRAFFIC CIRCLE OR EVERETT ROAD.

4) EXISTING CONTOURS BASED ON TOPOGRAPHIC SURVEYS.

5) CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NEW STREETS ARE CONSTRUCTED IN CONFORMANCE WITH SUBDIVISION REGULATIONS, INCLUDING BUT NOT LIMITED TO, AGGREGATE BASE, ASPHALT MIX AND THICKNESS, CURB SPECIFICATIONS, PAVEMENT STRIPING, SIDEWALKS, STOP SIGNS, ETC. THE FOLLOWING ROADS HAVE BEEN COMPLETED EXCEPT FOR SURFACE COAT: ROAD "A" UP TO STA 26+00, ROAD "D", ROAD "E", ROUNDABOUT, & EYEBROW. ROUGH GRADING HAS BEEN COMPLETED ON THE REMAINDER OF ROAD "A", ROAD "E", & ROAD "C".

6) LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THERE MAY BE OTHER EXISTING UTILITIES NOT SHOWN. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.

7) CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PRACTICES.

8) EROSION CONTROL MEASURES SHOWN ARE A MINIMUM. THE CONTRACTOR IS RESPONSIBLE FOR CONTROL OF EROSION FROM THE PROJECT SITE. ADDITIONAL ITEMS MAY BE REQUIRED.

9) a. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
b. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.

10) THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING STORM WATER TREATMENT FACILITIES AND DETENTION POND ON THIS PROPERTY.

11) ENVIRONMENTAL MESSAGE "NO DUMPING, DRAINS TO RIVER" MUST BE PERMANENTLY CAST ONTO CATCH BASINS AND MANHOLES.

12) ALL CUT AND FILL SLOPES ARE 3H:1V OR LESS EXCEPT AS NOTED AROUND DETENTION POND.

13) WALKING TRAILS WILL BE FIELD LOCATED WITH TOWN OF FARRAGUT STAFF. THE TOWN OF FARRAGUT WILL ACCEPT LIABILITY AND MAINTAIN A 20 FOOT EASMENT (10 FOOT EACH SIDE FOR THE CENTERLINE OF THE CONSTRUCTED TRAILS). NO TRAILS HAVE BEEN COMPLETED.

14) DEMOLITION PERMIT MUST BE OBTAINED FROM THE TOWN OF FARRAGUT FOR THE REMOVAL OF ALL EXISTING BUILDINGS.

15) THE OPEN SPACES AND THE STORMWATER TREATMENT SYSTEMS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

16) THE TOTAL ACREAGE OF THE DEVELOPMENT IS 50.80 ACRES. THE OPEN SPACES OF THE PROPOSED SUBDIVISION EXCEED THE REQUIRED 35 PERCENT REQUIRED BY THE OSR ZONING.
OPEN SPACE LOTS INCLUDE:
LOT 49 - 3.77 ACRES (WALKING TRAILS)
LOT 50 - 9750 SQ FT (WALKING TRAIL)
LOT 51 - 1.35 ACRES (WALKING TRAILS)
LOT 52 - 1256 SQ FT (LANDSCAPING)
LOT 53 - 4402 SQ FT (LANDSCAPING)
LOT 54 - 8824 SQ FT (SINKHOLE)
LOT 55 - 3.25 ACRES (COMMUNITY GARDEN)
LOT 56 - 1.03 ACRES (WALKING TRAILS & DETENTION BASIN)

NOTES CONTINUED:

17) ALL STREET SIGNS SHALL CONFORM WITH THE NEW MUTCD REFLECTIVITY REQUIREMENTS.

18) TREE PROTECTIVE FENCING WILL BE REQUIRED AROUND TREES OR OTHER AREAS REQUIRED BY THE TOWN OF FARRAGUT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

19) SETBACK ARE AS FOLLOWS:
PERIPHERAL: 50 FEET
FRONT: 20 FEET (IF GARAGE ENTRANCE IS IN FRONT = 30 FEET)
REAR: 25 FEET
SIDE: 10 FEET

MAXIMUM BUILDING COVERAGE: 7,279 SQUARE FEET
MAXIMUM LOT COVERAGE: 10,190 SQUARE FEET

20) THE CONTRACTOR IS TO ADD 2-4" EMPTY CONDUITS UNDER THE STREETS FOR FUTURE USE AT ELECTRIC TRANSFORMERS.

21) ALL DISTURBANCE MUST BE KEPT OUTSIDE THE SINKHOLE LIP ELEVATION.

22) EXTEND WALKING TRAIL TO THE NORTHERN PROPERTY LINE ON EVERETT ROAD.

23) WATER LINES, SEWER LINES AND GAS LINES HAVE BEEN INSTALLED BUT NO TAPS HAVE BEEN MADE. GAS IS NOT PROPOSED AT THIS TIME.

24) CONDUIT FOR CABLE, PHONE AND ELECTRIC HAVE BEEN INSTALLED BUT NO LINES HAVE BEEN PULLED.

25) PAVEMENT SECTION HAS BEEN COMPLETED UP THRU THE BINDER LEVEL AND CURBS INSTALLED FOR ROAD "A" FROM STA 10+00 TO STA 23+25, ROADS D & E, EYEBROW, AND THE ROUND-A-BOUT. BROKEN OR CRACKED SECTIONS OF THE EXISTING CURBS AND PAVEMENT WILL NEED TO BE REPLACED, POSSIBLY INCLUDING THE BINDER COURSE AND RE-COMPACTION OF SUBGRADE BEFORE SURFACE COAT OF ASPHALT IS INSTALLED.

26) NO FURTHER DISTURBANCE IS ALLOWED INSIDE THE SINKHOLE AREA ON LOT 54.

CURVE 1 ROAD A	CURVE 2 ROAD A	CURVE 3 ROAD A	CURVE 4 ROAD A
PI 11+18.43	PI 13+21.94	PI 15+10.03	PI 23+23.60
N 569,154.4558	N 569,336.2315	N 569,277.4014	N 569,940.0078
E 2,498,793.4078	E 2,499,678.8163	E 2,499,473.0394	E 2,498,959.7567
Δ 42°34'18"	Δ 73°43'39"	Δ 68°11'39"	Δ 52°36'58"
D 38°11'50"	D 38°11'50"	D 38°11'50"	D 17°37'46"
R 150.000	R 150.000	R 150.000	R 325.000
L 111.453	L 193.018	L 178.532	L 298.455
T 58.440	T 112.475	T 101.547	T 160.682

CURVE 1 ROAD D	CURVE 1 ROAD E	CURVE 1 ROAD C	CURVE 2 ROAD C
PI 42+29.80	PI 53+17.54	PI 32+43.81	PI 34+97.37
N 569,907.1552	N 569,526.0264	N 570,181.0800	N 570,304.1897
E 2,499,273.1756	E 2,498,677.2493	E 2,498,543.5529	E 2,498,796.7368
Δ 71°37'47"	Δ 88°41'00"	Δ 84°04'08"	Δ 33°25'10"
D 30°09'20"	D 32°44'26"	D 27°17'01"	D 26°02'37"
R 190.000	R 175.000	R 210.000	R 220.000
L 237.533	L 270.868	L 234.825	L 128.322
T 137.107	T 171.024	T 131.398	T 66.044

LOT AREAS

LOT	(SQ FT)	(ACRES)	LOT	(SQ FT)	(ACRES)
1	23,538	0.54	31	21,957	0.50
2	34,253	0.86	32	18,112	0.42
3	20,800	0.48	33	28,090	0.67
4	28,157	0.87	34	28,485	0.65
5	22,869	0.53	35	29,914	0.69
6	26,517	0.61	36	27,701	0.64
7	22,562	0.52	37	30,462	0.70
8	23,200	0.53	38	21,296	0.49
9	26,995	0.61	39	18,874	0.43
10	23,437	0.54	40	20,313	0.47
11	23,561	0.54	41	16,519	0.38
12	25,842	0.59	42	17,465	0.40
13	22,291	0.51	43	21,630	0.50
14	22,725	0.52	44	16,828	0.38
15	23,415	0.65	45	15,303	0.35
16	21,853	0.50	46	21,371	0.49
17	23,151	0.53	47	22,836	0.52
18	23,470	0.54	48	20,559	0.47
19	26,913	0.56	49	425,698	9.77
20	24,687	0.57	50	9,750	0.22
21	28,036	0.64	51	58,741	1.35
22	39,869	0.92	52	1,256	0.03
23	23,499	0.54	53	4,402	0.10
24	26,215	0.60	54	8,824	0.20
25	32,066	0.74	55	79,331	1.83
26	24,000	0.55	56	141,515	3.25
27	14,520	0.33	57	44,727	1.03
28	14,463	0.33			
29	19,798	0.45			
30	23,093	0.53			

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DANIEL C. BURTON
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NASHVILLE, TN 37215
615-663-1310

MATTHEW D. VARNEY
9401 GLENCROFT DRIVE
KNOXVILLE, TN 37922
(865) 300-9660

PROPERTY ADDRESS:
517 EVERETT ROAD
KNOXVILLE, TN 37934

SETBACKS:
PERIPHERAL - 50 FEET
FRONT - 20 FEET
(30 FOR GARAGE IN FRONT)
REAR - 25 FEET
SIDE - 10 FEET

CLT MAP: 141
PARCEL: 98.01 & 98.02

DEED REFERENCE: 20130107-0044488
DEED REFERENCE: 20061212-0048660

PROPERTY ZONED: R1 & OSR

TOTAL AREA: 50.80 ACRES

TOTAL NUMBER OF LOTS: 57

NO.	DATE	DESCRIPTION	BY	CKD.
		REVISIONS		

RGC&A

ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

SPLIT RAIL FARM SUBDIVISION
DESIGN PLAN / STORMWATER POLLUTION PREVENTION PLAN

PLAN VIEW
GENERAL LAYOUT

DESIGNED BY	CHECKED BY	SCALE	SHEET
GG	RGC	1" = 100'	NO. 2
DRAWN BY	DATE	FILE NO.	
GG	02/06/13	06121	OF 36 SHEETS

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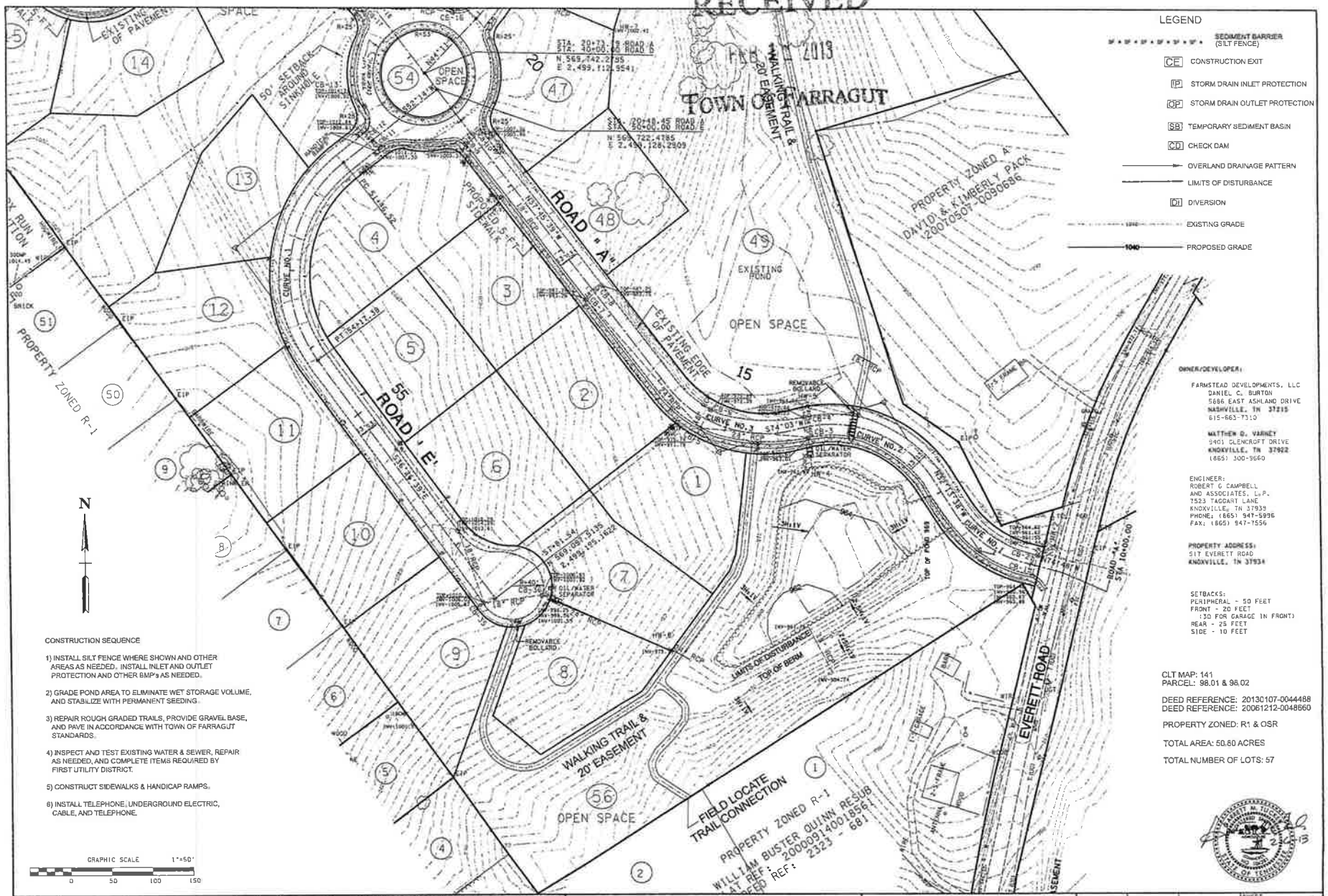

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NO.	DATE	DESCRIPTION	BY	CKD.
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CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

SPLIT RAIL FARM SUBDIVISION
DESIGN PLAN / STORMWATER POLLUTION PREVENTION PLAN

GRADING PLAN & DRAINAGE PLAN

DESIGNED BY	CHECKED BY	SCALE	SHEET
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LEGEND

- SEDIMENT BARRIER (SILT FENCE)
- CE CONSTRUCTION EXIT
- IP STORM DRAIN INLET PROTECTION
- OP STORM DRAIN OUTLET PROTECTION
- SB TEMPORARY SEDIMENT BASIN
- CD CHECK DAM
- OVERLAND DRAINAGE PATTERN
- LIMITS OF DISTURBANCE
- DI DIVERSION
- 1040 EXISTING GRADE
- 1040 PROPOSED GRADE

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MATTHEW D. YARNELL
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KNOXVILLE, TN 37
(865) 300-9660

PROPERTY ADDRESS:
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KNOXVILLE, TN 37934

CLT MAP: 141
PARCEL: 98.01 & 98.02

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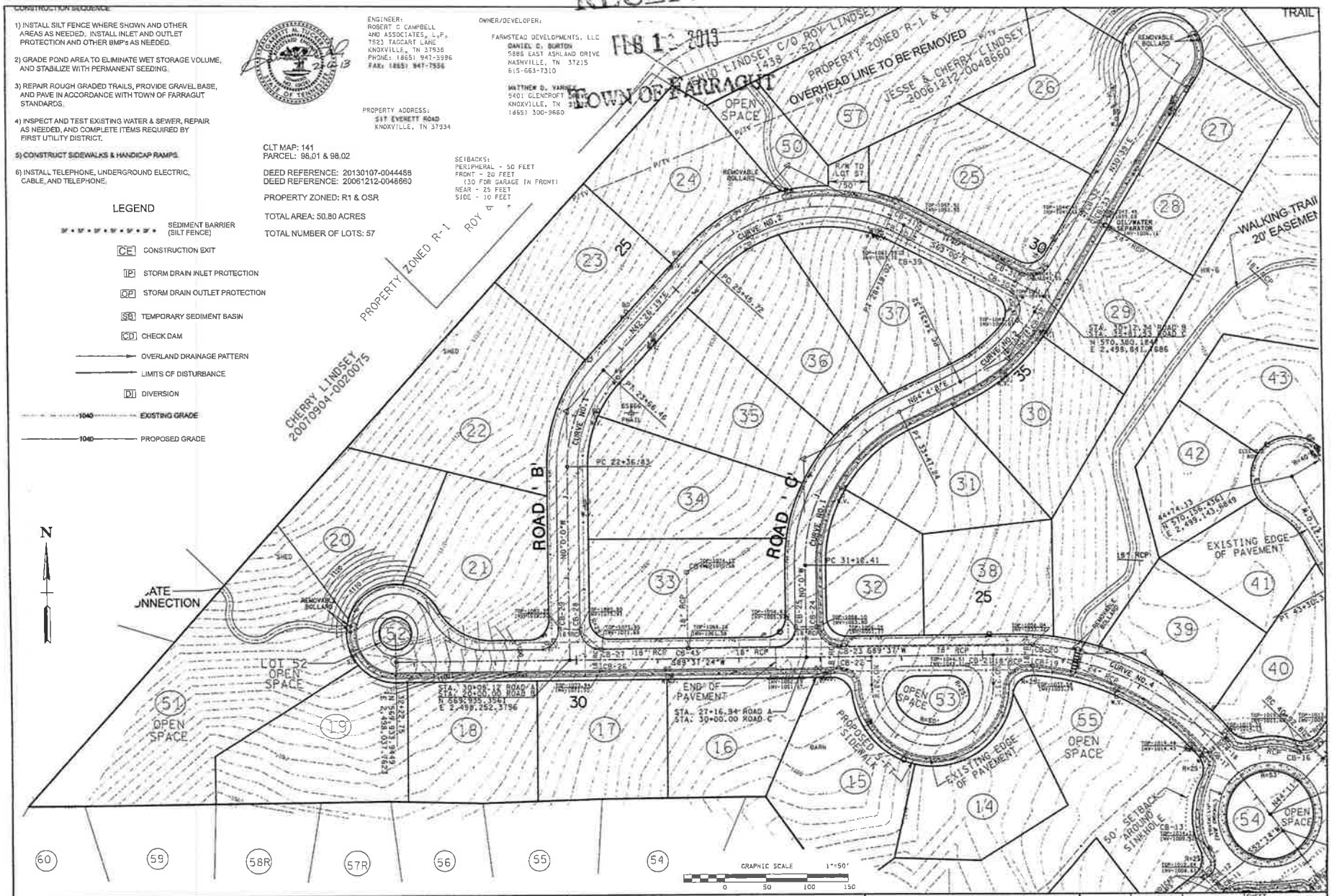

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TOWN OF FARRAGUT

STORM DRAINAGE SUMMARY									
FROM	ELEVATION GRATE	ELEVATION INVERT	TO	ELEVATION GRATE	ELEVATION INVERT	LENGTH	SLOPE	PIPE DIAMETER MATERIAL
[illegible]		[illegible]	CB-2	[illegible]	[illegible]	20	[illegible]	18" RCP
CB-2	[illegible]	[illegible]	CB-1	[illegible]	[illegible]	24	[illegible]	18" RCP
CB-1	[illegible]	[illegible]	[illegible]		[illegible]	20	[illegible]	18" RCP
[illegible]		[illegible]	CB-4	[illegible]	[illegible]	24	[illegible]	48" RCP
CB-4	[illegible]	[illegible]	CB-3	[illegible]	[illegible]	24	[illegible]	48" RCP
CB-3	[illegible]	[illegible]	[illegible]		[illegible]	24	[illegible]	48" RCP
CB-6	[illegible]	[illegible]	CB-5	[illegible]	[illegible]	108	[illegible]	24" RCP
CB-5	[illegible]	[illegible]	CB-7	[illegible]	[illegible]	24	[illegible]	18" RCP
CB-7	[illegible]	[illegible]	CB-8	[illegible]	[illegible]	204	[illegible]	24" RCP
CB-8	[illegible]	[illegible]	CB-9	[illegible]	[illegible]	24	[illegible]	18" RCP
CB-9	[illegible]	[illegible]	CB-7	[illegible]	[illegible]	240	[illegible]	18" RCP
CB-10	[illegible]	[illegible]	CB-9	[illegible]	[illegible]	24	[illegible]	18" RCP
CB-11	[illegible]	[illegible]	CB-7	[illegible]	[illegible]	108	[illegible]	18" RCP
CB-12	[illegible]	[illegible]	CB-11	[illegible]	[illegible]	24	[illegible]	18" RCP
CB-13	[illegible]	[illegible]	CB-12	[illegible]	[illegible]	36	[illegible]	18" RCP
CB-14	[illegible]	[illegible]	[illegible]		[illegible]	120	[illegible]	30" RCP
CB-15	[illegible]	[illegible]	CB-14	[illegible]	[illegible]	24	[illegible]	18" RCP
CB-16	[illegible]	[illegible]	CB-15	[illegible]	[illegible]	60	[illegible]	24" RCP
CB-18	[illegible]	[illegible]	CB-16	[illegible]	[illegible]	40	[illegible]	24" RCP
CB-17	[illegible]	[illegible]	CB-16	[illegible]	[illegible]	24	[illegible]	18" RCP
CB-20	[illegible]	[illegible]	CB-16	[illegible]	[illegible]	240	[illegible]	24" RCP
CB-19	[illegible]	[illegible]	CB-20	[illegible]	[illegible]	24	[illegible]	18" RCP
CB-21	[illegible]	[illegible]	CB-19	[illegible]	[illegible]	84	[illegible]	18" RCP
CB-23	[illegible]	[illegible]	CB-20	[illegible]	[illegible]	140	[illegible]	18" RCP
CB-22	[illegible]	[illegible]	CB-23	[illegible]	[illegible]	24	[illegible]	18" RCP
CB-24	[illegible]	[illegible]	CB-23	[illegible]	[illegible]	84	[illegible]	18" RCP
CB-25	[illegible]	[illegible]	CB-24	[illegible]	[illegible]	24	[illegible]	18" RCP
CB-27	[illegible]	[illegible]	CB-26	[illegible]	[illegible]	124	[illegible]	18" RCP
CB-47	[illegible]	[illegible]	CB-43	[illegible]	[illegible]	84	[illegible]	18" RCP
CB-43	[illegible]	[illegible]	CB-23	[illegible]	[illegible]	164	[illegible]	18" RCP
CB-28	[illegible]	[illegible]	CB-27	[illegible]	[illegible]	24	[illegible]	18" RCP
CB-29	[illegible]	[illegible]	CB-28	[illegible]	[illegible]	40	[illegible]	18" RCP
CB-30	[illegible]	[illegible]	CB-29	[illegible]	[illegible]	20	[illegible]	18" RCP
CB-37	[illegible]	[illegible]	CB-30	[illegible]	[illegible]	24	[illegible]	18" RCP
CB-36	[illegible]	[illegible]	CB-35	[illegible]	[illegible]	20	[illegible]	18" RCP
CB-40	[illegible]	[illegible]	CB-41	[illegible]	[illegible]	24	[illegible]	18" RCP
CB-47	[illegible]	[illegible]	CB-31	[illegible]	[illegible]	140	[illegible]	18" RCP
CB-30	[illegible]	[illegible]	CB-31	[illegible]	[illegible]	24	[illegible]	18" RCP
CB-37	[illegible]	[illegible]	CB-32	[illegible]	[illegible]	108	[illegible]	18" RCP
CB-32	[illegible]	[illegible]	CB-33	[illegible]	[illegible]	24	[illegible]	18" RCP
CB-33	[illegible]	[illegible]	[illegible]		[illegible]	124	[illegible]	24" RCP
CB-34	[illegible]	[illegible]	CB-35	[illegible]	[illegible]	84	[illegible]	18" RCP
CB-36	[illegible]	[illegible]	CB-36	[illegible]	[illegible]	36	[illegible]	18" RCP
CB-38	[illegible]	[illegible]	[illegible]		[illegible]	160	[illegible]	24" RCP

LEGEND

- SEDIMENT BARRIER (SILT FENCE)
- CE CONSTRUCTION EXIT
- IP STORM DRAIN INLET PROTECTION
- OP STORM DRAIN OUTLET PROTECTION
- SB TEMPORARY SEDIMENT BASIN
- CD CHECK DAM
- OVERLAND DRAINAGE PATTERN
- LIMITS OF DISTURBANCE
- DI DIVERSION
- 1040 EXISTING GRADE
- 1040 PROPOSED GRADE

CONSTRUCTION SEQUENCE

1) INSTALL SILT FENCE, UNDERGROUND, AND OTHER WORK AS NEEDED. INSTALL INLET AND OUTLET PROTECTION AND OTHER BMP's AS NEEDED.

2) GRADE POND AREA TO ELIMINATE WET STORAGE VOLUME, AND STABILIZE WITH PERMANENT SEEDING.

3) REPAIR ROUGH GRADED TRAILS, PROVIDE GRAVEL BASE, AND PAVE IN ACCORDANCE WITH TOWN OF FARRAGUT STANDARDS.

4) INSPECT AND TEST EXISTING WATER & SEWER, REPAIR AS NEEDED, AND COMPLETE ITEMS REQUIRED BY FIRST UTILITY DISTRICT.

5) CONSTRUCT SIDEWALKS & HANDICAP RAMPS.

6) INSTALL TELEPHONE, UNDERGROUND ELECTRIC, CABLE, AND TELEPHONE.

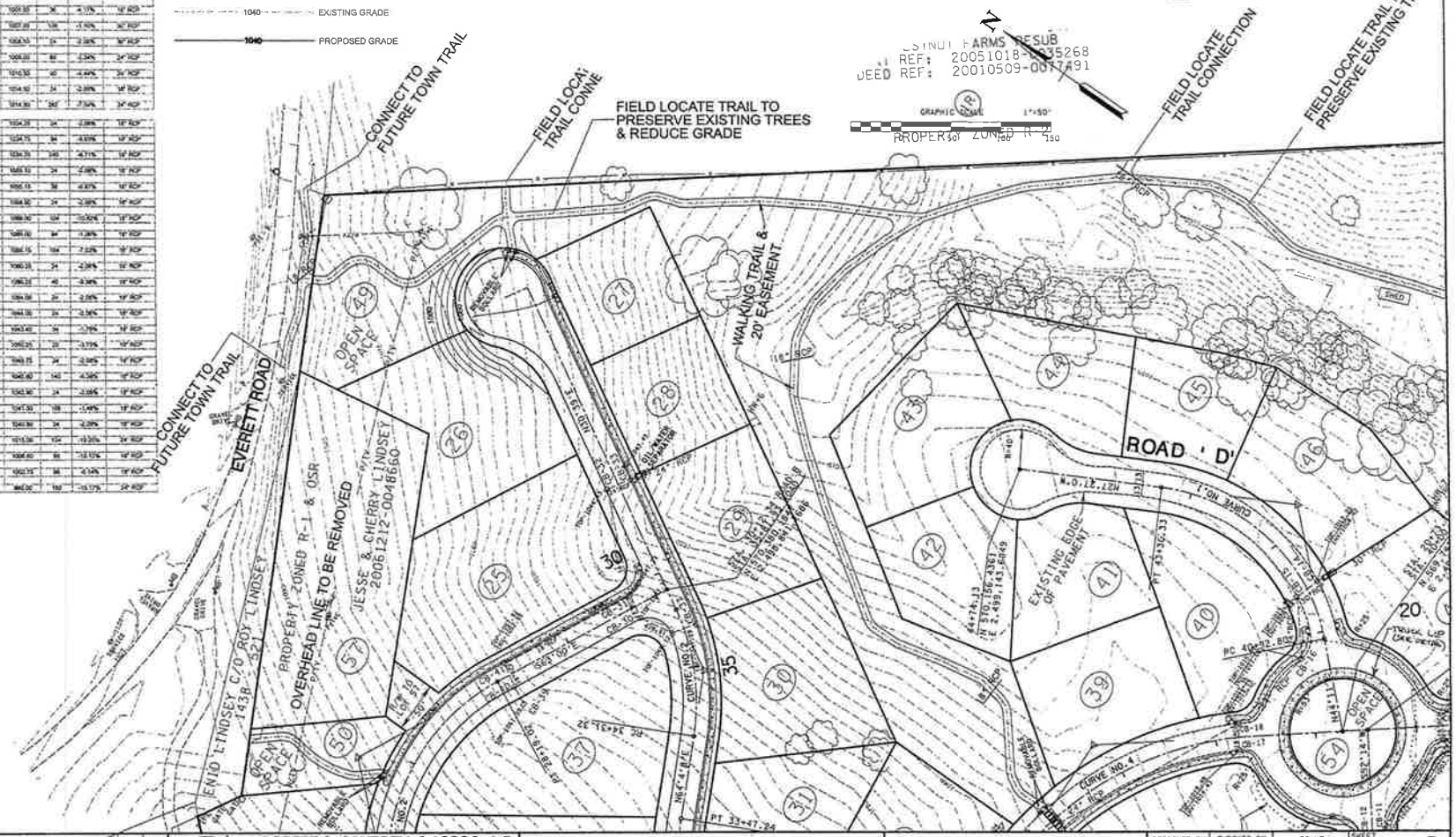
SETBACKS:
PERIPHERAL - 50 FEET
FRONT - 20 FEET
(30 FOR GARAGE IN FRONT)
REAR - 25 FEET
SIDE - 10 FEET

OWNER/DEVELOPER:
FARMSTEAD DEVELOPMENTS, LLC
DANIEL C. BURTON
5886 EAST ASHLAND DRIVE
NASHVILLE, TN 37215
615-663-7310

MATTHEW D. VARNEY
9401 GLENCROFT DRIVE
KNOXVILLE, TN 37922
(865) 300-9660

ENGINEER:
ROBERT G CAMPBELL
AND ASSOCIATES, L.P.
7523 TAGGART LANE
KNOXVILLE, TN 37938
PHONE: (865) 947-5996
FAX: (865) 947-7556

PROPERTY ADDRESS:
511 EVERETT ROAD
KNOXVILLE, TN 37934



NO.	DATE	DESCRIPTION	BY	CKD.
		REVISIONS		

ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

SPLIT RAIL FARM SUBDIVISION
DESIGN PLAN / STORMWATER POLLUTION PREVENTION PLAN

GRADING PLAN & DRAINAGE PLAN

DESIGNED BY	CHECKED BY	SCALE	SHEET
GG	RCC	1" = 50'	NO. 5
DRAWN BY	DATE	FILE NO.	
GG	02/06/13	06121	OF 36 SHEETS

LEGEND

- EIP — EXISTING IRON PIN
- IPS — IRON PIN SET
- GV — GAS VALVE
- WM — WATER METER
- MANHOLE
- LIGHT POLE
- SIGN
- WV — WATER VALVE
- FH — FIRE HYDRANT
- CATCH BASIN
- POWER/TELEPHONE
- GUY WIRE
- BENCH MARK

ENGINEER:
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RECEIVED
FEB 12 2013
TOWN OF FARRAGUT

LEGEND

- SEDIMENT BARRIER (SILT FENCE)
- CE — CONSTRUCTION EXIT
- IP — STORM DRAIN INLET PROTECTION
- OP — STORM DRAIN OUTLET PROTECTION
- SB — TEMPORARY SEDIMENT BASIN
- CD — CHECK DAM
- OVERLAND DRAINAGE PATTERN
- LIMITS OF DISTURBANCE
- DI — DIVERSION
- 1040 — EXISTING GRADE
- 1040 — PROPOSED GRADE

CONSTRUCTION SEQUENCE

1) INSTALL SILT FENCE WHERE SHOWN AND OTHER AREAS AS NEEDED. INSTALL INLET AND OUTLET PROTECTION AND OTHER BMP's AS NEEDED.

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NOTES:

1) ALL EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES IDENTIFIED IN THIS SWPPP WILL BE INSTALLED AS RECOMMENDED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.

2) TOPSOIL WILL BE REMOVED AND EITHER TEMPORARILY STOCKPILED FOR LATER REDISTRIBUTION OR IMMEDIATELY UTILIZED FOR FINAL COVER. CLEARING AND GRUBBING WILL BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION. TOPSOIL PILES WILL BE TEMPORARILY SEEDED.

3) SEDIMENT WILL BE REMOVED FROM SILT FENCE, ROCK CHECK DAMS, HAY BALE TRAPS, AND TEMPORARY SEDIMENT TRAPS BEFORE THE DESIGN CAPACITY OF THE STRUCTURE HAS BEEN REDUCED BY 50%. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER WILL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. AFTER USE, SILT FENCES WILL BE REMOVED TO PREVENT THEM FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY, BUT WILL BE REPLACED AT THE END OF THE WORKDAY

4) IN ACCORDANCE WITH THE TNCPG, INSPECTIONS WILL BE PERFORMED BY QUALIFIED PERSONNEL AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS WILL BE AT LEAST 72 HOURS APART. INSPECTIONS WILL INCLUDE DISTURBED AREAS OF THE CONSTRUCTION SITE, AREAS USED FOR STORAGE OF MATERIALS EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER AND EXIST THE SITE, AND EACH OUTFALL POINT. BASED ON INSPECTION RESULTS, MODIFICATIONS OR REPAIRS TO EXISTING CONTROL MEASURES WILL BE MADE BEFORE THE NEXT RAIN EVENT IF POSSIBLE, BUT WITHIN 7 DAYS AFTER THE NEED IS IDENTIFIED. INSPECTION DOCUMENTS WILL BE MAINTAINED ON SITE AND MADE AVAILABLE UPON REQUEST.

5) STABILIZATION WILL BE ACCOMPLISHED AS SOON AS PRACTICABLE AFTER ATTAINMENT OF FINAL GRADE AND NO LATER THAN SEVEN DAYS AFTER ATTAINING FINAL GRADE. WHERE EARTH-DISTURBING ACTIVITY HAS TEMPORARILY CEASED, TEMPORARY STABILIZATION WILL BE APPLIED WITHIN SEVEN DAYS IF THE ACTIVITY WILL NOT RESUME WITHIN 15 DAYS. THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED WILL BE RECORDED AND MAINTAINED ON THE SITE. STABILIZATION METHODS MAY INCLUDE SEED AND MULCH, OR SEED AND EROSION CONTROL BLANKETS.

GRAPHIC SCALE 1"=100'
0 100 200 300

PROPERTY ADDRESS:
517 EVERETT ROAD
KNOXVILLE, TN 37934

SETBACKS:
PERIPHERAL - 50 FEET
FRONT - 20 FEET
(30 FOR GARAGE IN FRONT)
REAR - 25 FEET
SIDE - 10 FEET

CLT MAP: 141
PARCEL: 98.01 & 98.02

DEED REFERENCE: 20130107-0044488
DEED REFERENCE: 20061212-0048660

PROPERTY ZONED: R1 & OSR

TOTAL AREA: 50.80 ACRES

TOTAL NUMBER OF LOTS: 57

NO.	DATE	DESCRIPTION	BY	CKD.
		REVISIONS		

RGC&A

ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

SPLIT RAIL FARM SUBDIVISION
DESIGN PLAN / STORMWATER POLLUTION PREVENTION PLAN

EXISTING DRAINAGE PATTERNS & INITIAL STRUCTURAL CONTROLS

DESIGNED BY	CHECKED BY	SCALE	SHEET
GG	RGC	1" = 100'	NO. 6
DRAWN BY	DATE	FILE NO.	
GG	01/15/13	06121	OF 36 SHEETS

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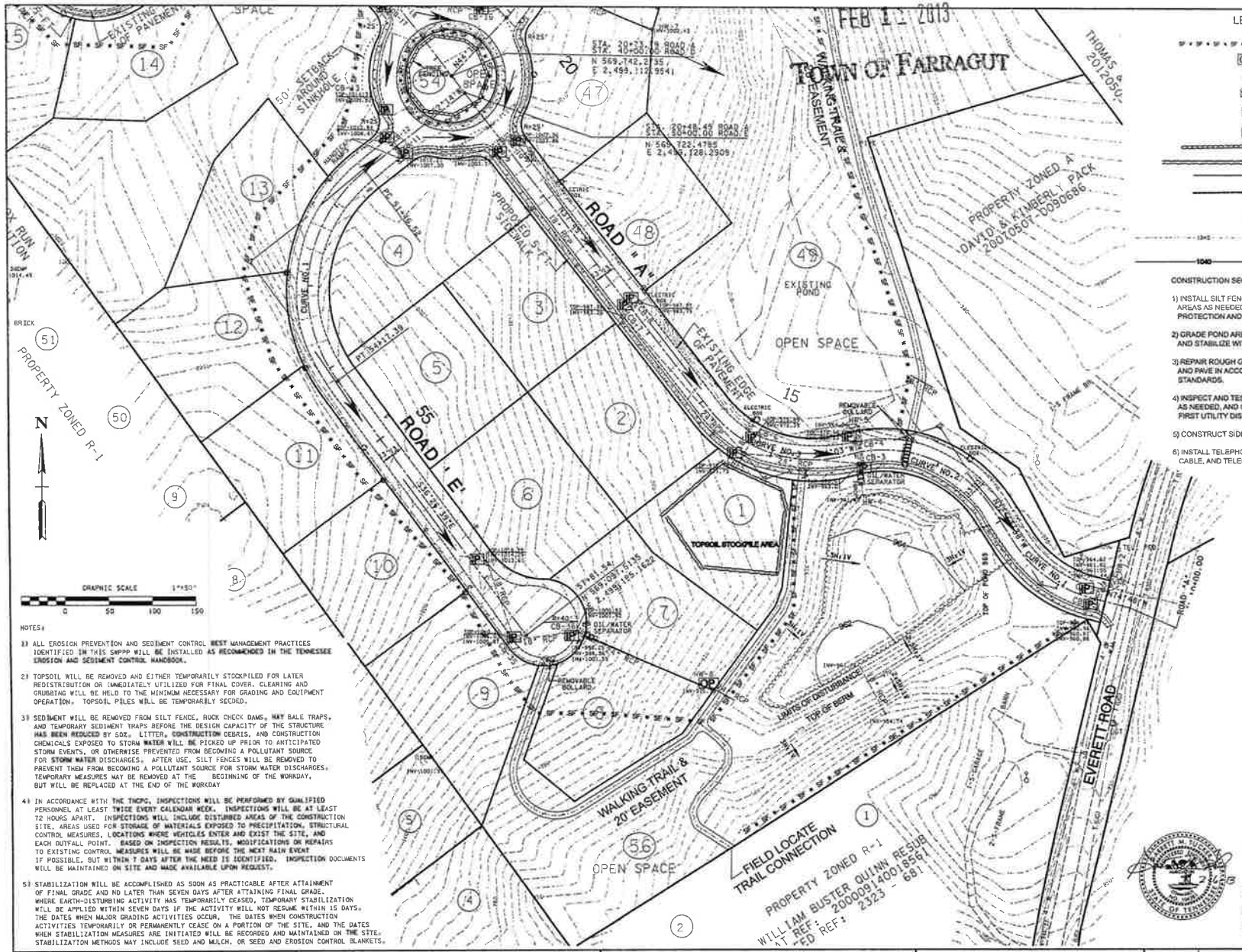
FEB 12 2013

TOWN OF FARRAGUT



LEGEND

- SEDIMENT BARRIER (SILT FENCE)
- CE CONSTRUCTION EXIT
- SD STORM DRAIN INLET PROTECTION
- OP STORM DRAIN OUTLET PROTECTION
- SB TEMPORARY SEDIMENT BASIN
- CD CHECK DAM
- TREE FENCE
- TOPSOIL STOCKPILE AREA
- OVERLAND DRAINAGE PATTERN
- LIMITS OF DISTURBANCE
- DI DIVERSION
- EXISTING GRADE
- 1040 PROPOSED GRADE

CONSTRUCTION SEQUENCE

1) INSTALL SILT FENCE WHERE SHOWN AND OTHER AREAS AS NEEDED. INSTALL INLET AND OUTLET PROTECTION AND OTHER BMP's AS NEEDED.

2) GRADE POND AREA TO ELIMINATE WET STORAGE VOLUME, AND STABILIZE WITH PERMANENT SEEDING.

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ENGINEER:
ROBERT G CAMPBELL
AND ASSOCIATES, L.P.
7523 TAGGART LANE
KNOXVILLE, TN 37938
PHONE: (865) 947-5996
FAX: (865) 947-7556

OWNER/DEVELOPER:

FARMSTEAD DEVELOPMENTS, LLC
DANIEL C. BURTON
5856 EAST ASHLAND DRIVE
NASHVILLE, TN 37215
615-663-7310

MATTHEW D. VARNEY
9401 GLENCROFT DRIVE
KNOXVILLE, TN 37922
(865) 300-9660

PROPERTY ADDRESS:
511 EVERETT ROAD
KNOXVILLE, TN 37934

SETBACKS:
PERIPHERAL - 50 FEET
FRONT - 20 FEET
(30 FOR GARAGE IN FRONT)
REAR - 25 FEET
SIDE - 10 FEET

CLT MAP: 141
PARCEL: 98.01 & 98.02

DEED REFERENCE: 20130107-0044488
DEED REFERENCE: 20061212-0048660

PROPERTY ZONED: R1 & OSR

TOTAL AREA: 50.80 ACRES

TOTAL NUMBER OF LOTS: 57

NO.	DATE	DESCRIPTION	BY	CKD.
		REVISIONS		

RGC&A

ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

SPLIT RAIL FARM SUBDIVISION
DESIGN PLAN / STORMWATER POLLUTION PREVENTION PLAN

EROSION AND SEDIMENT CONTROL PLAN

DESIGNED BY	CHECKED BY	SCALE	SHEET
CG	RGC	1" = 50'	NO. 7
DRAWN BY	DATE	FILE NO.	
CG	02/06/13	06121	OF 36 SHEETS

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NOTES:

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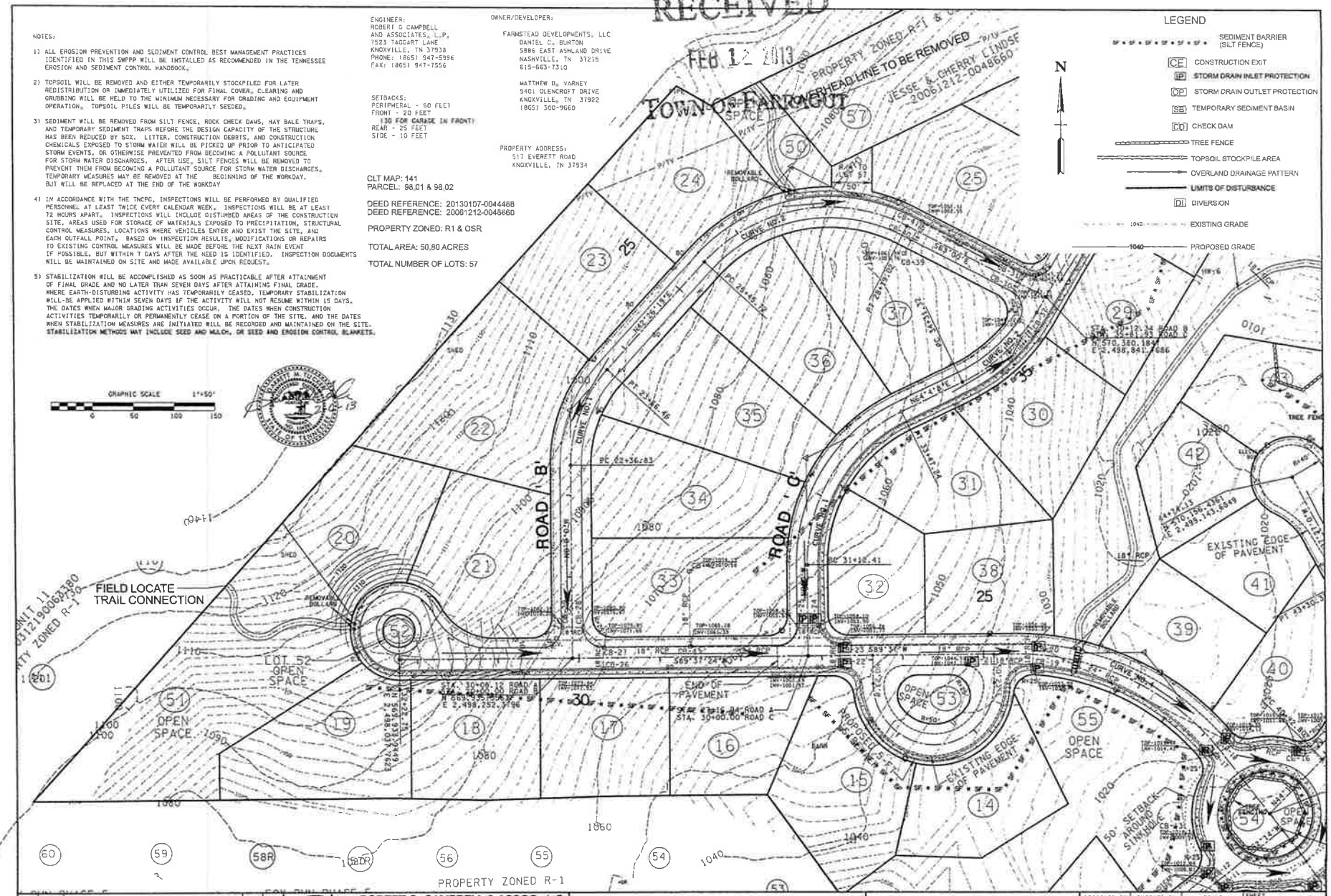
CLT MAP: 141
PARCEL: 98.01 & 98.02

DEED REFERENCE: 20130107-0044468
DEED REFERENCE: 20061212-0048660

PROPERTY ZONED: R1 & OSR

TOTAL AREA: 50.80 ACRES

TOTAL NUMBER OF LOTS: 57



NO.	DATE	DESCRIPTION	BY	CKD.
		REVISIONS		

RGC&A

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SPLIT RAIL FARM SUBDIVISION
DESIGN PLAN / STORMWATER POLLUTION PREVENTION PLAN

EROSION AND SEDIMENT CONTROL PLAN

DESIGNED BY	CHECKED BY	SCALE	SHEET
CC	RGC	1" = 50'	NO. 8
DRAWN BY	DATE	FILE NO.	
CC	02/06/13	06121	OF 36 SHEETS

NOTES:

1) ALL EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES IDENTIFIED IN THIS SWPPP WILL BE INSTALLED AS RECOMMENDED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.

2) TOPSOIL WILL BE REMOVED AND EITHER TEMPORARILY STOCKPILED FOR LATER REDISTRIBUTION OR IMMEDIATELY UTILIZED FOR FINAL COVER. CLEARING AND GRUBBING WILL BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION. TOPSOIL PILES WILL BE TEMPORARILY SEEDED.

3) SEDIMENT WILL BE REMOVED FROM SILT FENCE, ROCK CHECK DAMS, HAY BALE TRAPS, AND TEMPORARY SEDIMENT TRAPS BEFORE THE DESIGN CAPACITY OF THE STRUCTURE HAS BEEN REDUCED BY 50%. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER WILL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. AFTER USE, SILT FENCES WILL BE REMOVED TO PREVENT THEM FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY, BUT WILL BE REPLACED AT THE END OF THE WORKDAY

4) IN ACCORDANCE WITH THE TMCPC, INSPECTIONS WILL BE PERFORMED BY QUALIFIED PERSONNEL AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS WILL BE AT LEAST 72 HOURS APART. INSPECTIONS WILL INCLUDE DISTURBED AREAS OF THE CONSTRUCTION SITE, AREAS USED FOR STORAGE OF MATERIALS EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER AND EXIST THE SITE, AND EACH OUTFALL POINT. BASED ON INSPECTION RESULTS, MODIFICATIONS OR REPAIRS TO EXISTING CONTROL MEASURES WILL BE MADE BEFORE THE NEXT RAIN EVENT IF POSSIBLE, BUT WITHIN 7 DAYS AFTER THE NEED IS IDENTIFIED. INSPECTION DOCUMENTS WILL BE MAINTAINED ON SITE AND MADE AVAILABLE UPON REQUEST.

5) STABILIZATION WILL BE ACCOMPLISHED AS SOON AS PRACTICABLE AFTER ATTAINMENT OF FINAL GRADE AND NO LATER THAN SEVEN DAYS AFTER ATTAINING FINAL GRADE. WHERE EARTH-DISTURBING ACTIVITY HAS TEMPORARILY CEASED, TEMPORARY STABILIZATION WILL BE APPLIED WITHIN SEVEN DAYS IF THE ACTIVITY WILL NOT RESUME WITHIN 15 DAYS. THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED WILL BE RECORDED AND MAINTAINED ON THE SITE. STABILIZATION METHODS MAY INCLUDE SEED AND MULCH, OR SEED AND EROSION CONTROL BLANKETS.

RECEIVED
FEB 1 2 2013
TOWN OF FARRAGUT

CONSTRUCTION SEQUENCE

1) INSTALL SILT FENCE WHERE SHOWN AND OTHER AREAS AS NEEDED. INSTALL INLET AND OUTLET PROTECTION AND OTHER BMP's AS NEEDED.

2) GRADE POND AREA TO ELIMINATE WET STORAGE VOLUME, AND STABILIZE WITH PERMANENT SEEDING.

3) REPAIR ROUGH GRADED TRAILS, PROVIDE GRAVEL BASE, AND PAVE IN ACCORDANCE WITH TOWN OF FARRAGUT STANDARDS.

4) INSPECT AND TEST EXISTING WATER & SEWER, REPAIR AS NEEDED, AND COMPLETE ITEMS REQUIRED BY FIRST UTILITY DISTRICT.

5) CONSTRUCT SIDEWALKS & HANDICAP RAMPS.

6) INSTALL TELEPHONE, UNDERGROUND ELECTRIC, CABLE, AND TELEPHONE.

CLT MAP: 141
PARCEL: 98.01 & 98.02

DEED REFERENCE: 20130107-0044488
DEED REFERENCE: 20061212-0048660

PROPERTY ZONED: R1 & OSR

TOTAL AREA: 50.60 ACRES

TOTAL NUMBER OF LOTS: 57

SETBACKS:
PERIPHERAL - 50 FEET
FRONT - 20 FEET
(30 FOR GARAGE IN FRONT)
REAR - 25 FEET
SIDE - 10 FEET

OWNER/DEVELOPER:
FARMSTEAD DEVELOPMENTS, LLC
DANIEL C. BURTON
5886 EAST ASHLAND DRIVE
NASHVILLE, TN 37215
615-663-7310

MATTHEW D. VARNEY
9401 GLENCROFT DRIVE
KNOXVILLE, TN 37922
(865) 300-9660

ENGINEER:
ROBERT G. CAMPBELL
AND ASSOCIATES, L.P.
1525 TAGGART LANE
KNOXVILLE, TN 37934
PHONE: (865) 947-5996
FAX: (865) 947-7556

PROPERTY ADDRESS:
511 EVERETT ROAD
KNOXVILLE, TN 37934

LEGEND

- SEDIMENT BARRIER (SILT FENCE)
- CE CONSTRUCTION EXIT
- IP STORM DRAIN INLET PROTECTION
- OP STORM DRAIN OUTLET PROTECTION
- SB TEMPORARY SEDIMENT BASIN
- CD CHECK DAM
- TREE FENCE
- TOPSOIL STOCKPILE AREA
- OVERLAND DRAINAGE PATTERN
- LIMITS OF DISTURBANCE
- DI DIVERSION
- 1040 EXISTING GRADE
- 1040 PROPOSED GRADE

NO.	DATE	DESCRIPTION	BY	CKD.
		REVISIONS		

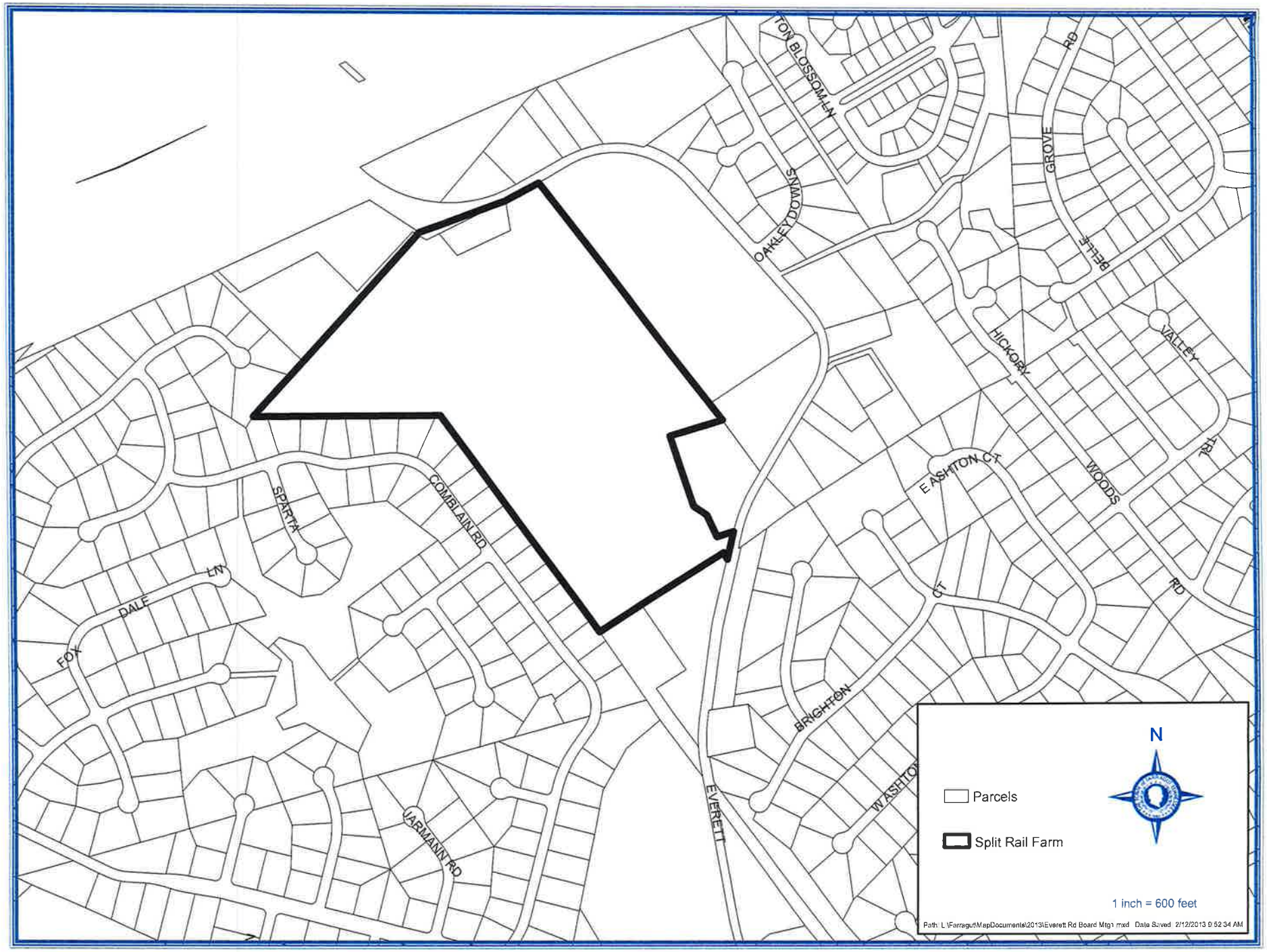
RGC&A
ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

SPLIT RAIL FARM SUBDIVISION
DESIGN PLAN / STORMWATER POLLUTION PREVENTION PLAN

EROSION AND SEDIMENT CONTROL PLAN

DESIGNED BY	CHECKED BY	SCALE	SHEET
CG	RGC	1" = 50'	NO. 9
DRAWN BY	DATE	FILE NO.	
CG	02/06/13	06121	OF 36 SHEETS

Everett Rd
75
40
Cotton Blossom Ln
Oakley Downs Rd
Everett Rd
Comblain Rd
Spaulding
Wanburry Ln
High Forest Ln
Comblain Rd
Rd
Lincolnshire Circle
Allgover Pl
N
Parcels
1 inch = 415 feet


TON BLOSSOM LN
OAKLEY DOWNS
GROVE
RD
BELLE
HICKORY
VALLEY
TRL
E ASHTON CT
WOODS
RD
CT
BRIGHTON
WASHTO
EVERETT
COMBLAIN RD
SPARTA
DALE
LN
FOX
JARMANN RD
N
Parcels
Split Rail Farm
1 inch = 600 feet
Path: L:\Farraguti\MapDocuments\2013\Everett Rd Board Mtg1.mxd Date Saved 2/12/2013 9:52:34 AM

Dr. Ralph McGill, *Mayor*
Mary Dorothy LaMarche, *Vice-Mayor*
David Smoak, *Town Administrator*
Allison M. Myers, *Town Recorder*

Jeff Elliott, *Alderman*
Ron Honken, *Alderman*
Robert N. Markli, *Alderman*

February 1, 2013

Mr. Daniel C. Burton
Farmstead Developments, LLC
5886 East Ashland Drive
Nashville, TN 37215
danielburton77@gmail.com

SUBJECT: Staff comments on preliminary plat for Split Rail Farm (formerly Everett Hills and Karastone Farms)

Dear Mr. Burton,

The Town staff has reviewed the above referenced preliminary plat for compliance with the Town's regulations. Please address the following items and submit four (4) complete sets of 24" x 36" revised plans and one 8 ½" x 11" reduced set to the Farragut Town Hall by **Monday, February 11, at 9:00 a.m.** If plans are not resubmitted by the deadline or the items are not adequately addressed, this item will not be placed on the planning commission agenda. Also, upon resubmittal please include a letter which addresses these comments and that indicates where the information can be found on the plans.

Please remember this item will be discussed at the Staff/Developer Meeting at the Farragut Town Hall on Tuesday, February 5, from 9:15 - 9:30 a.m. The purpose of this meeting is to discuss questions you may have on staff comments. Modifications to the plans are not due until Monday, February 11.

Planning Division: (Contact Ruth Viergutz Hawk at 966-7057)

1. Incorporate all of staff comments from the Concept Plan;
2. Sheet 2, Note #1 - clarify how basin to be modified;
3. Sheets 4 & 5 - delete comments "Connect to Future cul-de-sac". These plans indicate building now;
4. In the round about, the sidewalk should extend around the entire circle with handicap ramps at all street crossings. As shown, it is disjointed and inconsistent;
5. Label/show all sidewalk handicap ramps at appropriate locations;
6. Show removable bollards at all street/walking trail intersects;
7. Include the 8/20/12 FUD letter in the plans;

8. Sheet 36 - add the following note: A 4" empty conduit shall be installed across all streets at all transformers;
9. Include the acreage of each lot being created;
10. Label buildings;

Tree Preservation/Removal Plan/Landscape Plan: (Contact Mark Shipley at 966-7057)

11. Please ensure that the sidewalks and walking paths are at the same locations as what was originally approved. Some of these facilities have been removed from this submittal and they must be added back to the plan;
12. All public improvements must be satisfactorily completed within the subdivision prior to final plat approval. The plans included show the build out of the entire subdivision;
13. Prior to the issuance of a grading permit, the silt and tree fencing must be in place per the approved plans. This will be inspected during the pre-construction meeting required prior to the issuance of a grading permit;
14. On Sheet 4, Lot 20 is labeled as an open space lot. Is that correct?
15. A landscape plan for the detention basin may be required if there have been changes to what was originally planted and/or approved. This plan will have to be approved by the VRRB prior to the approval of a final plat;

Engineering Division: (Contact Darryl Smith at 966-7057)

16. In review of this preliminary plat, it appears that a portion of property that was originally included in the development was not actually owned by the developers. This brings up several complications that will need to be addressed. These issues can be discussed at the Staff/Developer meeting;
17. This preliminary plat is essentially the same as the prior development, but with fewer lots. Infrastructure work includes completion of the roadways, utilities, sidewalks and walking trails shown in the concept. However, some greenway connections appear to be missing from original layout;
18. What type of headwalls will be used on pipes under walking trails?
19. Typical section of roadway shows dimensions of 15' on each side of the roadway (beneath subgrade). What is this 30' width?
20. During construction by previous developer, the upper roadways were left unpaved. Additionally, the lower roadway was only paved with binder (no surface mix). Since that time (over 4 years), the roadway subgrade has become rutted, base stone has lost all fines, and there is likely damage to the binder mix due to exposure. Construction notes should address how these items are to be handled, including re-compaction of subgrade, replacement of base stone and possibly binder;
21. Detention basin is shown to be a dry basin (meaning that the original idea of a wet pond has been eliminated). The bottom of the basin will be filled to the invert of the outfall pipe. This is a welcome change.

22. Plans do not show gas. Will gas not be included?
23. Provide a professional Traffic Impact Analysis for your proposed development onto Everett Road;
24. Please check locations of stop signs, as some appear to be located on the left side of intersections (from approaching motorists' point of view);
25. Water and sewer are shown to tie into new lines along Everett Road. Are those lines to be constructed as part of the Everett Road improvements? Who is responsible for construction of those utilities?
26. Submit NOC;
27. As this is the completion of earlier work by previous developer, it is somewhat difficult to determine from these plans the total area of disturbance. Staff's estimate is approximately 7 acres, requiring an Erosion Control LOC amount of $45,000. Drainage Fee was paid by previous developer.

Please call the designated staff person if you have any questions on the above items. Unless specified otherwise, please include all requested information on the plans. You may note that there are some duplicate comments. This is done so that if you have a question, you know that you can call either person regarding that particular issue. Please note that due to the nature and extent of the comments, additional comments may be generated upon resubmission.

Sincerely,

Ruth Viergutz Hawk, AICP
Community Development Director

Darryl W. Smith, P.E.
Town Engineer

pc: Robert Campbell & Associates (e-mail to Garry Tucker and Robert Campbell)

MEETING DATE : February 21, 2013

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ruth Viergutz Hawk, Community Development Director

SUBJECT: Discussion and public hearing on the annual *2012 Annual Development* Report

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At the first of each year, Mark Shipley prepares a development summary of the preceding calendar year. Attached please find a copy of the *2012 Annual Development* Report. Mark will present the report at the meeting.

RECOMMENDATION BY: Staff recommends acceptance/approval of the report.

PROPOSED MOTION: Move to accept/approve the *2012 Annual development Report.*

Farragut Municipal Planning Commission
February 21, 2013
Staff Recommendations

3. **Discussion and public hearing on a site plan for a gymnasium at the Knoxville Christian School, 11549 Snyder Road, Parcel 129, Tax Map 130, Zoned R-2, 67.1 Acres (David Roland, Applicant)**

Staff recommends approval of the site plan subject to addressing the following items:

1. Provide the revised fire hydrant flow data on site plan;
2. Provide a marked emergency vehicle access in accordance with the 2006 IFC, fire lane, along the curb adjacent to the fire department connection;
3. Submit an MPC Addressing Division certification on the address assigned to this building;
4. Submit Drainage Fee of $380; and
5. Meet all town requirements.

Proposed Motion: Move to approve site plan subject to staff's recommendation.

4. **Discussion and public hearing on letter of credit extensions for Brandywine at Turkey Creek, for the completion of improvements to Fretz Road and N. Campbell Station Road intersection, per the Farragut Subdivision Regulations, Article IV., B. Guarantee in Lieu of Completed Improvements**

Staff recommends that if work commences and substantial improvements have been made to the intersection prior to the actual expiration date of the first letter of credit, the letter of credits be extended as is for one year.

Staff recommends that if the work has not commenced and that if the planning commission wishes to extend the letters of credit for one year, the amount be increased to a total of $230,000. This increase would ensure that there are adequate funds for the roadway improvements if the developer defaults.

Proposed Motion: Move to extend the letter of credit for one year if work has commenced and substantial improvements have been made to the intersection prior to the actual expiration date of the first letter of credit **OR** if no work has commenced prior to the actual expiration date of the first letter of credit, the letter of credit amount be increased to a total of $230,000 **OR** if no work has commenced prior to the actual expiration date of the first letter of credit and the amount cannot be increased, the letter of credit should be cashed.

5. **Discussion and public hearing on a concept plan for Split Rail Farm, formerly known as Everett Hills and Karastone Farms, Parcels 98, 98.01, 98.02, Tax Map 142, Zoned R-1 and OSR, located on the west side of Everett Road approximately 2,500 feet north of Smith Road, 52.13 Acres, 57 Lots (Daniel C. Burton/Farmstead Development, LLC, Applicant)**

   Staff recommends postponement of the concept plan because the outstanding items identified in staff's 2/1/13 letter have not been fully addressed and the submittal is not complete at this time.

   If the applicant wishes for action to be taken by the planning commission, staff will recommend denial of the concept plan.

   Proposed Motion:
   Option 1: Move to postpone the concept plan until all outstanding items have been addressed.

   Option 2: Move to deny the concept plan because the outstanding items identified in staff's 2/1/13 letter have not been fully addressed and the submittal is not complete.

6. **Discussion and public hearing on a preliminary plat for Split Rail Farm, formerly known as Everett Hills and Karastone Farms, Parcels 98, 98.01, 98.02, Tax Map 142, Zoned R-1 and OSR, located on the west side of Everett Road approximately 2,500 feet north of Smith Road, 52.13 Acres, 57 Lots (Daniel C. Burton/Farmstead Development, LLC, Applicant)**

   Staff recommends postponement of the preliminary plat because items identified in staff's 2/1/13 letter have not been fully addressed and the submittal is not complete at this time.

   If the applicant wishes for action to be taken by the planning commission, staff will recommend denial of the preliminary plat.

   Proposed Motion:
   Option 1: Move to postpone the preliminary plat until all outstanding items have been addressed.
   Option 2: Move to deny the preliminary plat because outstanding items identified in staff's 2/1/13 letter have not been fully addressed and the submittal is not complete.

7. **Discussion and public hearing on the *2012 Annual Development Report***

   Staff recommends acceptance/approval of the report.

   Proposed Motion: Move to accept/approve the *2012 Annual development Report.*

8. **Public hearing on proposed locations for new utilities**

   None at this time