

A G E N D A
FARRAGUT MUNICIPAL PLANNING COMMISSION

March 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 - February 21, 2013**
3. **Discussion and public hearing on a site plan for a storage building at First Farragut United Methodist Church, 12733 Kingston Pike, Parcel 62.01, Tax Map 151, 16.4 Acres, Zoned C-1 (Micah Larson, Applicant)**
4. **Discussion and public hearing on the annual review and approval of the concept plan for Sheffield subdivision, located on Turkey Creek Road approximately 650 feet east of Virtue Road, Zoned R-1 and OSR**
5. **Discussion and public hearing on the annual review and approval of the concept plan for The Cottages at Pryse Farm subdivision, located on the southeast corner of McFee/Evans Roads, Zoned R-1 and OSR**
6. **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)**
7. **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)**
8. **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)**
9. **Discussion of a request to rezone a portion of Parcel 14, Tax Map 151 EA, 109 Way Station Trail, Old Stage Hills subdivision, from R-2 to B-1 (Stephen Prince, Applicant)**

FMPC Agenda

3/21/13

Page 2

10. **Public hearing on proposed locations for new utilities**
11. **“How We Grow Matters”, PlanET Series 3 Meeting In A Box**

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

February 21, 2013

MEMBERS PRESENT

Ed St. Clair, Vice-Chairman
Ed Whiting, Secretary
Ralph McGill, Mayor
Ron Honken, Alderman
Annette Brun
Betty Dick
Noah Myers

MEMBERS ABSENT

Rita Holladay, Chairman
Melissa Mustard

Staff Representatives: Ruth Viergutz Hawk, Community Development Director
Mark Shipley, Assistant Community Development Director
David Smoak, Town Administrator
Gary Palmer, Assistant Town Administrator
Tom Hale, Town Attorney

Commissioner St. Clair called the meeting to order at 7 p.m.

CITIZEN FORUM

None

APPROVAL OF MINUTES

*Commissioner Honken moved to approve the January 17, 2013, minutes as submitted.
Commissioner Myers seconded the motion and the motion passed 7-0.*

AGENDA ITEMS

**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 recommended 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. Meet all town requirements.

*Commissioner Whiting moved to approve the site plan subject to staff's recommendation.
Commissioner Myers seconded the motion and the motion passed 7-0.*

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 recommended 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 recommended 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.

Staff recommended that if no work has commenced prior to the actual expiration date of the first letter of credit and the amount could not be increased, the letters of credit be cashed.

Commissioner Honken moved 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 be cashed. Commissioner Whiting seconded the motion and the motion passed 7-0.

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 recommended 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. A lengthy discussion followed.

Commissioner Honken moved to postpone the concept plan until all outstanding items are addressed. Commissioner Dick seconded the motion and the motion passed 7-0.

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 recommended 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. A general discussion followed.

Commissioner Honken moved to postpone the preliminary plat until all outstanding items are addressed. Commissioner Whiting seconded the motion and the motion passed 7-0.

DISCUSSION AND PUBLIC HEARING ON THE 2012 ANNUAL DEVELOPMENT REPORT

Mark Shipley presented the 2012 Annual Development Report. A general discussion followed. Staff recommended acceptance/approval of the report.

Commissioner Honken moved to accept the "2012 Annual Development Report". Commissioner Myers seconded the motion and the motion passed 7-0.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 8:09 p.m.

Edwin K. Whiting, Secretary

MEETING DATE : March 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 storage building at First Farragut United Methodist Church, 12733 Kingston Pike, Parcel 62.01, Tax Map 151, 16.4 Acres, Zoned C-1 (Micah Larson, Applicant)

INTRODUCTION: Micah Larson is a Boy Scout working on his Eagle Scout project. First Farragut United Methodist Church has a community garden for the raising of fresh vegetables for lower income families in the region. Although not a member of the church, Micah is planning to build a garden shed for the church so that the volunteer gardeners can store their tools on the premises.

DISCUSSION: The site plan before you is for the construction of a new 12' x 12' garden shed. The shed will be located immediately behind the existing dumpster enclosure. The roof shingles will be gray to match the existing shingles on the church. The shed will be painted Benjamin Moore "Redwood" so as to match the brick color of the church. The shed will not have electricity, so a sky light is being added for light into the shed.

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

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

1. Provide location of nearest fire hydrant on Sheet 3 and indicate the distance from the fire hydrant to the proposed structure;
2. Provide fire hydrant flow data (less than one year old) including the static pressure, residual pressure, flow in GPM, name of testing agency, and time and date data was collected; and
3. Meet all town requirements.

PROPOSED MOTION: Move to approve site plan subject to staff's recommendation.

First Farragut United Methodist Church

12733 Kingston Pike, Knoxville, Tennessee

Shed Plans for the Community Garden Eagle Scout Service Project

Micah Larson

Troop 15 - Farragut, Tennessee

RECEIVED

FEB 18 2013

TOWN OF FARRAGUT



KGIS Copyright - 2013

First Farragut United Methodist Church

Shed Plans for Community Garden
Eagle Scout Project

KGIS - 606 Main St - Suite 150 - Knoxville, TN 37772 - www.kgis.org

Printed: 2/16/2013 at 9:07 PM
Disclaimer: KGIS makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

Location Plan

First Farragut United Methodist Church

Prepared By: Micah Larson

Scale: N/A

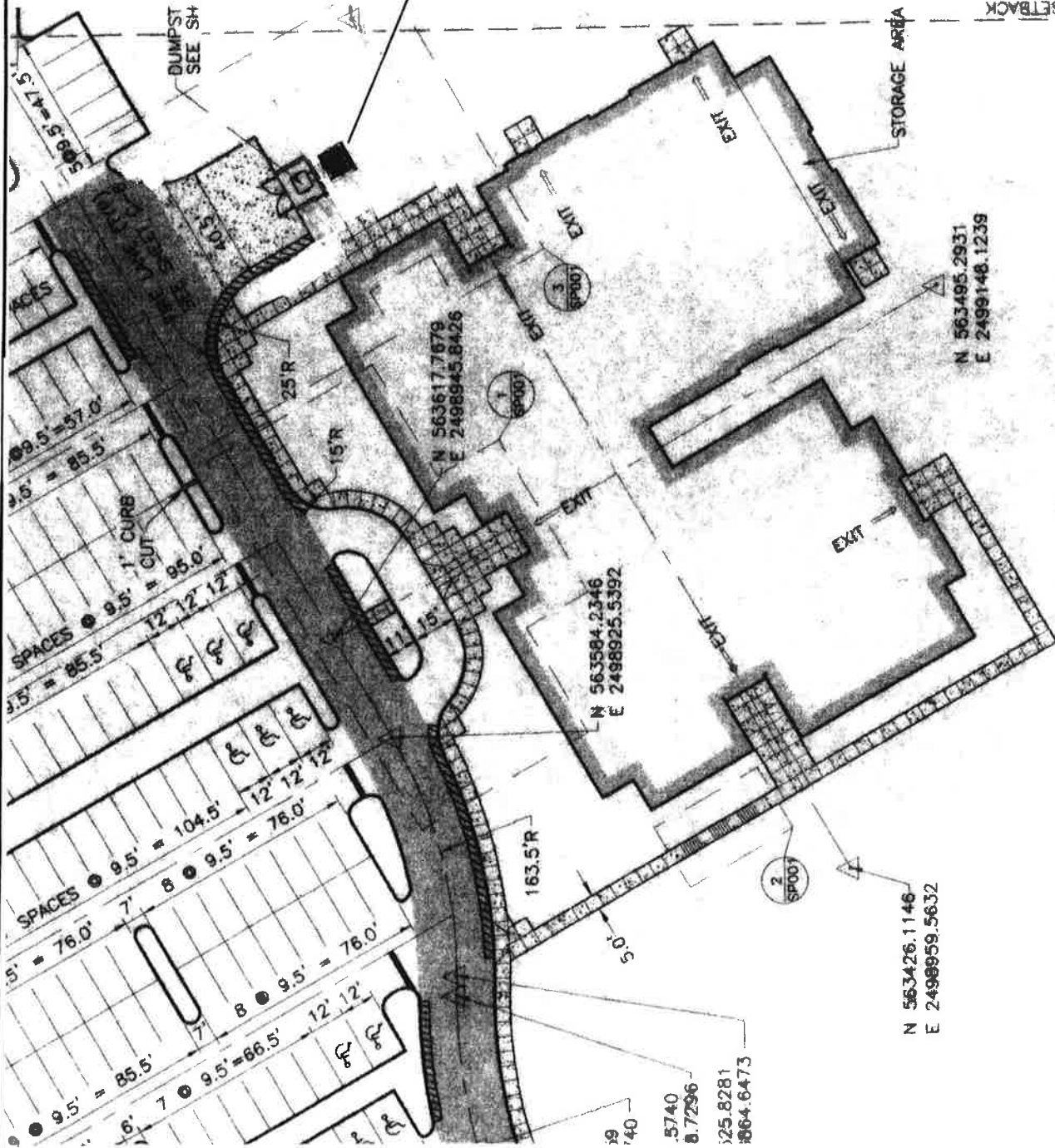
Rev. No. 0

Date: 18 Feb 2013

Sheet 2 of 6

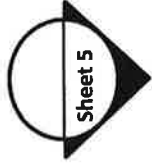


Garden Shed
Located 4 feet from
Existing Dumpster Enclosure

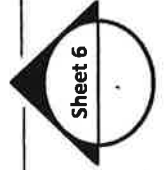
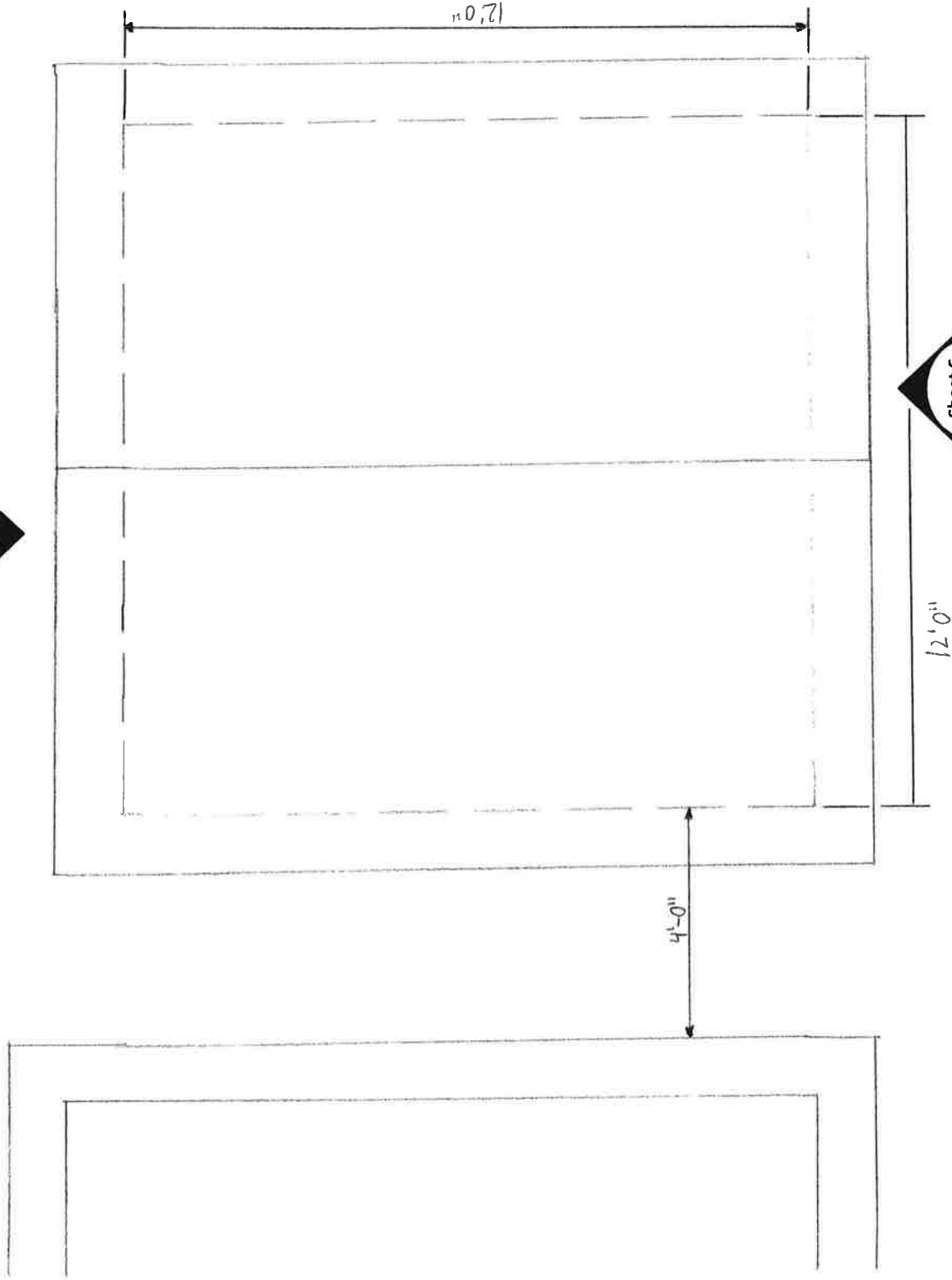


RECEIVED
FEB 18 2013
TOWN OF FARRAGUT

Site Plan	
First Farragut United Methodist Church	
Prepared By: Micah Larson	
Scale: 1" = 40'	Rev. No. 0
Date: 18 Feb 2013	Sheet 3 of 6



Garden Shed
Located 4 feet from
Existing Dumpster Enclosure



RECEIVED

FEB 18 2013

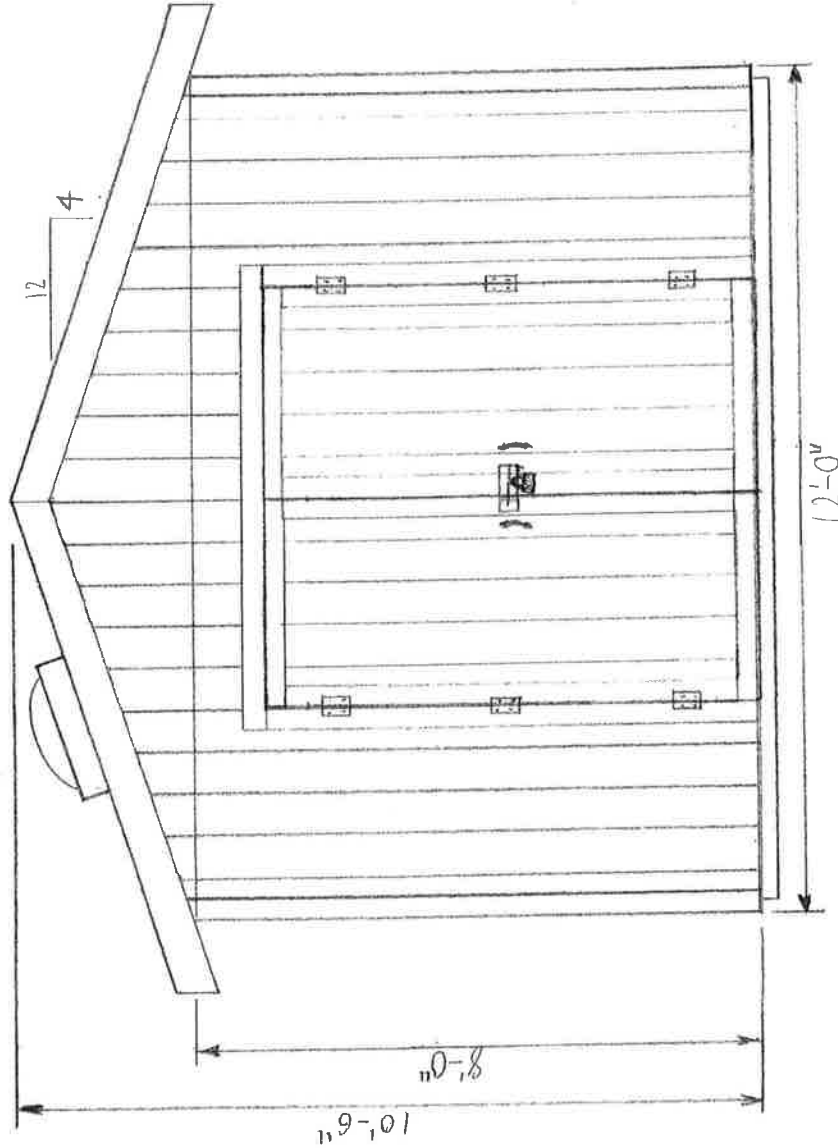
TOWN OF FAIRBANKS

Shed Plan View	
First Farragut United Methodist	
Prepared By: Micah Larsen	
Scale: 1" = 2'	Revised:
Date: 18 Feb 2013	Sheet:

Existing Dumpster Enclosure

Shingle Roof
Gray Color to Match Building Roof

Skylight



T1-11 Siding
Color to Match Brick
Benjamin Moore
Arborcoat Exterior Solid Stain
Color Name: Redwood

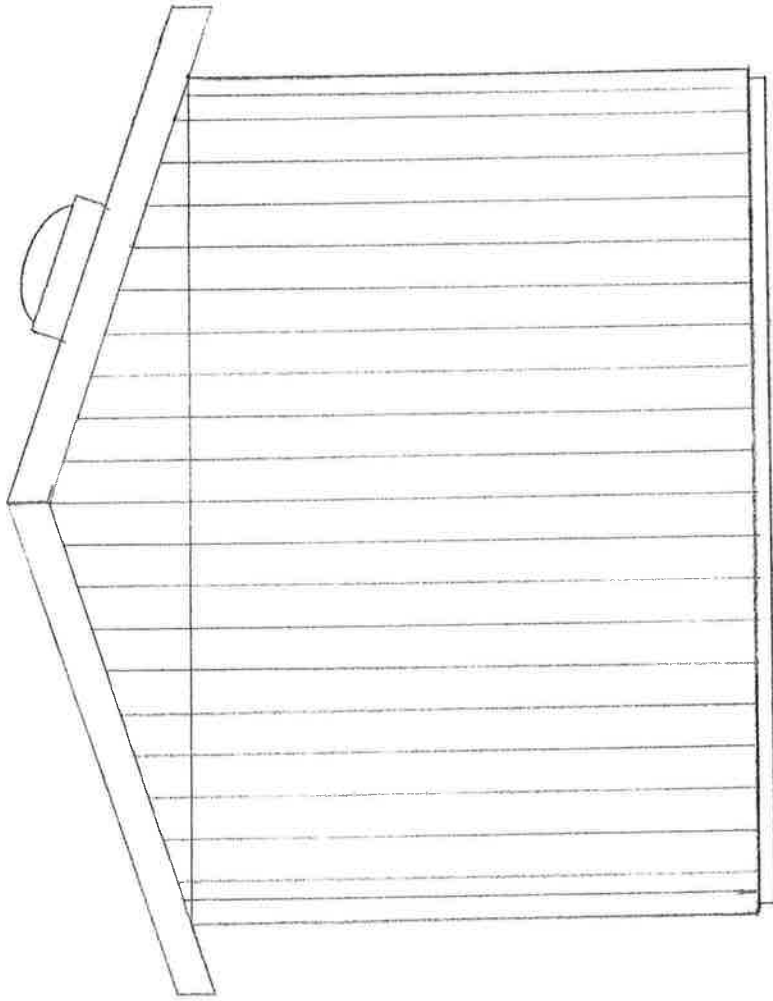
RECEIVED

FEB 18 2013

TOWN OF FARRAGUT

Front Elevation	
First Farragut United Methodist Church	
Prepared By: Micah Larson	
Scale: 1" = 2'	Rev. No. 0
Date: 18 Feb 2013	Sheet 5 of 6

Front Elevation



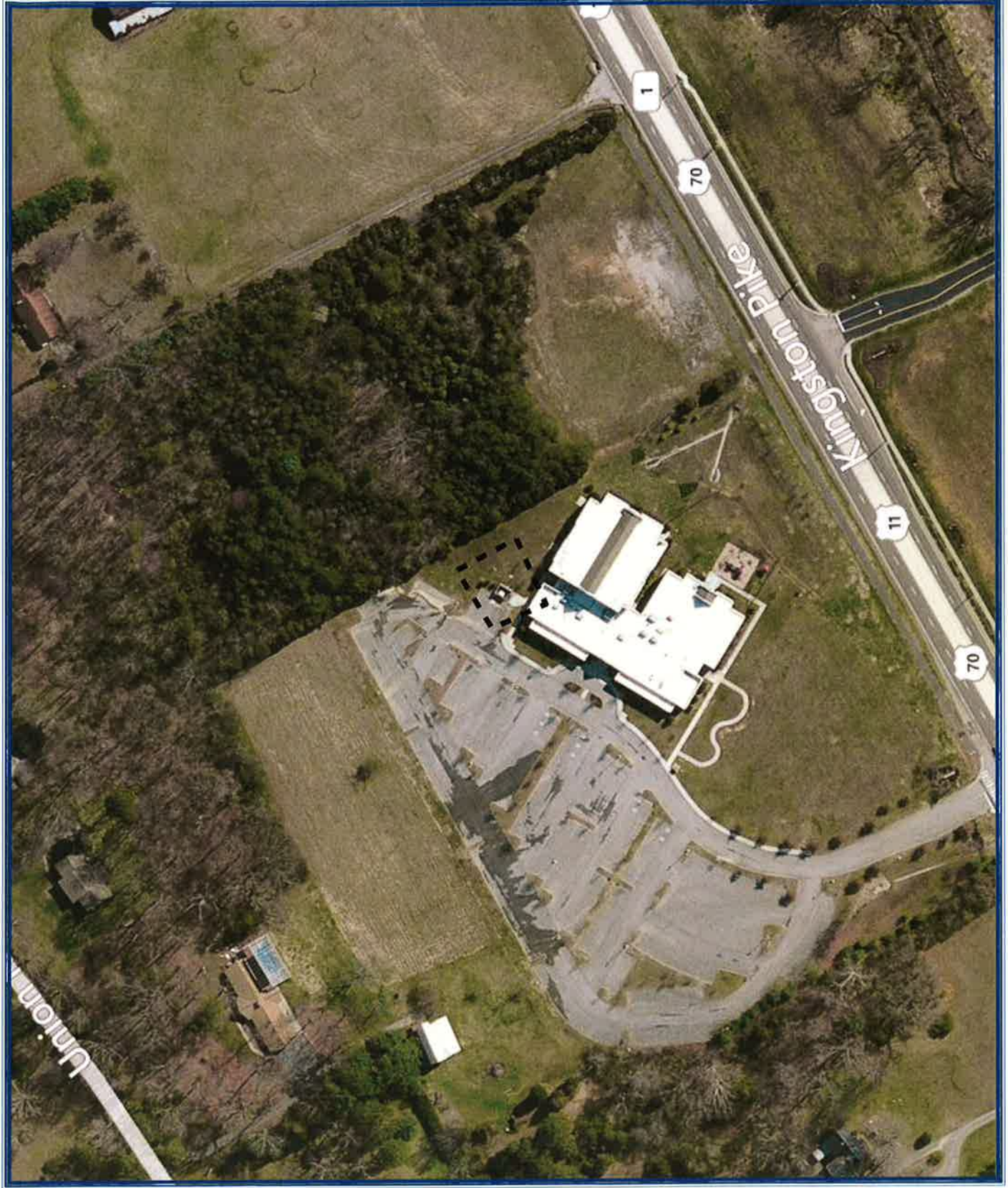
RECEIVED

FEB 18 2013

TOWN OF FARRAGUT

Rear Elevation

Rear Elevation	
First Farragut United Methodist Church	
Prepared By: Micah Larson	
Scale: 1" = 2'	Rev. No. 0
Date: 18 Feb 2013	Sheet 6 of 6



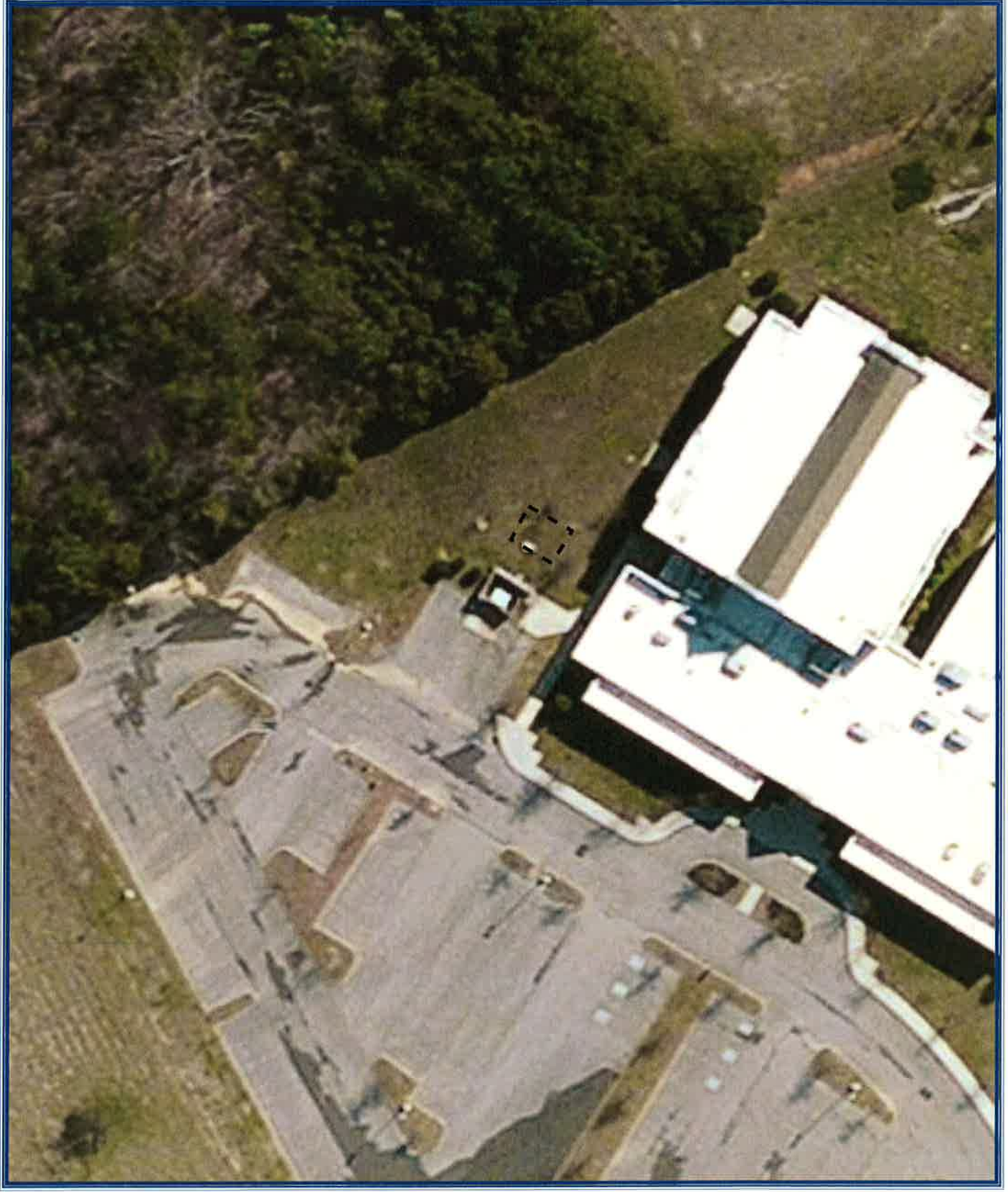
Legend



Proposed
Garden
Shed



1 inch = 50 feet



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 27, 2013

Mr. Micah Larson
10528 Raven Court
Knoxville, TN 37922
mikl0213@gmail.com

SUBJECT: Town staff comments on site plan got First Farragut United Methodist Church
Accessory Building, 12733 Kingston Pike

Dear Micah,

The Town staff has reviewed the above referenced site plan for compliance with the Town's regulations. Staff will recommend approval of the site plan at the March 21 planning commission meeting subject to addressing the following items:

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

1. Provide location of nearest fire hydrant. Provide location on sheet 3 of 6. Provide distance from fire hydrant to proposed structure; and
2. Provide fire hydrant flow data, less than 1 year old. Include static pressure, residual pressure, flow in GPM, name of testing agency, time and date that data was collected.

At your convenience, please call Dan Johnson at 675-2384 for him to explain to you what it is he is needing and why. If you have any other questions, please call us at 966-7057.

Sincerely,


Ruth Viergutz Hawk, AICP
Community Development Director


Darryl W. Smith, P.E.
Town Engineer

pc: First Farragut United Methodist Church, 12733 Kingston Pike, Farragut, TN 37934

MEETING DATE: March 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 review and approval of the concept plan for Sheffield subdivision, located on Turkey Creek Road approximately 650 feet east of Virtue Road, Zoned R-1 and OSR

INTRODUCTION: The concept plan for Sheffield subdivision was initially approved on January 20, 2005. Per the ordinance, the planning commission is required to review/re-approve the plan on an annual basis until the project is built out.

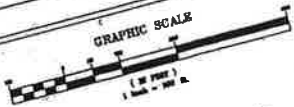
DISCUSSION: The Sheffield subdivision is located on the west end of Turkey Creek Road. It is bounded by Kingsgate, Turkey Creek Woods, and Brixworth subdivisions. There is a total of 116.26 acres zoned R-1 and OSR in this development with a total of 195 single family lots and 44.102 acres (37.93%) designated as open space. Unit 1 has already been platted with a total 62.025 acres, 89 single family lots, and eight (8) open space lots (29.88 acres). In subsequent units, there is a total of 54.236 acres with 106 single family lots and two (2) open space lots (14.22 acres).

Six of the open space lots include walking trails. One of the completed trails includes a pedestrian/bicycle bridge over Little Turkey Creek at Virtue Road and connects to Vista subdivision. Future trails will connect to Kingsgate subdivision at Carlyle Road and to Turkey Creek Woods subdivision at Black Powder Drive. The open space lots also include two very large sinkholes and a pond. There is one active recreation open space lot with a swimming pool, clubhouse, and trail.

Attached please find a reduced copy of the concept plan and an aerial photo of the general area.

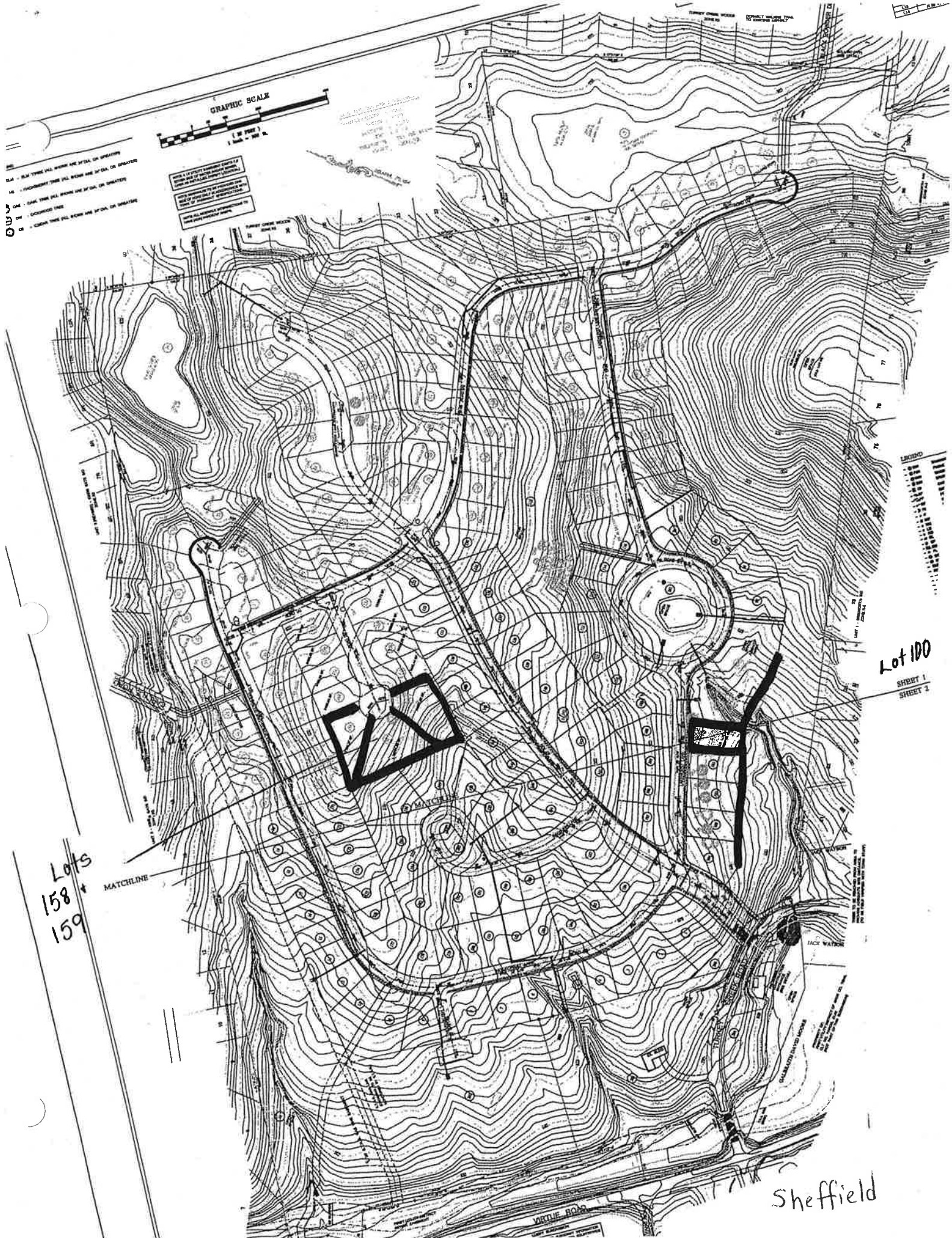
RECOMMENDATION BY: Staff recommends re-approval of the concept plan for Sheffield subdivision.

PROPOSED MOTION: Move to approve concept plan for Sheffield subdivision.



- PLAN TYPE (ALL WORKING AND SPECIAL ON OPERATIONS)
- SECTION TYPE (ALL WORKING AND SPECIAL ON OPERATIONS)
- PLAN TYPE (ALL WORKING AND SPECIAL ON OPERATIONS)
- SECTION TYPE (ALL WORKING AND SPECIAL ON OPERATIONS)

NOTES TO THE USER: THIS MAP IS A REPRODUCTION OF THE ORIGINAL MAP AND IS NOT A SUBSTITUTE FOR THE ORIGINAL MAP. THE USER IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS MAP.



Lots 158 + 159

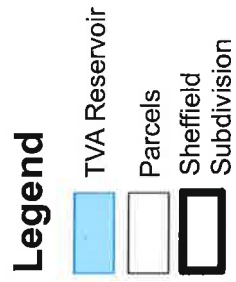
MATCHLINE

Lot 100
SHEET 1
SHEET 2

Sheffield

VICTOR ROAD

JACK WATER



MEETING DATE : March 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 review and approval of the concept plan for The Cottages at Pryse Farm, located on the southeast corner of McFee/Evans Roads, Zoned R-1 and and OSR

INTRODUCTION: The concept plan for The Cottages at Pryse Farm subdivision was initially approved on March 20, 2008, and revised on September 16, 2010. Per the ordinance, the planning commission is required to review/re-approve the plan on an annual basis until the project is built out.

DISCUSSION: The Cottages at Pryse Farm subdivision is located on the southeast corner of McFee and Evans Roads. It is bounded on the east, south, and north by farmland. McFee Manor subdivision, farmland, McFee Park, and other town owned land is located on the west side of McFee Road across from the development. There is a total of 45.5 acres with a total of 99 units, 21 of which are detached single-family. 18.28 acres (40.2%) of the total development is designated as open space. Unit 1 has already been platted with a total of 23.29 acres, 44 dwelling units, and 2 open space lots (4.8 acres).

A prominent feature of the development is the rain gardens in the boulevard islands. One of the open space lots is a large sink hole which also serves as the stormwater detention area. This sinkhole drains not only this development, but the land located on the west side of McFee Road. There are walking trails throughout this open space lot. There is also an open space lot that goes around the periphery of the development. This open space lot includes walking trails. A clubhouse, swimming pool, putting green, and mailbox kiosk are planned to be constructed on the third open space lot.

Attached please find a reduced copy of the concept plan and an aerial photo of the general area.

RECOMMENDATION BY: Staff recommends re-approval of the concept plan for The Cottages at Pryse Farm subdivision.

PROPOSED MOTION: Move to approve concept plan for The Cottages at Pryse Farm subdivision.

CONCEPT PLAN
THE COTTAGES AT PRYSE FARM
DISTRICT NO. 6
TOWN OF FARRAGUT
CLT: 162
OUT OF PARCELS: 008, 009

RECEIVED

AUG 16 2010

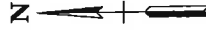
TOWN OF FARRAGUT

ENGINEER:
ROBERT G CAMPBELL AND ASSOCIATES, L.P.
7523 TAGGART LANE
KNOXVILLE, TN 37938
PHONE: (865) 947-5998
FAX: (865) 947-7556

LANDSCAPE ARCHITECT:
ROBERT G CAMPBELL AND ASSOCIATES
3462 ALLEGHENY COVE WAY
MARYVILLE, TN 37603
PHONE: (865) 856-7154

DEVELOPER/OWNER:
THE COTTAGES GROUP, INC.
COTTAGES AT PRYSE FARM
PO BOX 3145
BRISTOL, TN 37620
PHONE: (423) 652-2187
FAX: (423) 568-1187

PROPERTY ADDRESS:
12632 EVANS ROAD
KNOXVILLE, TN 37934



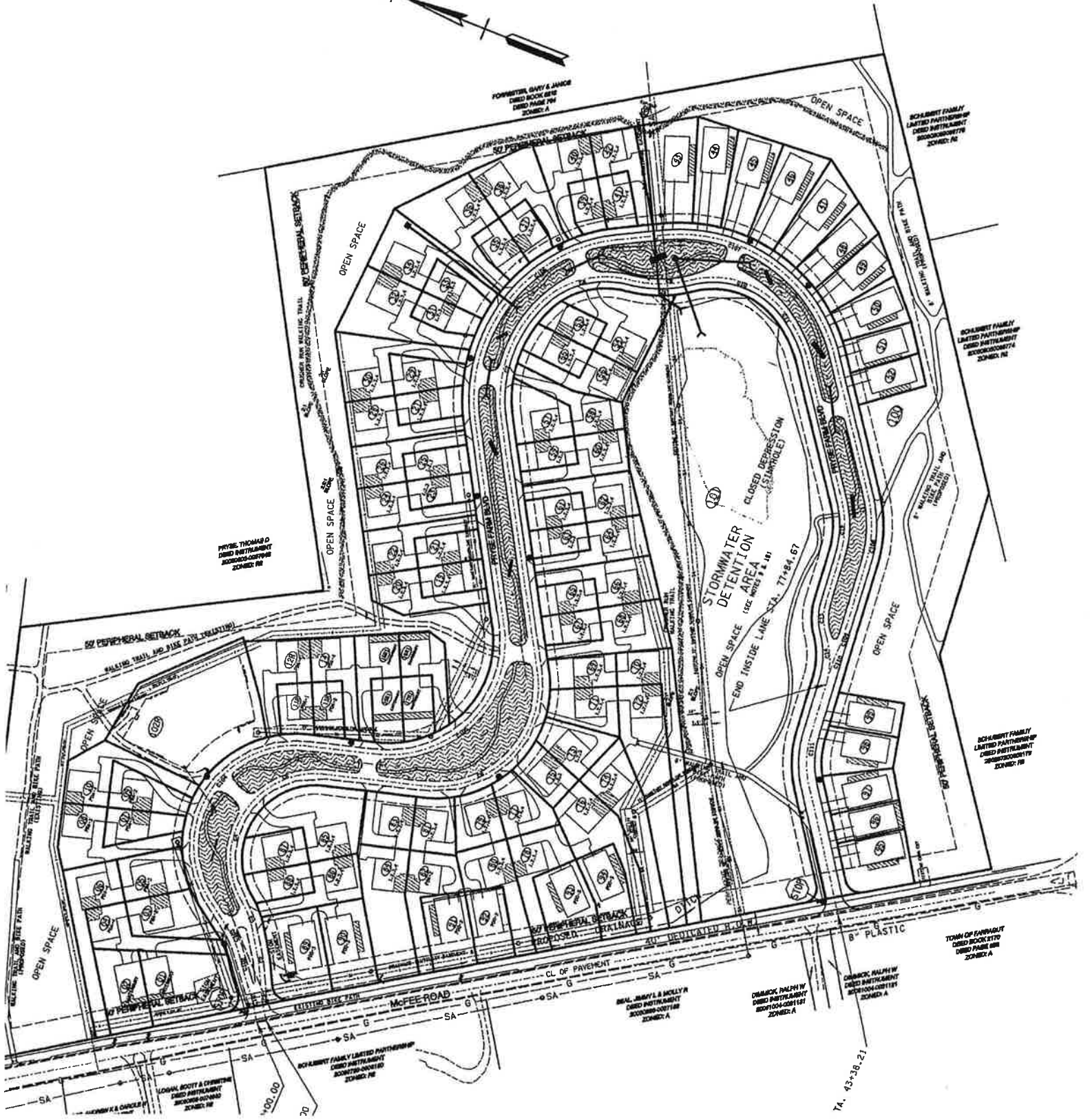
LOCATION MAP



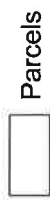
ROBERT G. CAMPBELL & ASSOCIATES, L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

CONCEPTUAL INFORMATION
NOT INTENDED FOR CONSTRUCTION PURPOSES





Legend



Parcels

Cottages at
Pryse Farm



1 in = 300 ft



MEETING DATE : March 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 will make a recommendation at the meeting.

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.
1005 TUCKERMAN LANE
KNOXVILLE, TN 37938
PHONE: (865) 947-5996
FAX: (865) 947-7556

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

OWNER/DEVELOPER:
FARMSTEAD DEVELOPMENTS, LLC
DANIEL C. BURTON
5886 EAST ASHLAND DRIVE
KNOXVILLE, TN 37215
615-663-7110
MATTHEW D. VARNEY
9401 GLENCROFT DRIVE
KNOXVILLE, TN 37922
(865) 300-8660

OWNER (PARCEL 098.02):
JESSE & CHERYL LINDSEY
1100 N. EVERETT ROAD
KNOXVILLE, TN 37922

PROPERTY ADDRESS:
517 EVERETT ROAD
KNOXVILLE, TN 37934

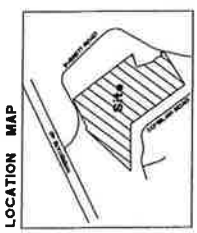


PRELIMINARY ENGINEERING CERTIFICATION
THIS IS TO CERTIFY THAT THE CONCEPTUAL LAYOUT SHOWN HEREIN
CAN BE DESIGNED TO COMPLY WITH THE TOWN OF FARRAGUT'S
APPLICABLE ORDINANCES.
Robert G. Campbell
SIGNATURE
2-27-13
DATE



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

CONCEPTUAL INFORMATION
NOT INTENDED FOR CONSTRUCTION PURPOSES



LEGEND

AREA OF DISTURBANCE BOUNDARY

YOUNG STAND TREE TYPE (A)

LEVEL OF MATURITY

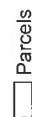
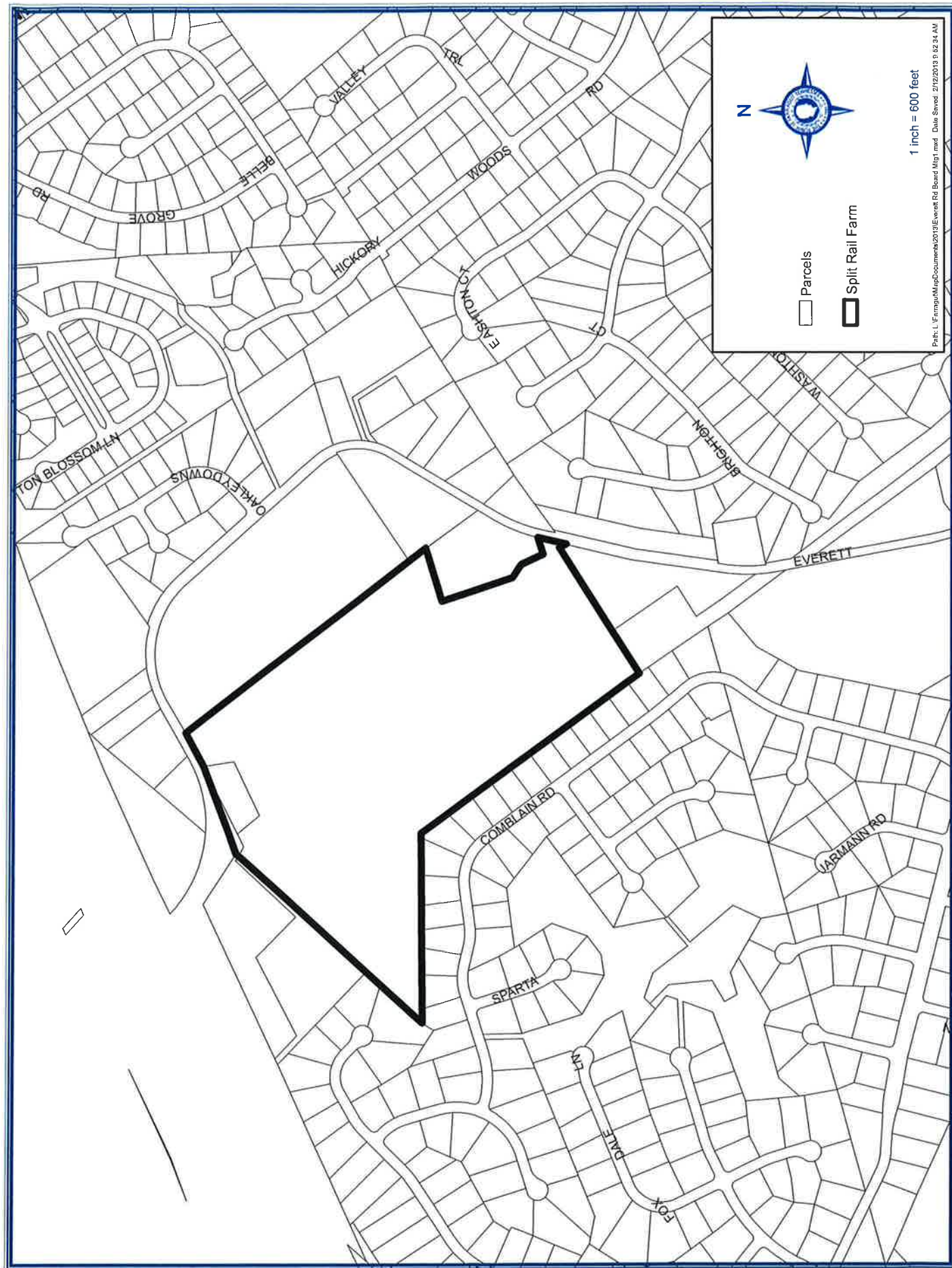
APPROXIMATE COVERAGE OF PRECIPITOUS SPECIES OF TREE

- ## NOTES
1. OVERALL SITE ADDRESS, AREA CODE, APPROPRIATE TREE CANOPY COVERAGE, 30% TO 50% AC
 2. TREE PLANNING REQUIREMENTS, PROPOSED CANOPY COVERAGE, PROPOSED TREE SPECIES, PROPOSED TREE CANOPY COVERAGE, 30% TO 50% AC
 3. ALL PROTECTED TREES AND THE APPROPRIATE CANOPY COVERAGE ARE SHOWN ON THE PLAN AS SHOWN IN THE TREE PROTECTION ORDER AND CANOPY COVERAGE.
 4. ENVIRONMENTALLY SENSITIVE AREAS (WETLANDS) ARE SHOWN ON PLAN.
 5. ALL DISTURBANCES WILL BE REPORTED TO THE BUREAU OF LAND MANAGEMENT.
 6. TREE STUDIES ARE NOT REQUIRED FOR THIS SITE.
 7. REMOVED DISTURBANCE AREAS ARE SHOWN ON PLAN.

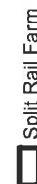


□ Parcels

1 inch = 415 feet



Parcels



Split Rail Farm

1 inch = 600 feet

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 1/2" 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.

Mr. Daniel C. Burton

2/1/13

Page 3

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: March 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: 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.

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.

The planning commission has the authority to place conditions on the approval of the subdivision of property. Please see the attached recommended road payment share plan entitled "Everett Road Corridor".

RECOMMENDATION BY: Staff will make a recommendation at the meeting, which will include posting a letter of credit for \$160,518 for Everett Road improvements prior to the recording of the final plat.

RECEIVED

MAR 1 2013

TOWN OF FAIRFAX

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



LOCATION MAP



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

INDEX OF SHEETS

TITLE SHEET	1
PLAN VIEW GENERAL LAYOUT	2
EXISTING DRAINAGE	3-5
PROPOSED DRAINAGE	6-9
EROSION AND SEDIMENT CONTROL	7-9
PROPOSED PROFILES	10-11
DETAIL SHEETS	12-14
TREE PRESERVATION / REMOVAL PLAN	15
WATER AND SEWER TITLE SHEET	16
LEGEND	17
PLAN - WATER	18-22
PLAN - LOW PRESSURE SEWER	23-26
PROFILES - LOW PRESSURE SEWER	27-30
MISC. PLANS, SECTIONS AND DETAILS	32-33
CABLE AND PHONE LAYOUT PROVIDED	34
UNDERGROUND ELECTRIC LAYOUT PROVIDED	35-36
BY LCUB	

ENGINEER:
ROBERT G. CAMPBELL AND ASSOCIATES, L.P.
7531 TAYLOR AVE.
KNOXVILLE, TN 37938
PHONE: (865) 947-5996
FAX: (865) 947-7556

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

OWNER/DEVELOPER:
FARMSTEAD DEVELOPMENTS, LLC
DANIEL C. BURTON
5886 EAST ASHLAND DRIVE
KNOXVILLE, TN 37215
615-653-7110

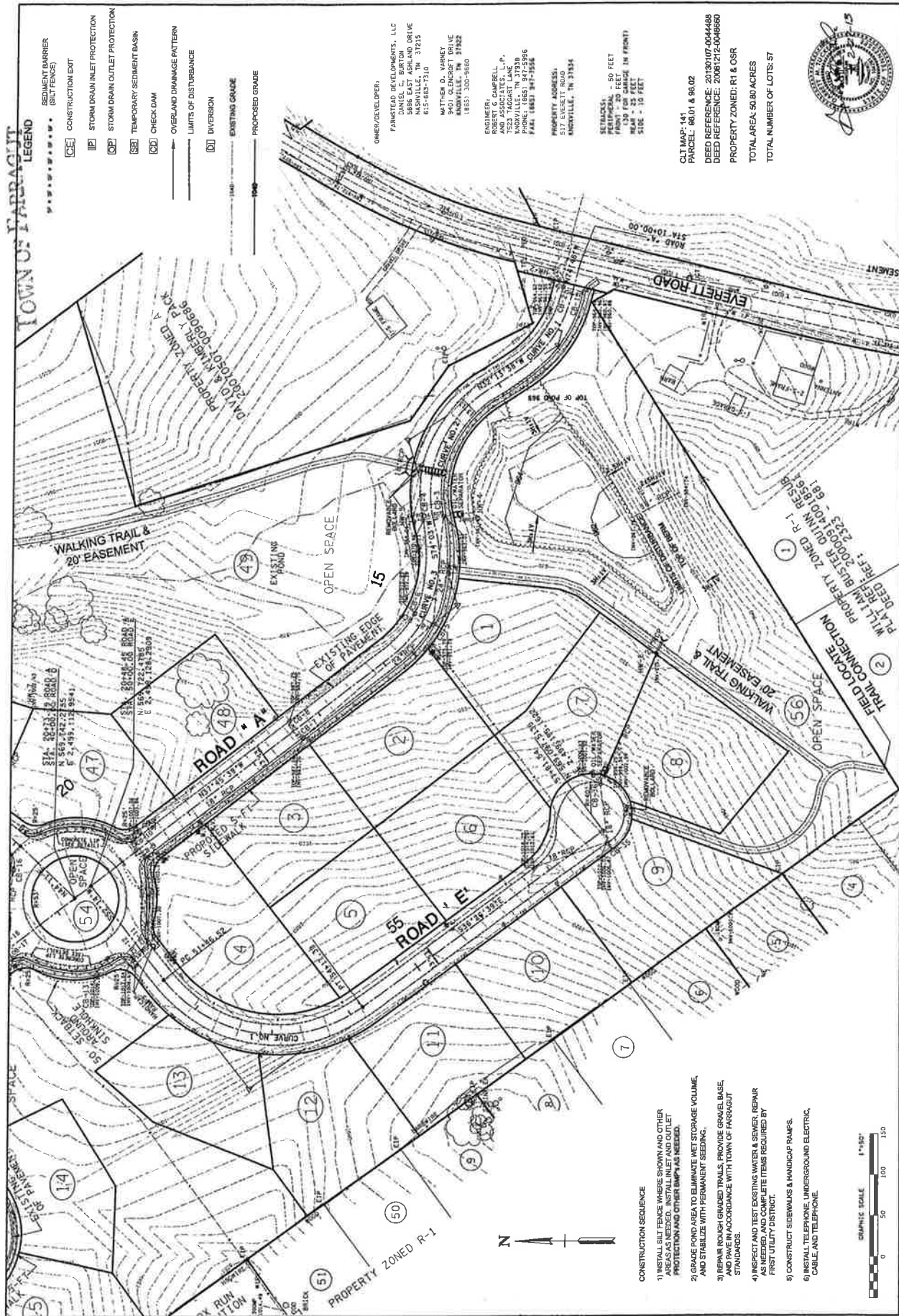
MATTHEW D. VARNEY
9401 GLENGROFT DRIVE
KNOXVILLE, TN 37922
(865) 300-9660

OWNER (PARCEL 098.02):
JESSE & CHERYL LINDSEY
11525 WALKER DRIVE
KNOXVILLE, TN 37922

PROPERTY ADDRESS:
517 EVERETT ROAD
KNOXVILLE, TN 37934

RECEIVED

MAR 2 2013

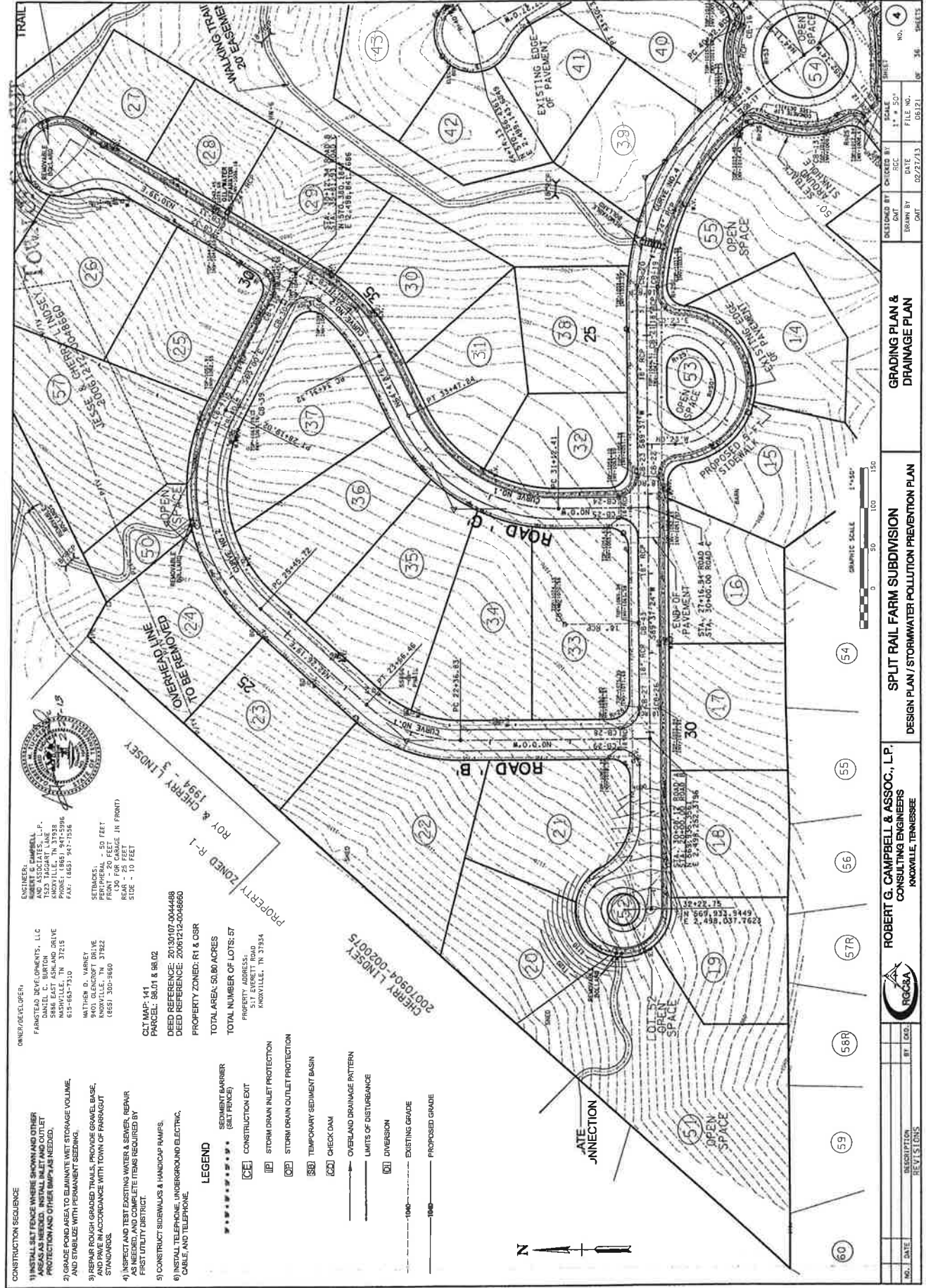


- CONSTRUCTION SEQUENCE
- 1) INSTALL SILT FENCE WHERE SHOWN AND OTHER AREAS AS NEEDED. INSTALL INLET AND OUTLET PROTECTION AND OTHER BMPs AS NEEDED.
 - 2) GRADE POND AREA TO ELIMINATE NET STORAGE VOLUME, AND STABILIZE WITH PERMANENT SEEDING.
 - 3) REPAIR ROUGH GRADED TRAILS, PROVIDE GRAVEL BASE, AND 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.

DESIGNED BY		CHECKED BY	SCALE	SHEET
CC		CC	1" = 50'	3
DRAWN BY		DATE	FILE NO.	NO.
CC		02/27/13	08121	34
PROJECT		GRADING PLAN & DRAINAGE PLAN		
SUBDIVISION		SPLIT RAIL FARM SUBDIVISION		
ENGINEERS		DESIGN PLAN / STORMWATER POLLUTION PREVENTION PLAN		
FIRM		ROBERT G. CAMPBELL & ASSOC., L.P.		
ADDRESS		CONSULTING ENGINEERS		
CITY		KNOXVILLE, TENNESSEE		
REV.	DATE	DESCRIPTION	BY	CHK.
		REVISIONS		

RECEIVED

MAR 2 2019



MAR 2 2013
TOWN OF PARAGUT

LEGEND

 TREE LOCATION AND IDENTIFICATION NUMBER

 TREE LOCATION AND IDENTIFICATION NUMBER
TREE LOCATED OUTSIDE OF STUDY AREA BUT WITHIN AREA OF DISTURBANCE BOUNDARY

 AREA OF DISTURBANCE BOUNDARY

 PLANTING TREE PLANNING DECISION

 LEVEL OF PLANTING

 TREES BEING PLANTED

 TREE TYPE (N = COVERED)

 APPROPRIATE COVERAGE

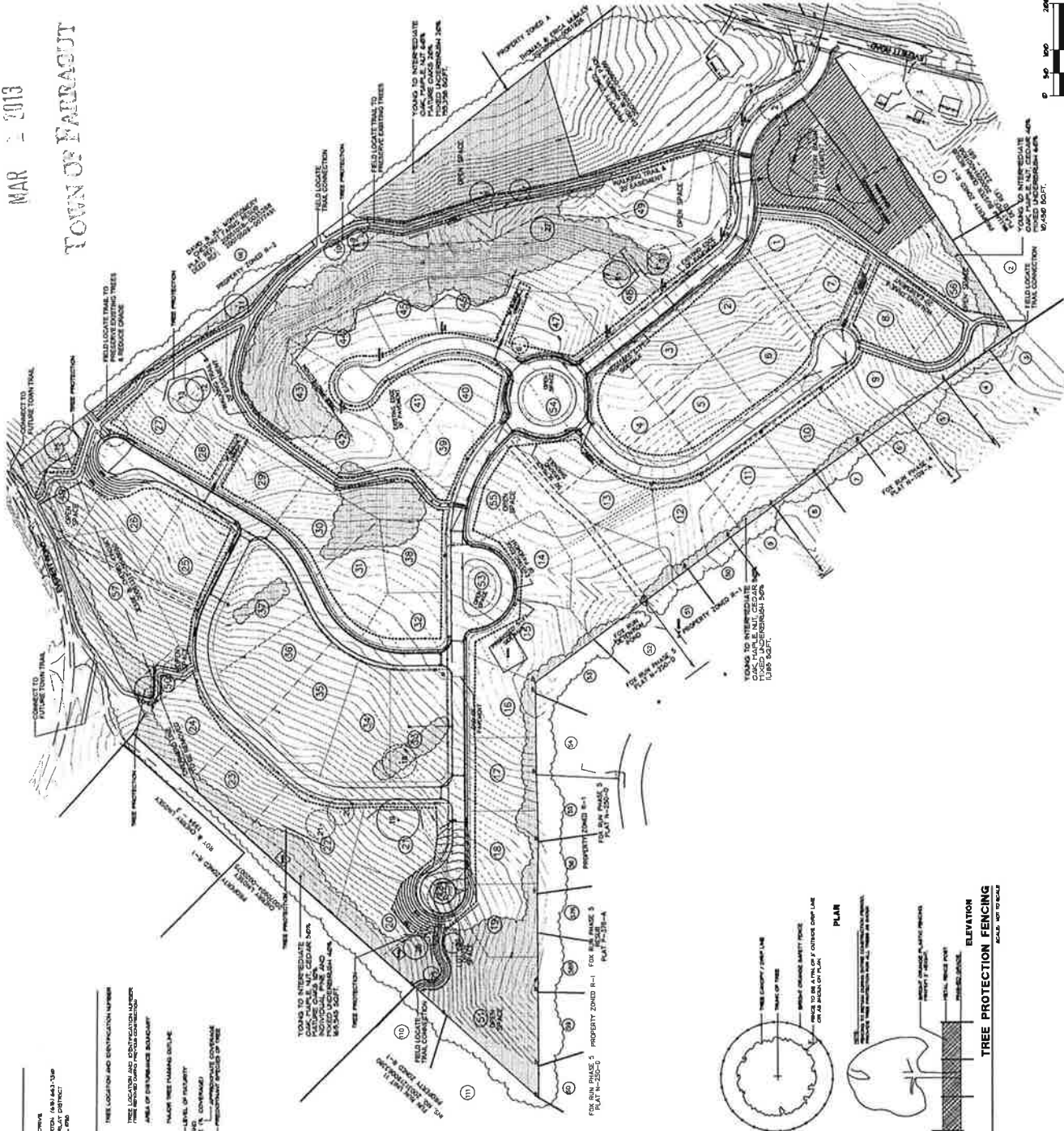
[illegible][illegible]

TIME	PEOPLE	DATE	TYPE	NUMBER	INQUIRY	STATUS
1	1	1/1/1970	1	1	1	1
2	2	2/2/1971	2	2	2	2
3	3	3/3/1972	3	3	3	3
4	4	4/4/1973	4	4	4	4
5	5	5/5/1974	5	5	5	5
6	6	6/6/1975	6	6	6	6
7	7	7/7/1976	7	7	7	7
8	8	8/8/1977	8	8	8	8
9	9	9/9/1978	9	9	9	9
10	10	10/10/1979	10	10	10	10
11	11	11/11/1980	11	11	11	11
12	12	12/12/1981	12	12	12	12
13	13	13/13/1982	13	13	13	13
14	14	14/14/1983	14	14	14	14
15	15	15/15/1984	15	15	15	15
16	16	16/16/1985	16	16	16	16
17	17	17/17/1986	17	17	17	17
18	18	18/18/1987	18	18	18	18
19	19	19/19/1988	19	19	19	19
20	20	20/20/1989	20	20	20	20
21	21	21/21/1990	21	21	21	21
22	22	22/22/1991	22	22	22	22
23	23	23/23/1992	23	23	23	23
24	24	24/24/1993	24	24	24	24
25	25	25/25/1994	25	25	25	25
26	26	26/26/1995	26	26	26	26
27	27	27/27/1996	27	27	27	27
28	28	28/28/1997	28	28	28	28
29	29	29/29/1998	29	29	29	29
30	30	30/30/1999	30	30	30	30
31	31	31/31/2000	31	31	31	31
32	32	32/32/2001	32	32	32	32
33	33	33/33/2002	33	33	33	33
34	34	34/34/2003	34	34	34	34
35	35	35/35/2004	35	35	35	35
36	36	36/36/2005	36	36	36	36
37	37	37/37/2006	37	37	37	37
38	38	38/38/2007	38	38	38	38
39	39	39/39/2008	39	39	39	39
40	40	40/40/2009	40	40	40	40
41	41	41/41/2010	41	41	41	41
42	42	42/42/2011	42	42	42	42
43	43	43/43/2012	43	43	43	43
44	44	44/44/2013	44	44	44	44
45	45	45/45/2014	45	45	45	45
46	46	46/46/2015	46	46	46	46
47	47	47/47/2016	47	47	47	47
48	48	48/48/2017	48	48	48	48
49	49	49/49/2018	49	49	49	49
50	50	50/50/2019	50	50	50	50
51	51	51/51/2020	51	51	51	51
52	52	52/52/2021	52	52	52	52
53	53	53/53/2022	53	53	53	53
54	54	54/54/2023	54	54	54	54
55	55	55/55/2024	55	55	55	55
56	56	56/56/2025	56	56	56	56
57	57	57/57/2026	57	57	57	57
58	58	58/58/2027	58	58	58	58
59	59	59/59/2028	59	59	59	59
60	60	60/60/2029	60	60	60	60
61	61	61/61/2030	61	61	61	61
62	62	62/62/2031	62	62	62	62
63	63	63/63/2032	63	63	63	63
64	64	64/64/2033	64	64	64	64
65	65	65/65/2034	65	65	65	65
66	66	66/66/2035	66	66	66	66
67						

SIZE OF HARDWOOD TREE PROPOSED FOR REMOVAL	NUMBER IN CATEGORY	NUMBER OF NEW REPLACEMENT TREES REQUIRED
10	10	10
15	15	15
20	20	20
25	25	25
30	30	30
35	35	35
40	40	40
45	45	45
50	50	50
55	55	55
60	60	60
65	65	65
70	70	70
75	75	75
80	80	80
85	85	85
90	90	90
95	95	95
100	100	100

SIZE OF HAWKWOOD TREE TO BE SAVED	NUMBER IN CATEGORY	NEW TREE CREDIT
> 20" DBH	11	120

REQUIREMENT THREE	48
CRITERIA FOR LEAVING THREE	120
NEW THREE REQUIRED	0



ELEVATION
TREE PROTECTION FENCING

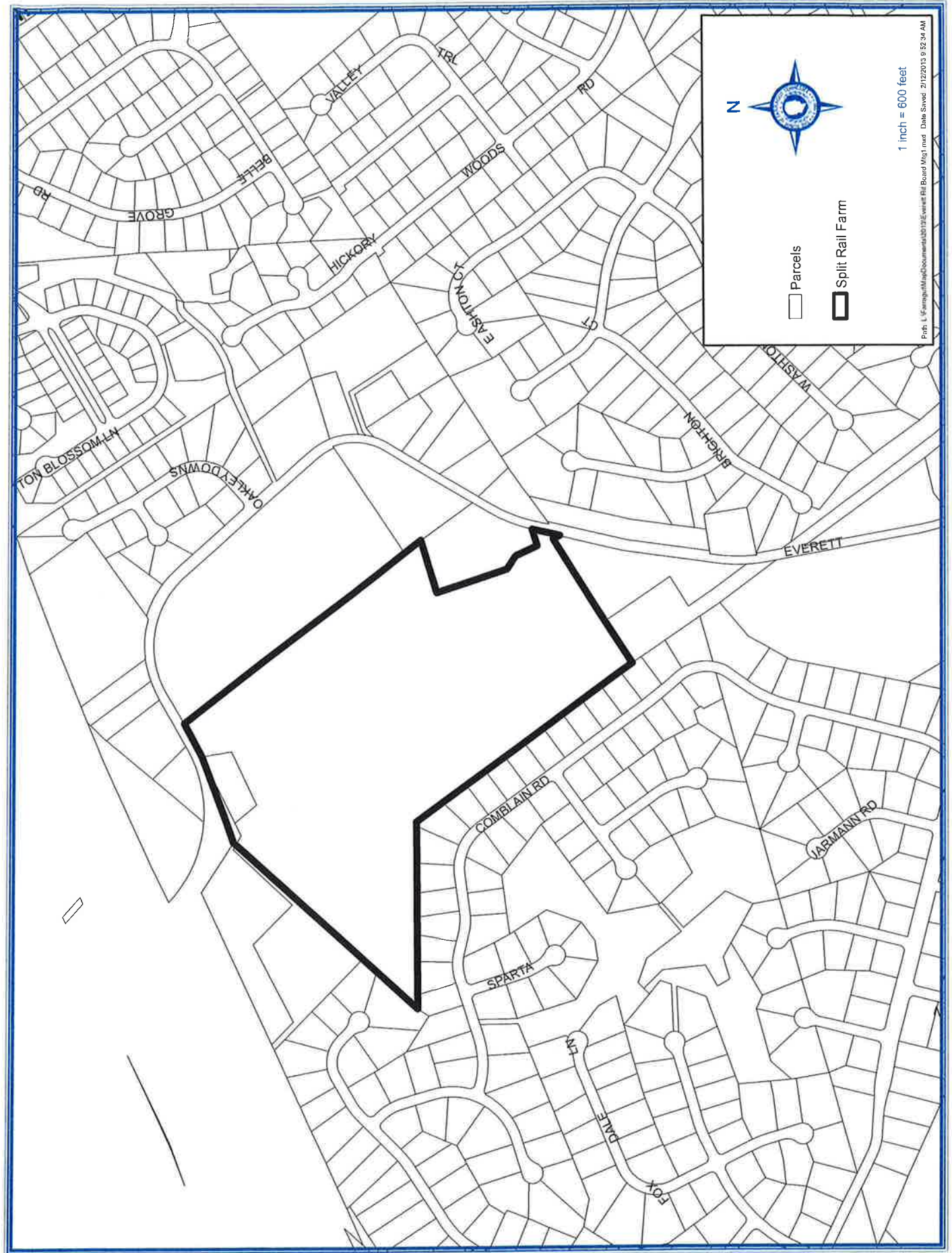
15

Tree Preservation / Removal Plan

MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE AND LAND PLANNING
299 N. WEDGEWOOD RD., SUITE 201 KNOXVILLE, TN 37919
(615) 585-1331

DATE	06-07-98
TIME	14:00
NAME	MAY/MR
AGE	JAN 19, 1963
ADDRESS	C/O V. CHEN, 7263 RD. 2B, 203





- Parcels
- Split Rail Farm

1 inch = 600 feet

Proj: L:\FarmMap\MapDocuments\2013\Everett Rail Board Map1.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 1/2" 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;

Mr. Daniel C. Burton

2/1/13

Page 2

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.

Mr. Daniel C. Burton

2/1/13

Page 3

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)

Everett Road Corridor

Land Use Plan: As adopted, calls for Very Low Density Residential (2-4 DU/Acre)

Assumptions:

1. All property that may need an access point to Everett Road north of the intersection with Smith Road to the entrance of proposed Split Rail Farm (SRF) development (does not include common open space of Andover HOA-undevelopable)
2. Area will develop at an average of 3 Dwelling Units(DU)/per acre as called for on land use plan
3. Assume 70% developable total acreage (other 30% includes-open space, road & utility network, detention, etc.)
4. Based on February 2013 Traffic Impact Study by CDM Smith, avg. daily trip volume per DU=11.02
5. SRF proposal – 49 DU x 11.02 trips/DU = 540 trips/day
6. SRF Southbound trips approximately 55% of total trips or 297 trips/day
7. Current trips/day along Everett Road near SRF entrance = 825 (per CDM Smith TIS)
8. Road length from Smith Road to SRF entrance = 2,775 feet

Total Acreage – from Smith Road to the SRF Entrance

Property Owner	Acreage
Longworth	20.9
Quinn	6.43
Split Rail Farm	52.13
Community Baptist Church	1.076
Bartlett	6.06
Montgomery	12.7
Nelson	3.7
Total Acreage	103.00

Projected Build Out of Area:

1. **103 Acres x 70% (developable acreage) = 72.1 Acres developable**
2. **72.1 Acres x 3 DU/AC = 216 Dwelling Units** developable in total corridor

Trip Generation:

1. Everett Road current trips/day = **825**
2. Projected trip generation of future development: **216 DU x 11.02 trips/day = 2,380 trips**
3. **825 Current trips + 2,380 projected trips = 3,205 total trips**
4. SRF southbound total trips=**297/day**
5. **297 SRF daily trips/3,205 total trips = 9.3% of total trips attributable to SRF development**

Cost Analysis:

1. **\$1,726,000** (projected road cost without sidewalks) x **9.3% = \$160,518 or \$3,276/DU**

MEETING DATE: March 21, 2013

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ruth Viergutz Hawk, Community Development Director

SUBJECT: 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, approximately 9 Acres, from C-1 to R-1 and R-4 (Scott Davis, Applicant)

The request has been withdrawn by the applicant.

MEETING DATE: March 21, 2013

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ruth Viergutz Hawk, Community Development Director

SUBJECT: Discussion on a request to rezone a portion of Parcel 14, Tax Map 151EA, 109 Way Station Trail, Old Stage Hills subdivision, from General Single-Family Residential District R-2 to Buffer District B-1 (Stephen Prince, Applicant)

INTRODUCTION: This parcel is located on Way Station Trail within the Old Stage Hills subdivision and is currently zoned R-2 General Single-Family Residential. The large detention basin in the Renaissance Development lies immediately to the west of this parcel and the recently rezoned Business District, Four-Story (BD-4) parcel lies immediately to the north and northwest of this parcel.

DISCUSSION: There is a single-family house located on the southern half of this property and an un-named stream runs through the northern portion of the property. The un-named stream and the area immediately surrounding the stream is heavily treed.

The applicant is associated with the recently rezoned BD-4 tract and recently purchased this house. The house was listed for sale prior to the BD-4 rezoning occurring. Although not on this planning commission agenda, a site plan for the BD-4 tract has been submitted for review and approval and the site plan shows the four-story building pushed back from Kingston Pike with the parking lot located in front of the building. In order for this four-story building to meet the BD-4 setbacks from the neighborhood, the corner of this residential property must be rezoned.

As you recall from the discussions creating the new Business District, Four-Story (BD-4) zoning district, the intent of this new zone was to de-emphasize parking lots and to provide for the construction of taller buildings closer to the street. The intent was also to protect adjoining neighborhoods to the greatest extent possible.

ISSUES: The primary question before you is whether you feel it is appropriate to rezone a portion of a single-family parcel so that the adjoining BD-4 zoned property can be developed with the building being closer to this house and to the rest of the Old Stage Hills neighborhood.

Attached please find an aerial photo of the general area, the zoning of the general area, two plats of the property with the proposed zoning line indicated, and copies of the B-1 and BD-4 districts.

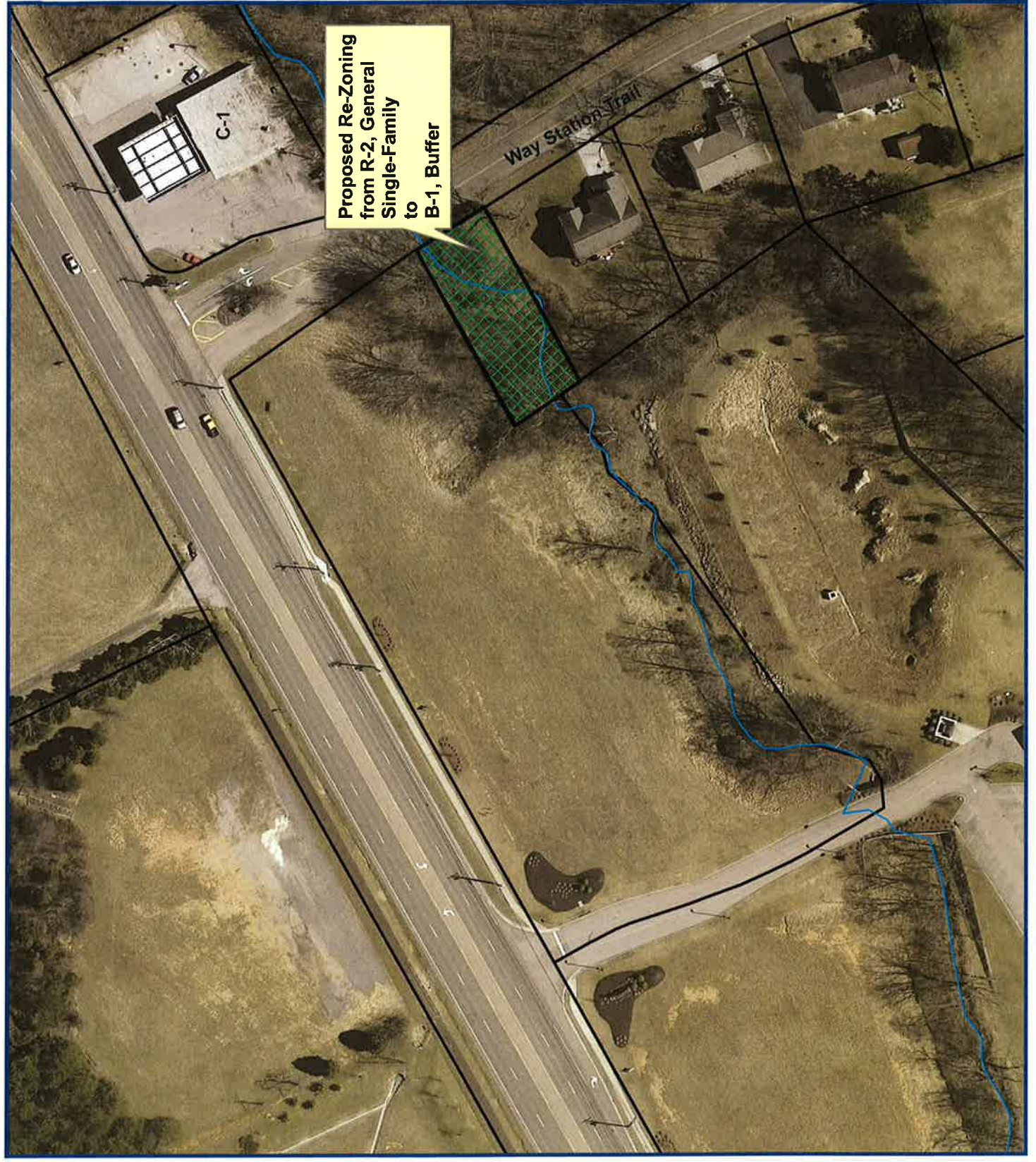
RECOMMENDATION BY: For discussion purposes only.

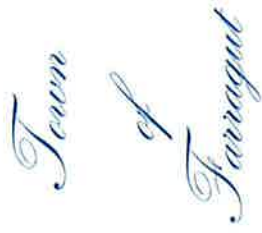
Legend

-  Parcels
-  Proposed Re-Zoning From R-2, General Single-Family to B-1, Buffer



1 in = 100 ft



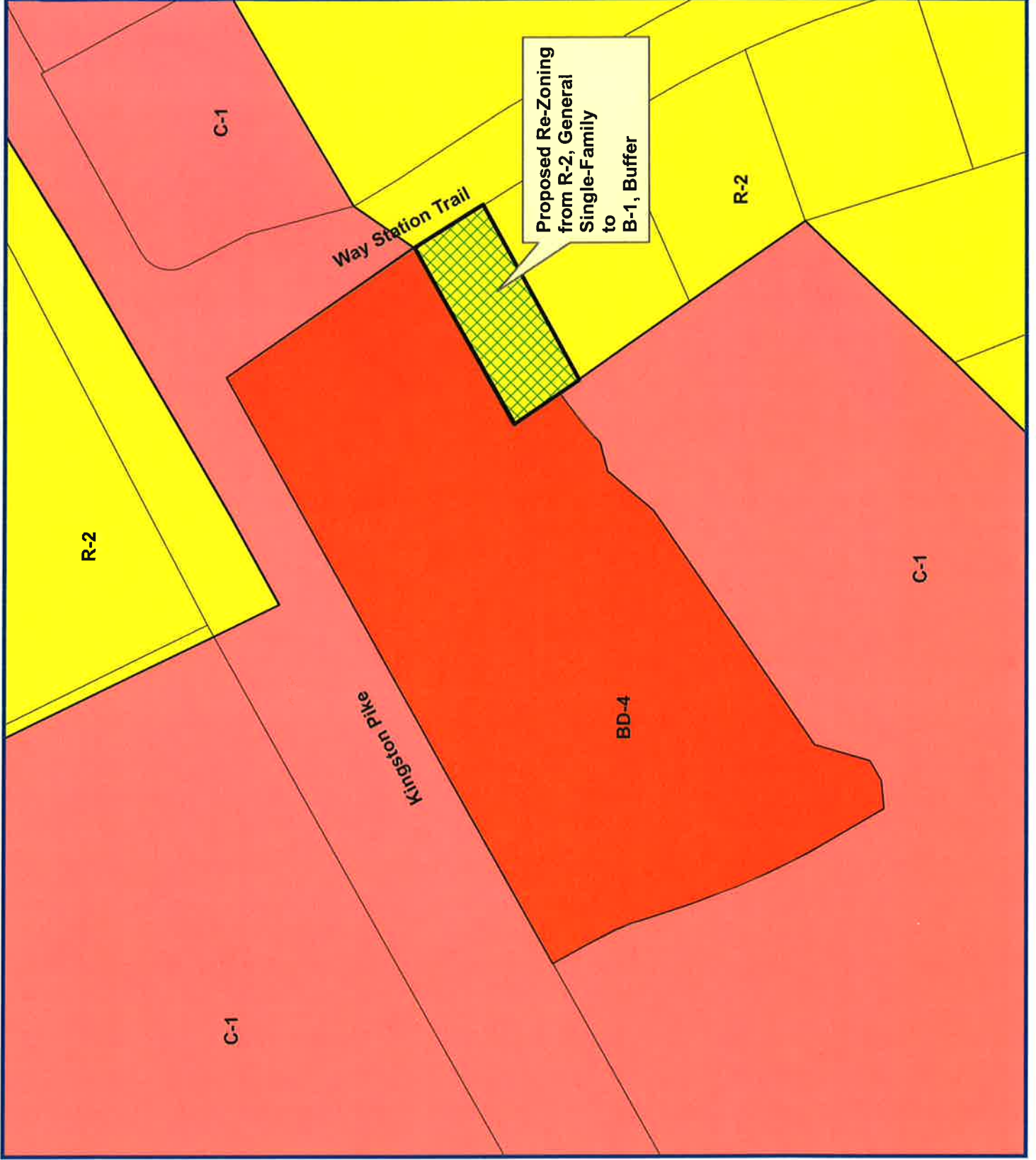


Legend

- Parcels
- BD-4, Business District Four Story
- R-2, General Single-Family Residential
- C-1, General Commercial
- Proposed Re-Zoning From R-2, General Single-Family to B-1, Buffer



1 in = 100 ft



LINE	BEARING	DISTANCE
L1	N42°04'40"E	19.28'
L2	N85°11'40"E	18.54'
L3	S76°21'20"E	22.29'
L4	N75°24'40"E	24.91'
L5	N21°39'40"E	13.39'
L6	N07°32'20"W	28.26'
L7	N10°57'40"E	25.09'
L8	N52°25'40"E	34.18'
L9	S38°26'12"E	79.44'
L10	S48°20'23"W	131.45'
L11	S33°00'37"E	82.83'

PARCEL 63.07
KNICK R. & NOAH L. MYERS
INST.# 200204240088025
PLAT INST# 200805090084256

B-1 ZONING AREA
9,000 SQ. FT.
0.21 ACRES

15' SEWER
EASEMENT

(4R)

N34°47'33"W 160.43'

TOTAL AREA
24,968 SQ. FT.
0.57 ACRES

1 STY DWELLING
1,872 S.F.

DECK

20' DRAINAGE
EASEMENT

R-2 ZONE

B-1 ZONE

PARCEL 63
EDBANCORP INC
INST.# 201212190040103
PLAT INST# 200512080050190

WAY STATION TRAIL

CENTERLINE OF R/W

AS-BUILT SURVEY

DATE: 02/24/13

DRAWING NUMBER 173913

FOR STEVE PRINCE

ADDRESS 109 WAY STATION TRAIL

DISTRICT 6th COUNTY KNOX

LOT NO.1 JOHN R. SCHOOLCRAFT JR

MAP BOOK PAGE DRAWN BY SWA

MAP CAB.200103160061049

TAX MAP 151-E GROUP A PARCEL 014.00

WARRANTY DEED BK.201007070001358

MORTGAGE CO.

TITLE CO.

SCALE 1" = 30'

CITY KNOXVILLE STATE TN ZIP 37934

ABBOTT LAND SURVEYING LLC
STEVEN W. ABBOTT JR, RLS

1109 E. WOODSHIRE DRIVE

KNOXVILLE, TN 37922

OFFICE: (865) 671-1149

FAX: (865) 671-1148



THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE. THIS IS TO CERTIFY THAT ON THE DATE SHOWN, I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON USING THE LATEST RECORDED DEED AND OTHER INFORMATION FURNISHED TO ME, THAT THERE ARE NO EASEMENTS, ENCROACHMENTS OR PROJECTIONS EVIDENT OTHER THAN THOSE SHOWN. THE SURVEY WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126; AND THE SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07. THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.

IN ACCORDANCE WITH H.U.D. F.I.A.
FLOOD HAZARD BOUNDARY MAPS
THIS PROPERTY IS NOT WITHIN A
FLOOD HAZARD AREA.
H.U.D. F.I.A. MAP NO.

PLOT PLAN

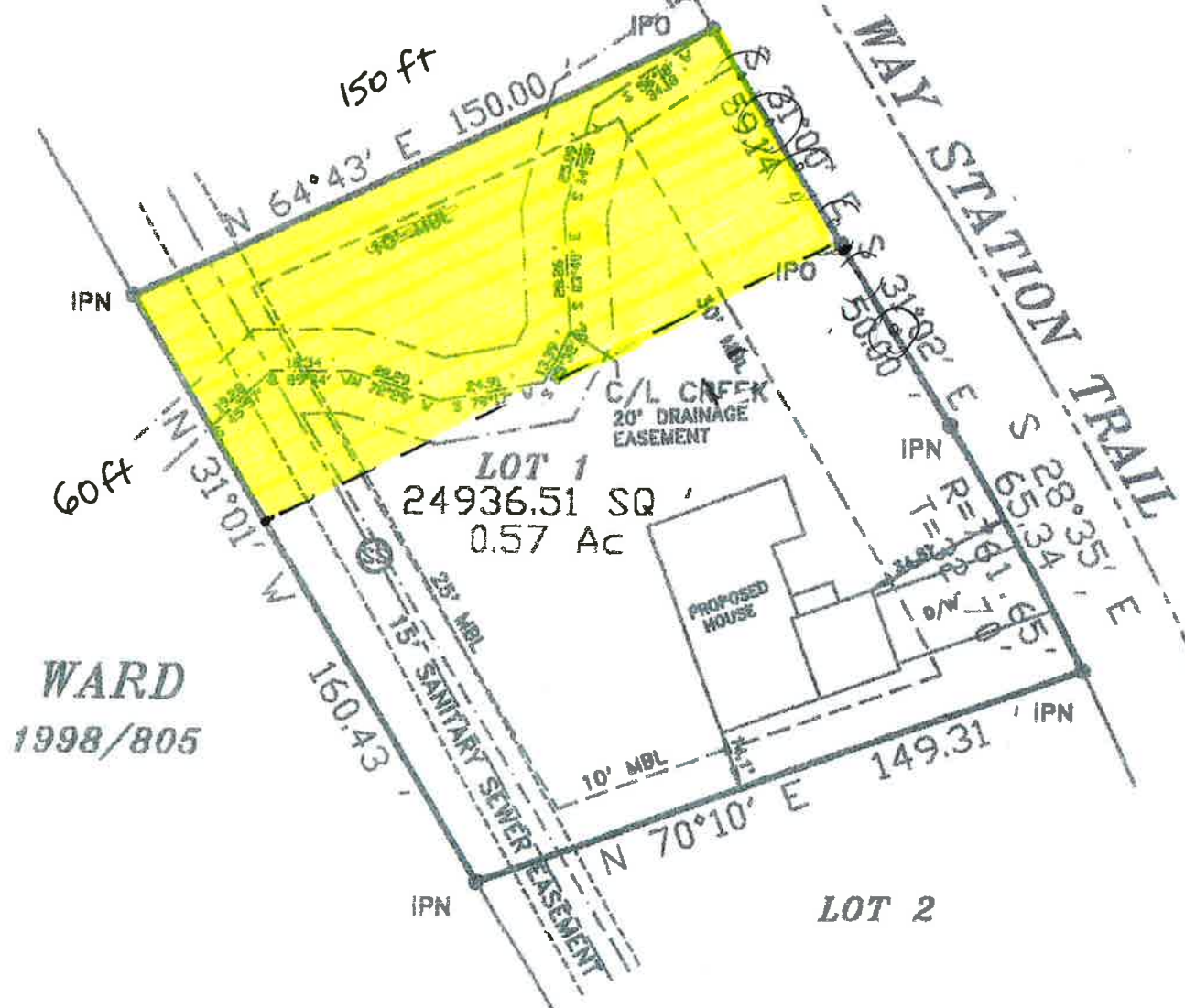
RECEIVED MAR 30 2001

R-2 $\Rightarrow$ B-1

9000 SF

SAMUEL

1787/768



WARD
1998/805

LOT 2

Chapter 3. Farragut Zoning Ordinance

3.II.1

II. BUFFER DISTRICT (B-1)

A. General Description

It is the intent of this zone to provide for a higher intensity land use to occur adjacent to a lower intensity land use while at the same time protecting the lower intensity land use from the negative impacts of the higher intensity land use. The land zoned Buffer District is to serve as a cushion or shield between these conflicting land uses. These areas should be retained in their natural state and should be supplemented with additional landscaping so as to provide a visual and aesthetic separation between the conflicting land uses.

B. Permitted Uses & Structures

1. Signs per the Farragut Municipal Code.
2. Fences and decorative brick or rock walls, provided they are set back a minimum of ten (10) feet from all property lines.
3. Utility structures, provided all landscaping requirements can be met.

C. Landscaping

Each one hundred (100) linear feet of area zoned Buffer District of width fifty (50) feet or greater shall be landscaped per the fifty (50) foot wide buffer strip provisions established in this ordinance. Existing, mature vegetation shall be preserved and incorporated into the landscape plan.

Chapter 3. Farragut Zoning Ordinance

3.XVI.1

XVI. BUSINESS DISTRICT, FOUR STORY (BD-4)

A. General description

This district provides space for general office and limited commercial uses. The office uses will provide regional employment opportunities and the commercial uses will primarily serve the residents of the Town of Farragut and immediate surrounds. These office and commercial uses are intended to be designed to minimize negative impacts on nearby residential uses and to strengthen our sense of community.

B. Permitted Principal and Accessory Uses and Structures

1. Generally recognized retail sales. This excludes all outdoor sales or storage.
2. Retail sale of alcoholic beverages, as provided for in the Farragut Municipal Code.
3. Financial and real estate services.
4. Professional, personal, and business services.
5. Restaurants, tea rooms, cafes, coffee houses, or other similar establishments serving food or beverage that is primarily consumed within the principal building or in designated outdoor seating areas associated with the principal building. This excludes drive-through service lanes and windows.
6. Public, governmental, and general offices.
7. Medical, dental, and veterinary facilities.
8. Medical spas.
9. Adult education and training facilities, indoors only.
10. Theaters, indoors only.
11. Indoor recreational facilities.
12. Cultural activities.

C. Building Façade Requirements

Building construction shall comply with Title 14, Chapter 3, Section 14-305. and Section 14-306. (1) and (2), of the Farragut Municipal Code.

D. Low Impact Development Requirements

The development shall incorporate a minimum of one of the following Low Impact Development (LID) practices into the design:

1. Twenty-five percent (25%) of the parking lot being constructed with permeable pavers;
2. Stormwater runoff draining to rain gardens;
3. The building being constructed with a vegetated roof, commonly referred to as a green roof;
4. Stormwater draining to bioswales/bioretenention facilities; or
5. Rainwater being harvested for irrigation or gray water uses.

E. Area Regulations

1. Front Yards

- a. Building setbacks shall be determined based on the building height and the location of the street edge of pavement. Anticipated roadway improvements such as additional travel lanes, turn lanes, and bikes lanes shall be taken into consideration in determining the location of the street edge of pavement. The building setback shall be calculated as follows:

Building setback = (equals) total building height / (divided by) 1.618

The setback shall be measured from the street edge of pavement. At a minimum, all buildings shall be set back a minimum of twenty (20) feet from all front property lines and access easements.

- b. All accessory structures, excluding detention basin structures, shall be set back from the nearest point of any right-of-way a minimum of forty (40) feet, except as provided for elsewhere in this ordinance or the Municipal Code. Detention basins, measured from the exterior toe-of-slope, and all associated structures shall be set back from the nearest point of any right-of-way a minimum of ten (10) feet.

2. Side and Rear Yards

- a. All buildings shall be set back a minimum of twenty (20) feet. When the abutting property is zoned residential or agricultural, buildings shall be set back a minimum of one hundred (100) feet. When the abutting property is zoned buffer district and the property immediately adjacent to such buffer

district is zoned residential or agricultural, buildings shall be set back a minimum of one hundred (100) feet from the residentially or agriculturally zoned land. All buildings shall be set back a minimum of twenty (20) feet from all access easements.

- b. All accessory structures shall be set back a minimum of ten (10) feet, except as provided for elsewhere in this ordinance or the Municipal Code.

3. Buffer Strips

- a. There shall be a buffer strip a minimum of thirty-five (35) feet in width on all front property lines when the street adjacent to that front property line is classified as a collector or local street on the Major Road Plan and the property on the opposite side of the street is zoned residential or agricultural;
- b. There shall be a buffer strip a minimum of thirty-five (35) feet in width on all side and rear property lines when the abutting property is zoned residential or agricultural;
- c. Existing, mature vegetation shall be preserved and incorporated into the buffer strip; and
- d. Detention basins, measured from the exterior toe-of-slope, and all associated structures shall not be located within any buffer strips.

4. Maximum Lot Coverage

Total lot coverage – sixty percent (60%)

5. Land Area

Minimum lot size of one (1) acre

6. Height Regulations

No building shall exceed four stories, or seventy (70) feet in height. All buildings shall be a minimum of two stories. Except as provided for elsewhere in this ordinance or the Municipal Code, no accessory structure shall exceed ten (10) feet in height.

7. Parking

As regulated in Chapter 4.

When a parking lot is constructed adjacent to a front property line, a berm shall be

constructed or landscaping shall be planted so as to limit the viewability of the parking lot from the street. A minimum of sixty percent (60%) of the total parking lot length adjacent to the front property line shall be screened from view with a berm or landscaping.

MEETING DATE : March 21, 2013

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ruth Viergutz Hawk, Community Development Director

SUBJECT: "How We Grow Matters", PlanET Series 3 Meeting In a Box

How We Grow Matters!

Did you know that within the next 25 years, our region is expected to grow by almost 300,000 people and the opportunity to plan for that growth happens now? Our five-county region of Anderson, Blount, Knox, Loudon and Union counties will also create some 240,000 jobs, but how can we protect those special qualities of East Tennessee and accommodate more people and more jobs?

Throughout March, PlanET is hosting a public participation series focusing on how the people who live, work, and play here think the region should grow. This is the third round of community input, since November 2011, to explore community members' priorities and look at potential options for growth as we welcome new people and new jobs to the area.

At the end of our regular planning commission meeting, you all will be participating in PlanET's public participation process through a facilitated "Meeting in a Box". Sherith Colverson with PlanET will lead the meeting.

**Farragut Municipal Planning Commission
March 21, 2013
Staff Recommendations**

3. **Discussion and public hearing on a site plan for a storage building at First Farragut United Methodist Church, 12733 Kingston Pike, Parcel 62.01, Tax Map 151, 16.4 Acres, Zoned C-1 (Micah Larson, Applicant)**

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

1. Provide location of nearest fire hydrant on Sheet 3 and indicate the distance from the fire hydrant to the proposed structure;
2. Provide fire hydrant flow data (less than one year old) including the static pressure, residual pressure, flow in GPM, name of testing agency, and time and date data was collected; and
3. Meet all town requirements.

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

4. **Discussion and public hearing on the annual review and approval of the concept plan for Sheffield subdivision, located on Turkey Creek Road approximately 650 feet east of Virtue Road, Zoned R-1 and OSR**

Staff recommends re-approval of the concept plan for Sheffield subdivision.

Proposed Motion: Move to approve concept plan for Sheffield subdivision.

5. **Discussion and public hearing on the annual review and approval of the concept plan for The Cottages at Pryse Farm subdivision, located on the southeast corner of McFee/Evans Roads, Zoned R-1 and OSR**

Staff recommends re-approval of the concept plan for The Cottages at Pryse Farm subdivision.

Proposed Motion: Move to approve concept plan for The Cottages at Pryse Farm subdivision.

6. **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 (Farmstead Development, LLC, Applicant)**

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

1. Add a walking trail on Lot 55 connecting the street to the detention pond in Fox Run;
2. Show where the sewer line is located that services for this subdivision is being tapped into; and
3. Meet all town requirements.

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

7. **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 approval of the preliminary plat subject to addressing the following outstanding items:

1. Add a walking trail on Lot 55 connecting the street to the detention pond in Fox Run;
2. At the trails at Lots 50, 51 and next to 27, extend the trails to the street. The trails should be ramped to street grade;
3. Label the removable bollards at Lot 56/1;
4. A total of 17.78 acres of open space is required, but only 16.74 acres is provided. Revise plans to reflect the minimum open space reservation;
5. Sheet 26 - are the easements already obtained for the sewer line in Andover Place subdivision? A 40' construction easement appears to encroach onto the northern house's HVAC units and the deck stairs and the southern house's brick fence/wall. On the plans, show the actual existing improvements on these residential lots so that the impact can readily be determined;
6. Sheet 26 - show the existing drain pipe and show how construction of the sewer line will avoid conflict within this platted drainage easement;
7. Sheet 26 - consider extending the sewer line to the manhole farther north. That is a more direct route with no right angles and that location appears to be much less intrusive;
8. Why are cable/phone hook-ups provided to open space Lots 49, 51 & 55, but no hook-ups are provided for on Lots 9, 13 & 45? Provide service to all lots;

FMPC - Staff Recommendations

3/21/13

Page 3

9. Why are there two (2) water meters being placed at each lot? This implies further subdivision of individual lots in the future;
10. Why are there two (2) sewer taps per lot? This implies further subdivision of individual lots in the future;
11. Generally two (2) transformers are not needed for each lot. What type of electricity demands are you anticipating? Again, this implies further subdivision of individual lots in the future;
12. Submit signed sheets for each utility (LCUB, TDS, FUD, Charter, etc.). Each utility must sign off on their utility plan. Charter, and if applicable, TDS, can sign off on the LCUB plan because they often bury their lines in the same trench as LCUB;
13. Water line shown along Everett Road will be required to accommodate future widening of the roadway, including the greenway;
14. Roundabout is currently partially constructed around a sinkhole. This submittal shows a raised apron around the outside of the roadway surface, which is constructed with the use of mountable curb at the edge of asphalt paving. While this is a noted improvement, the typical section will not work at the four legs of the roundabout, as the mountable curb and non-mountable curb converge at the ends of the apron (see plan view). Suggest simply widening the asphalt (which is currently binder only) around the outside edge, and overlay with surface mix. There will be no raised apron, but there will be only one curb. Detail for roundabout should show all runoff being drained into the roadway. Please show cross slopes;
15. This preliminary plat shows surface runoff being drained overland to roadways, where it is picked up and piped through the storm system as it travels through the development. While this is certainly acceptable, there are numerous locations where swales should be shown to direct runoff to easements. Some locations should clearly show desired routes of runoff, and this should be constructed before final platting of the development. Note the 24" pipe discharging between lots 28 and 29, upstream from an 18" pipe under the walking trail. This should be a 24" pipe as well, and located in-line with the upstream pipe. Runoff must pass under the trail, not across it. What is the purpose of the catch basin in the middle of lot 33?
16. Submit Erosion Control Letter of Credit for \$45,000;
17. Submit a letter of credit for \$160,518 for the Everett Road improvements prior to the recording of the final plat; and
18. Meet all town requirements.

Proposed Motion: Move to approve preliminary plat subject to staff's recommendation.

8. **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)**

Withdrawn at applicant's request

9. **Discussion of a request to rezone a portion of Parcel 14, Tax Map 151 EA, 109 Way Station Trail, Old Stage Hills subdivision, from R-2 to B-1 (Stephen Prince, Applicant)**

For discussion purposes only

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

None at this time

11. **"How We Grow Matters", PlanET Series 3 Meeting In A Box**

Workshop item - for discussion purposes only

