A G E N D A
FARRAGUT MUNICIPAL PLANNING COMMISSION

March 20, 2014
7:00 p.m. Farragut Town Hall

For questions please either e-mail Mark Shipley at mark.shipley@townoffarragut.org or Gary Palmer at gpalmer@townoffarragut.org or you may call them at 865-966-7057.

1. **Citizen Forum**

2. **Approval of minutes – February 20, 2014**

3. **Discussion and public hearing on a concept plan revision for the Bridgemore Subdivision, Tax Map 152, Parcel 25.01, 23.69 Acres, 41 Lots, Zoned R-1/OSR (Placemaker Development, Applicant)**

4. **Discussion and public hearing on a concept plan for the Cottages at Pryse Farm – Phases 2 and 3, 30.81 Acres, 55 Lots, Zoned R-1/OSMR (Wilcox Development, Applicant)**

5. **Discussion and public hearing to zone the Town of Farragut per the updated Farragut Zoning Map**

   Note: This update is under staff review and will not be ready for a vote this month

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

NOTE: **There will be a planning commissioner training session after the meeting.**

MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION

February 20, 2014

MEMBERS PRESENT
Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ed Whiting, Secretary
Ralph McGill, Mayor
Annette Brun
Betty Dick
Noah Myers
Louise Povlin

MEMBERS ABSENT
Ron Honken, Alderman

Staff Representatives: Mark Shipley, Interim Community Development Director
Gary Palmer, Assistant Town Administrator

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

CITIZEN FORUM

Chairman Holladay reminded commissioners of a training opportunity sponsored by the East Tennessee Development District on May 19 related to land use.

APPROVAL OF MINUTES

Commissioner St. Clair moved to approve the January 16, 2014, minutes as submitted. Commissioner Whiting seconded the motion and the motion passed 8-0.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON AN AMENDMENT TO THE APPROVED SITE PLAN FOR THE ENTERPRISE RENT-A-CAR AT 12019 KINGSTON PIKE TO CONSTRUCT THE CROSS ACCESS DRIVE WHEN THE ABUTTING PROPERTY IS DEVELOPED, 1.2 ACRES, ZONED C-1 (Enterprise Rent-a-Car of Tennessee, LLC, Applicant)

Staff recommended approval to delay the construction of the cross access drive subject to a note being added to the resubdivision plat which requires the cross access drive to be constructed when the Bailey property develops and that this requirement also be recorded in a restrictive covenant and/or lien that would run with the land and that would contain wording acceptable to the Town Attorney.

Commissioner St. Clair moved to approve to delay the construction of the cross access drive subject to a note being added to the resubdivision plat. Mayor McGill seconded the motion and the motion passed 7-1 with Commissioner Myers abstaining.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR A PROPOSED STORAGE BUILDING FOR ST. JOHN NEUMANN CATHOLIC CHURCH AT 639 ST. JOHN COURT, ZONED R-1 (Roman Catholic Diocese of Knoxville, Applicant)
Staff recommended approval.

Mayor McGill moved to approve the site plan. Commissioner Brun seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR AN ACCESS MODIFICATION AND EXPANSION TO THE FORMER OTT'S BARBEQUE BUILDING AT 12828 KINGSTON PIKE, ZONED C-1 (MBH, Inc., Applicant)
Site Plan:
Staff recommended approval of the site plan (excluding the access modification) subject to the following items being addressed:

1) Please provide fire hydrant flow data that is less than 1 year old as requested on the site plan application. The plan submitted shows data from 2006; and
2) Since the staff does not support the proposed modification to the right in right out access off Kingston Pike, please change the plan to show the existing access.

Commissioner St. Clair moved to approve the site plan. Commissioner Brun seconded the motion and the motion passed 7-1 with Commissioner Myers abstaining.

Access Variance Request:
Staff indicated that they could not support the requested variance for the access modification because staff feels this reduction (to 135') could create issues with opposing left-turns in the center turn lane off Kingston Pike.

Commissioner St. Clair moved to approve the requested variance for topographic reasons associated with S. Hobbs Road. Commissioner Brun seconded the motion and the motion passed 7-1 with Commissioner Myers abstaining.

DISCUSSION AND PUBLIC HEARING ON A SITE PLAN FOR THE STAYBRIDGE SUITES TO BE CONSTRUCTED AT 11319 CAMPBELL LAKES DRIVE, 4.28 ACRES, ZONED C-2 (The Stokely Company, Applicant)
Staff recommended approval subject to the following items being addressed:

1) Please provide a note indicating that a 55,000 pound total load and 35,000 pound per axel load will be met with the proposed fire lane pavers;
2) On Sheet 1, please reference N. Campbell Station Road for the owner/developer;
3) Please include a note on the site plan and elevation sheet which specifies the height of the building and that it does not exceed the maximum height permitted based on the setback from the property line;
4) On the HVAC screening detail (and on the site plan) please address the type and location of gate proposed;
5) Please include full details (including mounting heights for wall lights) for all proposed exterior light fixtures (wall, pole, flagpole, etc);
6) Please correct the photometrics plan to demonstrate compliance with the Town's Outdoor Site Lighting requirements. The latest plan shows that the light strength at the western access greatly exceeds the 3.0 footcandles permitted at the street right of way;
7) Please omit the monument sign on Sheet E3.1;
8) Please correct the standard rear setback that is shown on the site plan from 45 feet to 35 feet;
9) The garbage dumpster is required to be set back at least 35 feet from the right of way. Please correct;
10) Please provide a Traffic Impact Study per the discussion with the engineering staff at the Staff/Developer meeting;
11) Given the location of the existing catch basin in the middle of the eastern entrance (at the cul de sac), it is very likely this catch basin will be driven across by garbage trucks entering and leaving the site (not to mention typical vehicles). This catch basin should be capped with a minimum of six inches of concrete (with reinforcing steel), and paved over when the entrance is paved;
12) The proposed pipe appears to carry runoff from Lot 5R2 under the parking lot to the detention/wetland. This should be contained within a permanent drainage easement;
13) Please provide an irrevocable letter of credit for $13,000 for erosion control;
14) Please provide a $1350 Drainage Fee; and
15) Please provide a copy of the NOC.

Commissioner Myers moved to approve the site plan for the Staybridge Suites subject to staff's recommendation. Commissioner Whiting seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON AN AMENDMENT TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, CHAPTER 3, TO CONSIDER PROVIDING FOR ACCESSORY DWELLING UNITS (ADU'S) WITHIN SINGLE-FAMILY RESIDENTIALLY ZONED NEIGHBORHOODS

Staff recommended that action be taken on Resolution PC-14-01.

Commissioner Brun moved to approve Resolution PC-14-01. Commissioner Povlin seconded the motion and the motion failed 7-1 with Commissioner Brun voting yes.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 8:20 p.m.

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Edwin K. Whiting, Secretary

MEETING DATE: March 20, 2014

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director MS

SUBJECT: Discussion and public hearing on a concept plan revision for the Bridgemore Subdivision, Tax Map 152, Parcel 25.01, 23.69 Acres, 41 Lots, Zoned R-1/OSR (Placemaker Development, Applicant)

INTRODUCTION: This item involves a request for an amendment to the concept plan for the Bridgemore Subdivision.

BACKGROUND: Placemaker Development is interested in developing a portion of the Bridgemore Subdivision. To accommodate this request they are initially pursuing an amendment to the concept plan for Bridgemore. The original concept plan for Bridgemore was approved on May 20, 2004. Since that time and in accordance with the subdivision regulations, the concept plan has been presented to the planning commission on an annual basis for an extension re-approval so that the concept plan may remain active.

The most recent re-approval of the concept plan was on May 16, 2013. In addition to keeping the concept plan active, the annual re-approval of the concept plan helps to ensure that the plan stays current with any applicable amendments that may occur to ordinances or regulations. As approved in May, the entire concept plan includes a total of 431 single-family lots on 326.92 acres. A total of 115.41 acres (35.3%) is platted as open space. As you may recall, the R-1/OSR requires a minimum of 35% open space.

Unit 1 of Bridgemore has already been platted and consists of 121 lots. The concept plan amendment before you includes the following proposed modifications:

1) Roads "F" and "G" are proposed to become cul-de-sacs and have been assigned by MPC the names Waterslea Lane and Limerick Lane;
2) Other than a small section along Barnsley Road, sidewalks are proposed to be constructed on one side rather than both sides of roadways;
3) The 25 foot wide open space area that abuts the Fort West Subdivision and that has been designated as a landscape buffer (meaning it is to be planted in accordance with the 25 foot

wide buffer strip plant material specifications) is requested to remain as open space but not a landscape buffer; and

4) Though not on the current approved concept plan, a walking trail is shown on the preliminary plat that was approved for this portion of Bridgemore on March 2, 2006. The applicant is requesting as part of the concept plan to not construct this walking trail.

In addition to comments related to the technical aspects of the plan and that will be addressed at the meeting, the staffs' position on the concept plan modifications outlined above are as follows:

1) The staff is supportive of the proposed modifications to Roads "F" and "G";
2) The planning commission has the authority (and responsibility) to establish the appropriate pedestrian facilities associated with a development where such facilities are required. There is no requirement that sidewalks be constructed on both sides of a local street. The existing portion of the Bridgemore Subdivision does include sidewalks on both sides of the street. This is what was presented to the planning commission based on the desires of the developer at that time.

   Provided this can be properly transitioned and is part of a larger integrated pedestrian system within this subdivision, the staff is supportive of the request to construct sidewalks on one side of the local streets within the remainder of the larger lot portions of the Bridgemore Subdivision. Though this could be re-evaluated in the future, sidewalks should still be shown on both sides of the street in the smaller lot portions of Bridgemore due to more potential for pedestrian/vehicular conflict. Since, in most cases, the Town ultimately is responsible for the maintenance of sidewalks, installing them on one side of local streets that do not have high traffic volumes is preferable to installing them on both sides of such streets;
3) When Bridgemore was originally approved, a 25 foot wide landscape buffer was platted where it abuts the Fort West Subdivision. Buffer strips are not mandatory in the R-1/OSR but may be required by the planning commission when it is determined that a buffer strip is necessary to promote compatibility with an abutting land use. Though this is something that needs to be evaluated and discussed with input from the Fort West Subdivision, a planted buffer strip would make sense where the type of development in Bridgemore would be visually distinct (e.g. much smaller lots, more compact building placement, etc.,) from Fort West. A planted buffer along the western portion of Bridgemore (where smaller lots are proposed on the concept plan) would seem to be more necessary than in the larger lot portion of the development to the east;
4) As noted above, the existing concept plan for Bridgemore does not show a walking trail through the open space lot that is shown as Lot 40 on the concept plan amendment proposed at this time. However, when the more detailed preliminary plat was approved on March 2, 2006, a walking trail was shown through this open space as part of a larger comprehensive walking trail system. In fact, item #11 in the minutes from this meeting (which are included in the packet) reference this walking trail and note that it is "required in order to meet the minimum open space requirements for this phase."

The applicant is requesting to not construct the walking trail through this area due to drainage/topographic issues. Consistent with the subdivision regulations, the planning commission may consider an alternate comprehensive pedestrian system for the subdivision. One component of an alternate system that the staff would encourage is a pedestrian connection from the sidewalks proposed at the ends of each cul-de-sac to the sidewalk along McFee Road. Such connections would provide loop opportunities and would likely be heavily used especially with the Wentworth/McFee Road walking trail bridge and connector that will be constructed on the east side of the roundabout that is northeast of this portion of the Bridgemore Subdivision.

Related to many of these issues, a major problem with the concept plan as presented (and which has been pointed out to the applicant in previous correspondence) is that it still does not address the entire Bridgemore Subdivision concept. The requested modifications at this time must be integrated with the remaining undeveloped portions of Bridgemore so that there is a seamless transition throughout the development and not a series of "mini-concepts" within the development. One example of what the staff is referring to is that on the revised concept drawing the applicant does not show any walking trails in any of the remaining undeveloped portions of Bridgemore. This would obviously be something that must be corrected.

Included in your packet are copies of the concept plan most recently approved in May of 2013 and the proposed concept plan amendments requested at this time.

RECOMMENDATION: The staff has requested a meeting with the applicant's engineer prior to the planning commission meeting to discuss the concerns noted above and will make a recommendation at the meeting.

Concept Plan Re-Approved on May 16, 2013

ROAD DESIGN TABLE			
ROAD	DESIGN SPEED	USE	WIDTH
A	35	1-WAY	18'
B	35	1-WAY	18'
C	30	2-WAY	24'
D	30	2-WAY	24'
E	25	2-WAY	22'
F	NOT USED	NOT USED	NOT USED
G	30	2-WAY	24'
H	30	2-WAY	24'
I	35	2-WAY	26'
J	25	2-WAY	22'
K	30	2-WAY	24'
L	30	2-WAY	24'
M	30	2-WAY	24'
N	25	2-WAY	22'
O	25	2-WAY	22'
P	35	2-WAY	26'

ROAD DESIGN TABLE			
ROAD	DESIGN SPEED	USE	WIDTH
Q	25	2-WAY	22'
R	35	2-WAY	26'
S	-	-	-
T	25	2-WAY	22'
U	25	2-WAY	22'
V	25	2-WAY	22'
W	25	2-WAY	22'
X	25	2-WAY	22'
Y	25	2-WAY	22'
1	25	1-WAY	18'
2	25	1-WAY	18'
3	-	-	-
4	25	2-WAY	22'
5	-	-	-
6	25	2-WAY	24'
7	25	2-WAY	22'
8	25	2-WAY	22'

ACREAGE TOTALS:

EAST SIDE TOTAL ACREAGE	41.92 ACRE
EAST SIDE TOTAL COMMON AREA ACREAGE	16.19
WEST SIDE TOTAL ACREAGE	285.01 ACRE
WEST SIDE TOTAL COMMON AREA ACREAGE	98.37

GENERAL NOTES:

1. THE TOPOGRAPHIC DATA WAS REFERENCED FROM KGIS INFORMATION. THE BOUNDARY DATA WAS TAKEN FROM BENCHMARK & ASSOCIATES, INC.
2. THE TOTAL NUMBER OF LOTS PROPOSED ARE 451, WHICH INCLUDE 421 SALEABLE LOTS AND 20 LOTS THAT ARE COMMON AREAS.
3. THE TOTAL AREA IS 326.92 ACRES, WHICH INCLUDES 115.41 ACRES (35.3%) OF OPEN SPACE.
4. OPEN SPACE/COMMON AREA LOT NUMBERS: WEST SIDE LOT NUMBERS 2-381 (18 TOTAL LOTS 1, 417-453) EAST SIDE LOT NUMBERS 382-438 (2 TOTAL LOTS 454, 455)
5. THE PROPOSED R.O.W. ALONG ALL SUBDIVISION ROADS IS 50'. THE PROPOSED ALLEN KIRBY R.O.W. IS 60'.
6. THE PROPERTY IS ZONED R-1 AND OSR.
7. UTILITIES ARE READILY AVAILABLE TO SERVE THE SITE.
8. BUILDING SET BACKS, 20 FEET FRONT YARD AND 30 FEET FROM PERIPHERAL SIDE AND REAR PROPERTY LINES.
9. ALL ROADS GRANTED A VARIANCE FROM THE REQUIRED 26' WIDTH

10. PARCEL INFORMATION: (DESCREPANCIES WITH TOTAL AREA WILL BE CORRECTED AT THE TIME OF THE FINAL PLAT.):

MAP 152, PARCEL 25
OWNER: McFEE, INC.
OWNER ADRESS: 313 McFEE RD. KNOXVILLE, TN. 37922
OWNER TELEPHONE: (865) 966-5948
LOT ACREAGE: 204.3 AC.
PROPERTY ADDRESS: 508, 513, & 625 McFEE RD.
PROPERTY ZONING: R2 (FARRAGUT)

MAP 152, PARCEL 25.01
OWNER: FRED & ELLEN McFEE (LIFE ESTATE)
OWNER ADRESS: 313 McFEE RD. KNOXVILLE, TN. 37922
OWNER TELEPHONE: (865) 966-5948
LOT ACREAGE: 1.1 AC.
PROPERTY ADDRESS: 313 McFEE RD.
PROPERTY ZONING: R2 (FARRAGUT)

MAP 152, PARCEL 28 TOM & MARY McFEE
OWNER: 208 BEAVER TR.
OWNER ADRESS: KINGSTON, TN. 37763
OWNER TELEPHONE: (865) 376-5407
LOT ACREAGE: 15.3 AC.
PROPERTY ADDRESS: 800 McFEE RD.
PROPERTY ZONING: R2 (FARRAGUT)

MAP 161, PARCEL 2 IRENE KARLON
OWNER: 13107 ALLEN KIRBY RD.
OWNER ADRESS: KNOXVILLE, TN. 37922
OWNER TELEPHONE: (865) 966-3821
LOT ACREAGE: 11.7 AC.
PROPERTY ADDRESS: 13107 ALLEN KIRBY RD.
PROPERTY ZONING: R2 (FARRAGUT)

UTILITY OWNERS:

WATER & SEWER

FIRST UTILITY DISTRICT OF KNOX COUNTY (FUD)
122 DURWOOD ROAD
KNOXVILLE, TN. 37922
CONTACT: MR. TROY WEDEKIND
OFFICE PHONE: (865) 966-9741

ELECTRIC

LENOIR CITY UTILITY BOARD (LCUB)
P.O. BOX 449
LENOIR CITY, TN 37771
CONTACT: MR. MITCH LEDBETTER
OFFICE PHONE: (865) 988-0707

GAS

KNOXVILLE UTILITIES BOARD (KUB)
P.O. BOX 59017
KNOXVILLE, TN. 37950-9017
CONTACT: MR. TRACY HAYES

LEGEND:

23	PROPOSED LOT NUMBER
	PROPOSED BOUNDRY/ROW
	PROPOSED PROPERTY LINE
950	SINKHOLE CLOSED CONTOUR
	50' SETBACK FROM CLOSED CONTOUR
	FLOODWAY
	100 YEAR FLOODPLAIN
	500 YEAR FLOODPLAIN
	WETLAND BOUNDRY
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD UTILITY LINES
	EXISTING SANITARY SEWER MANHOLE
	IRON PIN FOUND
	EXISTING UNDERGROUND UTILITY MARK PEDESTAL
	EXISTING IRON PIN FOUND
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT

C1

MACI ASSOC

CONCEPTUAL INFORMATION

McFEE FARM SUBDIVISION

PLACEMAKERS, LLC
11826 KINGSTON PIKE

CONCEPT PLAN

1	REISSUED FOR REVIEW	8/11/03
2	REISSUED FOR REVIEW	9/22/04

DRAWN BY: BWP
DESIGNED BY: MCT
REVISED BY: MCT

Project: 250.001
Date: 8/16/04

PUBLIC HEARING ON A PRELIMINARY PLAT FOR BRIDGEMORE SUBDIVISION, THE MCFEE FARM, PHASE 2, ZONED R-1 AND OSR, 111.85 ACRES, 157 LOTS (PLACEMAKERS, LLC, APPLICANT)

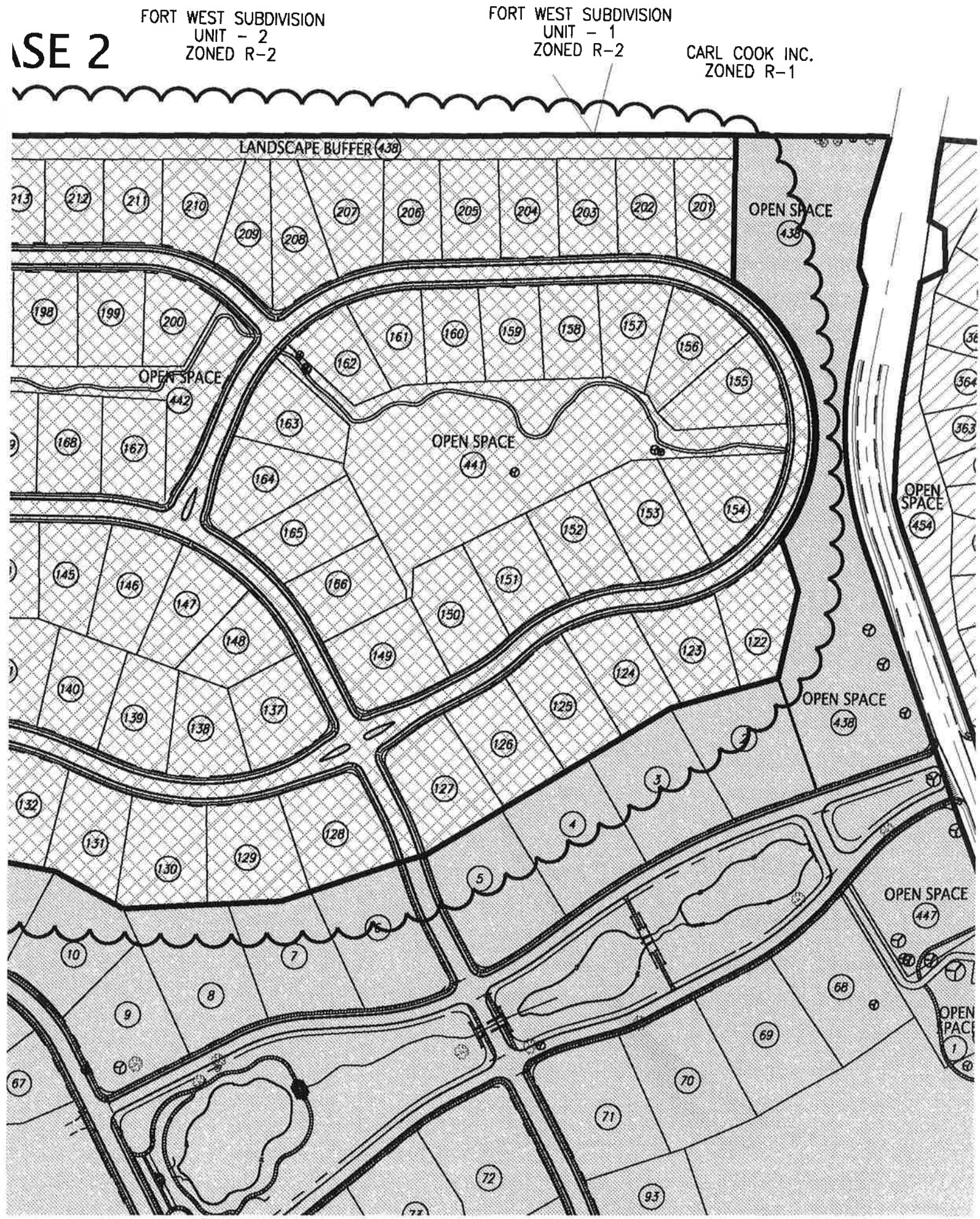
Staff recommended approval of the plat subject to addressing the following items:

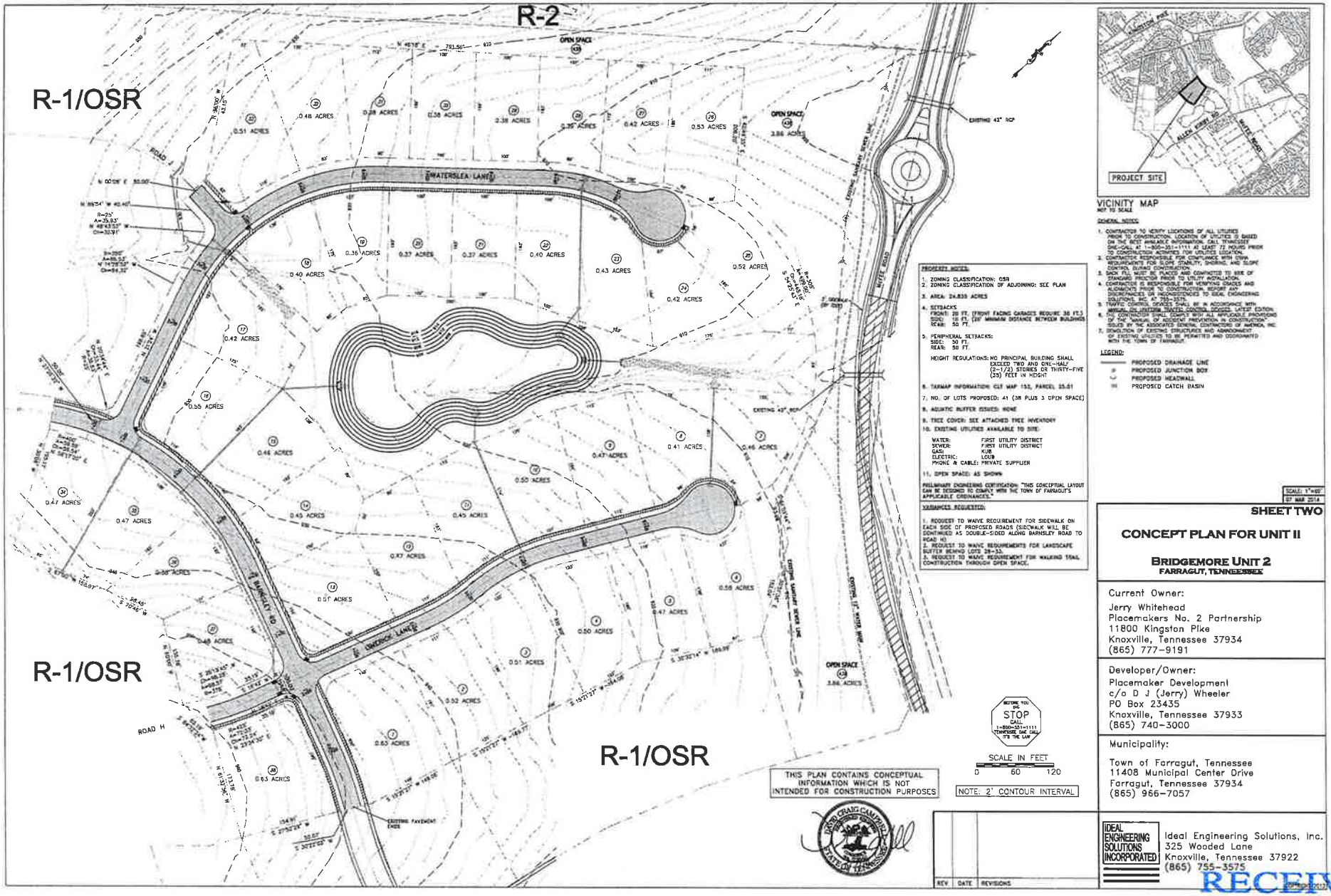
1. A note shall be provided on each Utilities Plan stating "New fire hydrants shall provide adequate flow and pressure to provide a minimum 500 gpm at 20 psi. Hydrant shall be installed in accordance with Town of Farragut, FUD and other nationally recognized standards.";
2. In the title block of each sheet and on the title page, indicate this is Bridgemore - Phase II;
3. Include the square footage of all lots created. This can be in a table.;
4. Label and map all sinkholes and label and map the 50' setback;
5. There still appears to be grading in sinkholes on Sheets C-D1-2/23 and C-D2-2/26. No grading is allowed within the sinkholes;
6. Include lot numbers for all lots on all sheets;
7. You have changed the ditches from being rock lined, to being reinforced sod. Please include details of the proposed reinforced sod;
8. Add a 4" empty conduit across the street at all LCUB crossings and indicate;
9. Delete Phases 1 and 2 on all sheets or print out these phases in lighter print so that can differentiate what is part of this preliminary plat. The comment letter states that areas have been differentiated with revision bubbles. More clearly show on Sheet C-D2 series. This information contradicts C-GN-2/2;
10. The phases shown on Sheets C-A1-1/4, C-A1-2/5, and C-A1-3/6 are all different. Clarify and label the different phases on these sheets;
11. The walking trail is shown as part of this phase on Sheet C-GN-2/2, but not on Sheet C-C2-1/19 and Sheets C-C3-1 and C-C4-1 are missing. The walking trail is required in order to meet the minimum open space requirements for this phase;
12. Indicate with a numbered dimension the minimum setback on the plans for all retaining walls (a minimum of 10' from front property lines and 5' from side and rear properly lines);
13. Is traffic calming needed on Road "K" which is through a very steep area on the site? Applicant will meet with Engineering staff to discuss potential options;
14. Include the street lighting information;
15. Stop signs on public streets should be 30" x 30" (rather than 24" x 24");
16. Submit signed off utility sheets. All utilities (LCUB, KUB, TDS, FUD, Charter, etc.) must sign the plans;
17. Add plat note #4 (regarding field locating walking trails with staff) from Sheet C-B1-1/10 to Sheets C-D2-1/25, C-C2-1/19, C-C1-1/16 and C-D1-1/22;

18. Notes are shown at intersections reading: Street Names Signs D3. What and where is D3? Article IV. A. 10. Of the subdivision Regulations include the minimum requirements;
19. No activity permitted within areas protected with tree protective fencing. The tree protection fencing on Sheet C-D1-2 should match the tree preservation sheet so as to provide for the storm drain to be placed through a portion of this treeline;
20. The notes on the plans differ in relation to the placement of tree protective fencing. The tree preservation/removal plan indicates that the fencing needs to be placed 5 feet beyond the drip line and the other sheets reference 3 feet. Although 5 feet would be preferable, the plans should indicate that, at a minimum, the fencing must be placed to the tree's drip line;
21. Please include in the tree list on Sheet L-1.0 the trees numbered on the plans (e.g. Tree #'s 1-11 and 20-26 are missing from the list);
22. Is there a plan to thin out invasive material where it is surrounding desirable trees that are to be preserved? All protected trees, as defined in the Tree Protection Ordinance, along the north boundary of the Bridgemore Subdivision must be preserved. Any removal of invasive plant material in this or any other areas must be performed with hand held tools so as not to disturb trees that are to be protected;
23. Are Tree #'s 40 and 51 savable?;
24. Submit drainage computations showing that this unit (standing alone) complies with our new Stormwater Ordinance;
25. General Note 11 on Sheet C-GN-3 should indicate that all pipes are to be reinforced concrete pipe only;
26. Sanitary sewer profiles indicate that substantial lengths of sewer are to be constructed at approximately 10'-12' depth. Is this depth necessary at so many locations?;
27. Lots 175, 176 and 177 will require very steep driveways. Please show how driveways can be made to tie;
28. The berm and swale combination shown along the northern side of the subdivision (near Fort West Subdivision) should be located outside the landscape buffer and tree dripline;
29. NOC should include this new unit of the subdivision;
30. The drawings indicate that a large portion of the drainage way that runs through the middle of this unit (within open space) is to be rock-lined. Is this necessary along the upper portions of the reach?;
31. Show details for all retaining walls;
32. Submit irrevocable letter of credit for erosion control of $335,000;
33. Submit Drainage Fee of $4740; and
34. Meeting all Town requirements.

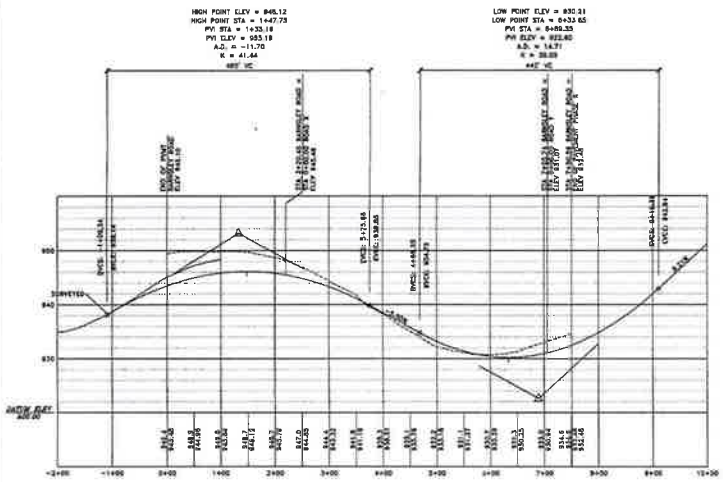
Mayor Ford moved to approve the preliminary plat subject to addressing all outstanding items. Commissioner St. Clair seconded the motion and the motion passed 8-0.

Preliminary Plat Approved on March 2, 2006 Showing Walking Trail in Open Space

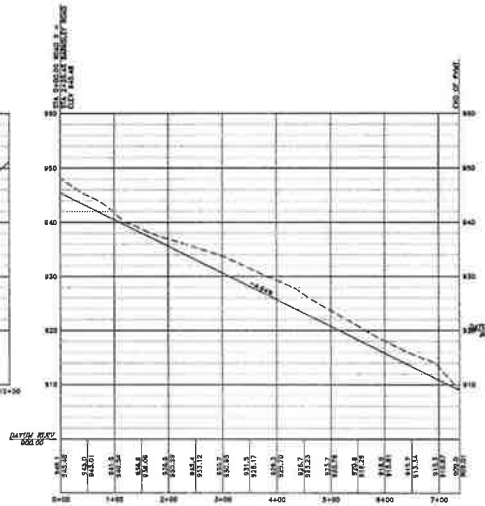




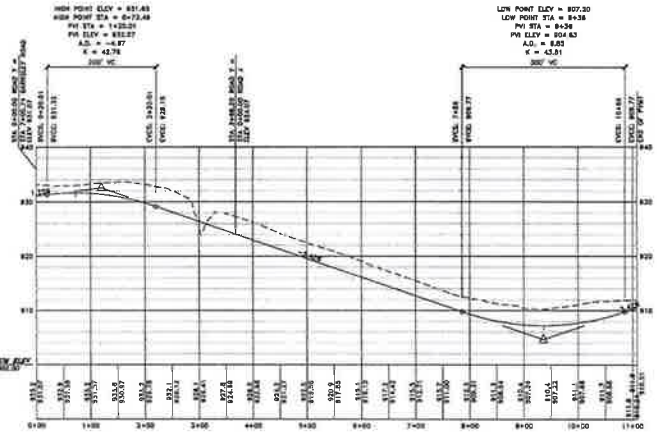
RECEIVED
MAR 07 2014
TOWN OF FARRAGUT



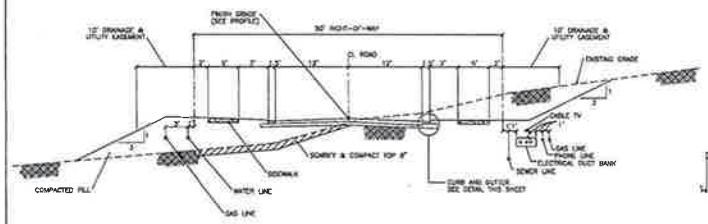
BARNSLEY ROAD (ROAD I) PROFILE
SCALE:1"=100' HORIZ.
1"=10' VERT.



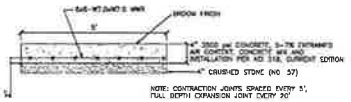
LIMERICK LANE PROFILE
SCALE:1"=100' HORIZ.
1"=10' VERT.



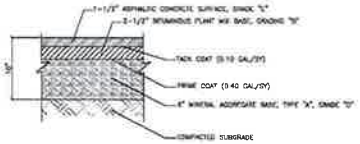
WATERSLEA LANE PROFILE
SCALE:1"=100' HORIZ.
1"=10' VERT.



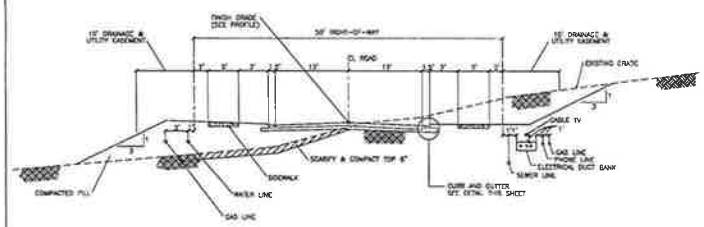
TYPICAL 24' ROAD SECTION – ROADS H, J, WATERSLEA LANE AND LIMERICK LANE
NOT TO SCALE



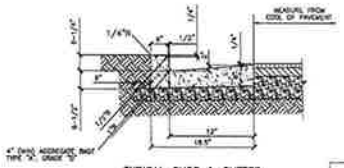
TYPICAL SIDEWLAK DETAIL
NOT TO SCALE



ASPHALT PAVEMENT SECTION
NOT TO SCALE



TYPICAL 26' ROAD SECTION – BARNSLEY ROAD
NOT TO SCALE



TYPICAL CURB & GUTTER
NOT TO SCALE

THIS PLAN CONTAINS CONCEPTUAL INFORMATION WHICH IS NOT INTENDED FOR CONSTRUCTION PURPOSES

REV	DATE	REVISIONS

07 MAR 2014

SHEET THREE

ROAD PROFILES AND DETAILS

BRIDGEMORE UNIT 2
FARRAGUT, TENNESSEE

Current Owner:
Jerry Whitehead
Placemakers No. 2 Partnership
11800 Kingston Pike
Knoxville, Tennessee 37934
(865) 777-9191

Developer/Owner:
Placemaker Development
c/o D J (Jerry) Wheeler
PO Box 23435
Knoxville, Tennessee 37933
(865) 740-3000

Municipality:
Town of Farragut, Tennessee
11408 Municipal Center Drive
Farragut, Tennessee 37934
(865) 966-7057

IDEAL ENGINEERING SOLUTIONS INCORPORATED
Ideal Engineering Solutions, Inc.
325 Wooded Lane
Knoxville, Tennessee 37922
(865) 755-3575

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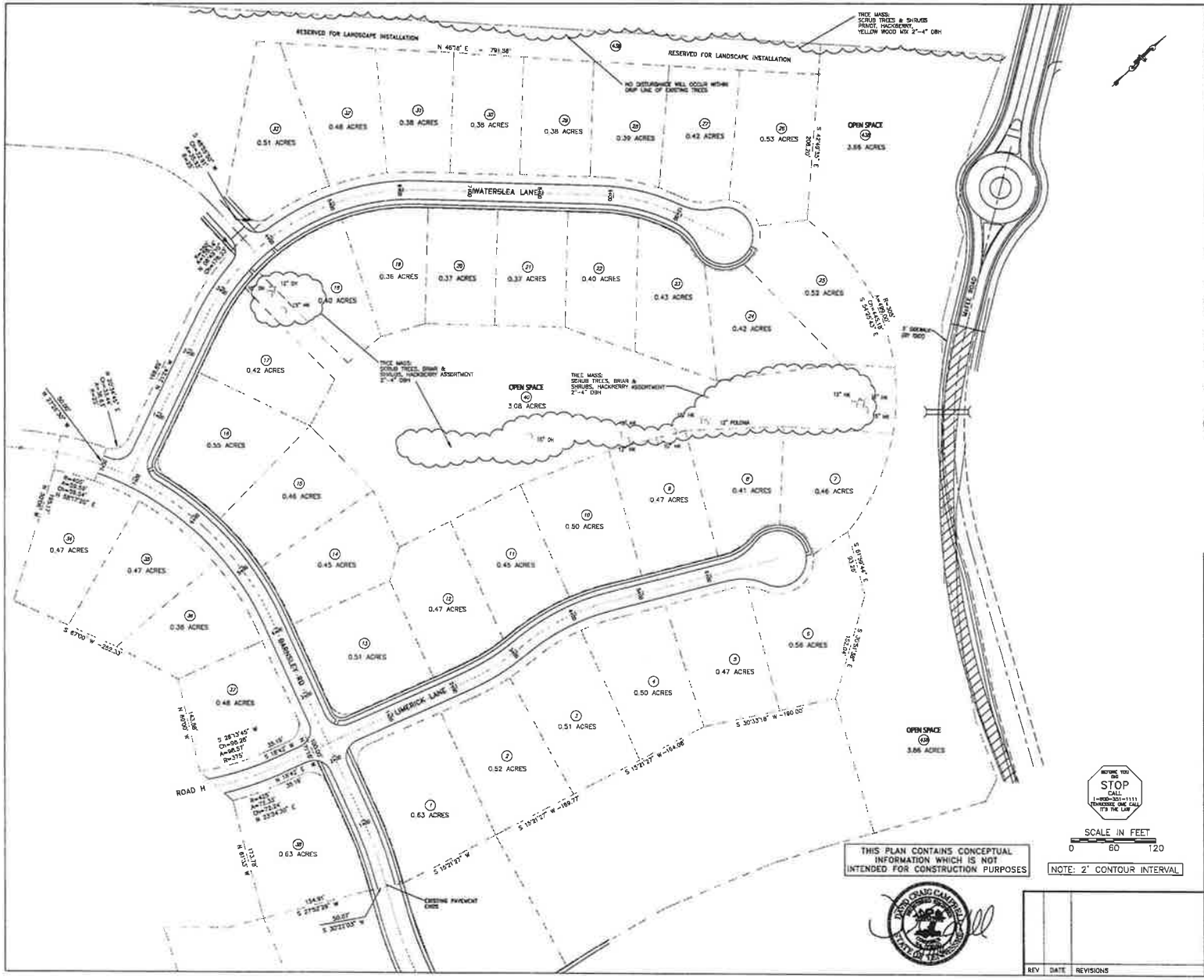
MAR 07 2014
TOWN OF FARRAGUT



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE ONE-CALL AT 1-800-351-1111 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
3. EACH FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-3575.
5. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
6. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
7. DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH THE TOWN OF FARRAGUT.

LEGEND:

EXISTING TREES LOCATED BY SURVEYOR

EXISTING FORESTED AREAS

DH DECIDUOUS HOLLY
HK HACKBERRY

SCALE: 1"=60'
7 MAR 2014

SHEET FOUR

EXISTING TREE INVENTORY

BRIDGEMORE UNIT 2
FARRAGUT, TENNESSEE

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11800 Kingston Pike
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(865) 755-3575

IDEAL ENGINEERING SOLUTIONS INCORPORATED

STOP
CALL 1-800-351-1111 TENNESSEE ONE CALL IT'S THE LAW

SCALE IN FEET
0 60 120

NOTE: 2' CONTOUR INTERVAL

THIS PLAN CONTAINS CONCEPTUAL INFORMATION WHICH IS NOT INTENDED FOR CONSTRUCTION PURPOSES

REV	DATE	REVISIONS

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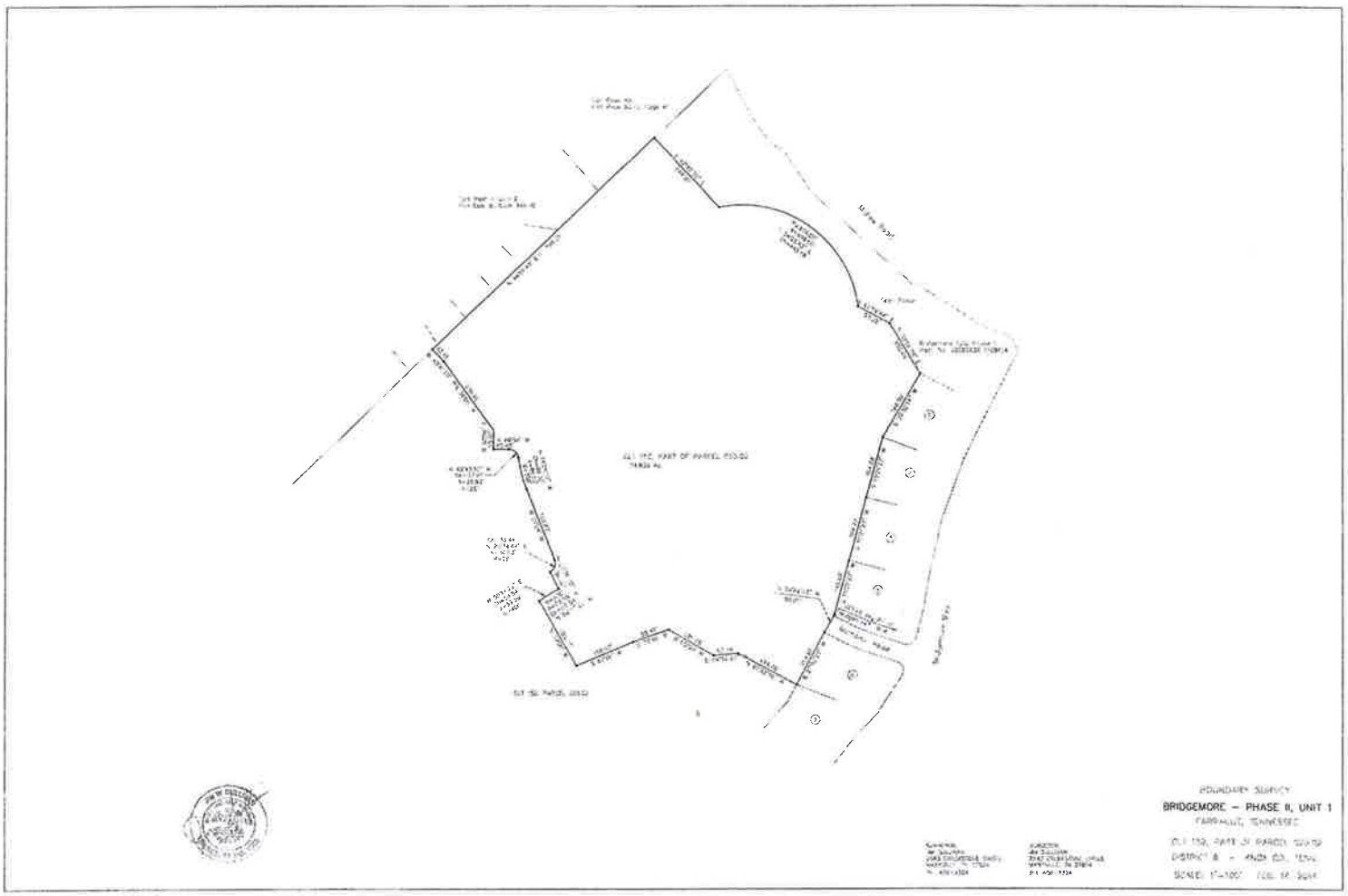
TOWN OF FARRAGUT



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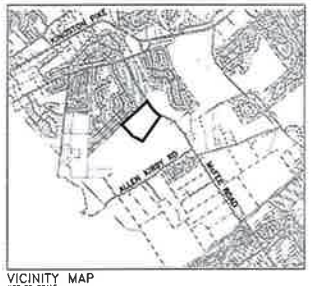
TOWN OF FARRAGUT



VICINITY MAP
NOT TO SCALE

ACREAGE TOTALS:

EAST SIDE TOTAL ACREAGE:	42.16 ACRES
EAST SIDE TOTAL OPEN SPACE ACREAGE:	16.43
WEST SIDE TOTAL ACREAGE:	285.01 ACRES
WEST SIDE TOTAL OPEN SPACE ACREAGE:	98.37

NOTE: BRIDGEMORE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF ALL OPEN SPACE

UTILITY PROVIDERS:

WATER AND SEWER
FIRST UTILITY DISTRICT OF KNOX COUNTY (FUD)
122 OURWOOD ROAD
KNOXVILLE, TN 37922
CONTACT: MR. TROY WEDEKIND

ELECTRIC
LENOIR CITY UTILITY BOARD (LCUB)
P.O. BOX 449
LENOIR CITY, TN 37771
CONTACT: MR. MIKE HALL
OFFICE PHONE: (865) 986-0707

GAS
KNOXVILLE UTILITIES BOARD (KUB)
P.O. BOX 59017
KNOXVILLE, TN 37850-9017
CONTACT: MR. DANIEL KEMBEL
OFFICE PHONE: (865) 558-2290

TELEPHONE
TDS TELECOM (TDS)
9737 COGDILL ROAD
KNOXVILLE, TN 37932
CONTACT: MR. KEN KROUSE
OFFICE PHONE: (865) 966-4700

CABLE T.V.
CHARTER COMMUNICATIONS (CHARTER)
1774 HENRY G LANE STREET
MARYVILLE, TN 37801
CONTACT: ED BATES
OFFICE PHONE: (865) 984-1400 EXT. 501

SCALE: 1"=200'
7 MAR 2014

DRAWING INDEX:

SHEET ONE	MASTER PLAN FOR BRIDGEMORE DEVELOPMENT SHOWING UNIT II AREA
SHEET TWO	CONCEPT PLAN FOR UNIT II
SHEET THREE	ROAD PROFILES AND DETAILS
SHEET FOUR	EXISTING TREE INVENTORY
SHEET FIVE	BOUNDARY SURVEY

SCALE IN FEET
0 250 500

SHEET ONE

MASTER PLAN FOR BRIDGEMORE DEVELOPMENT SHOWING UNIT II AREA

Current Owner:
Jerry Whitehead
Placemakers No.2 Partnership
11800 Kingston Pike
Knoxville, Tennessee 37934
(865) 777-9191

Developer/Owner:
Placemaker Development
c/o DJ (Jerry) Wheeler
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IDEAL ENGINEERING SOLUTIONS INCORPORATED
Ideal Engineering Solutions, Inc.
325 Wooded Lane
Knoxville, Tennessee 37922
(865) 755-3575

RECEIVED
MAR 07 2014
TOWN OF FARRAGUT

MEETING DATE: March 20, 2014

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director MS

SUBJECT: Discussion and public hearing on a concept plan revision for the Cottages at Pryse Farm, 30.81 Acres, 55 Lots, Zoned R-1/OSMR (Wilcox Development, Applicant)

INTRODUCTION: This item involves a request for an amendment to the concept plan for the Cottages at Pryse Farm.

BACKGROUND: Last year, Farragut Investment Properties purchased the Cottages at Pryse Farm development and initiated construction that had stalled due to issues associated with the previous owner. They are now planning to finish out the remainder of the development and are requesting an amendment to the concept plan in order to accommodate their plans.

The original concept plan for the Cottages at Pryse Farm was approved on March 20, 2008. Since that time and in accordance with the subdivision regulations, the concept plan has been presented to the planning commission on an annual basis for an extension re-approval so that the concept plan may remain active. A fairly significant amendment to the concept plan was approved on September 16, 2010 and involved converting 16 units that were to be duplexes or quadplexes to single-family detached units.

The most recent re-approval of the concept plan was on March 21, 2013 and followed the amendments approved in 2010. In addition to keeping the concept plan active, the annual re-approval of the concept plan helps to ensure that the plan stays current with any applicable amendments that may occur to ordinance or regulations. As approved in March, the entire concept plan includes 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. As you may recall, the R-1/OSMR requires a minimum of 35% open space.

The concept plan amendment before you includes the following proposed modifications:

1) Maintains 99 dwelling units but increases the proportion of units that are single-family detached. The total open space is slightly increased from 18.28 acres to 18.31 acres;
2) Adjusts the roadway alignment south of the major drainage area so that the road is shifted to the south in order to provide for a lot layout that works better with the topography. The layout would also provide residents with a private back yard that faces permanent open space;

3) The rain gardens have been modified so that they gradually transition out of the boulevard and are situated to the sides of the road. The concept plan maintains the flat curbing that has been used in the built out portions of the Cottages and drains water to the rain gardens; and
4) The walking trail system has been re-designed to try to follow contour lines. The proposed 8 foot wide walking trail system associated with this concept plan is requested in lieu of concrete sidewalks that have been constructed within the rain garden areas in the built out portion of the development. Based on feedback from the residents, the sidewalks within the rain gardens receive less use because of slopes on the sides of portions of the sidewalks. The sidewalks also create maintenance issues due to their configurations within the rain gardens.

In addition to comments related to the technical aspects of the plan and that will be addressed at the meeting, the staffs' position on the concept plan modifications outlined above are as follows:

1) The staff is supportive of the proposed modifications that would include more single-family detached units. This change, however, must be presented to all of the existing homeowners and be approved by at least 75% of the homeowners. The applicant is aware of this stipulation;
2) The staff is supportive of the requested road alignment modification with the exception of perhaps a couple of areas within the boulevard being adjusted to include a rain garden. This would help provide more visual consistency throughout the project;
3) Related to the previous comment, the staff is supportive of some of the rain garden areas being to the sides of the roadway but would encourage, for visual reasons, some portions of the rain gardens to be contained within the boulevard. The staff will also recommend that the rain gardens be planted in a manner that is consistent with the existing portions of the development. A landscape plan will be required for these areas; and
4) Though walking trail alignments will still need to be field verified with the Town staff, the general walking trail system proposed would seem to be more inviting while at the same time require less maintenance. The planning commission has the authority (and responsibility) to establish the appropriate pedestrian facilities associated with a development where such facilities are required. The planning commission can approve, in lieu of a sidewalk, a comparable alternative and, in this case, given the scale of the walking trail system proposed, the staff would recommend acceptance of this requested alternative.

RECOMMENDATION: The staff will be reviewing the revised sheets and providing a recommendation at the meeting.

Concept Plan Re-Approved on March 21, 2013

AUG 16 2010

LEGEND

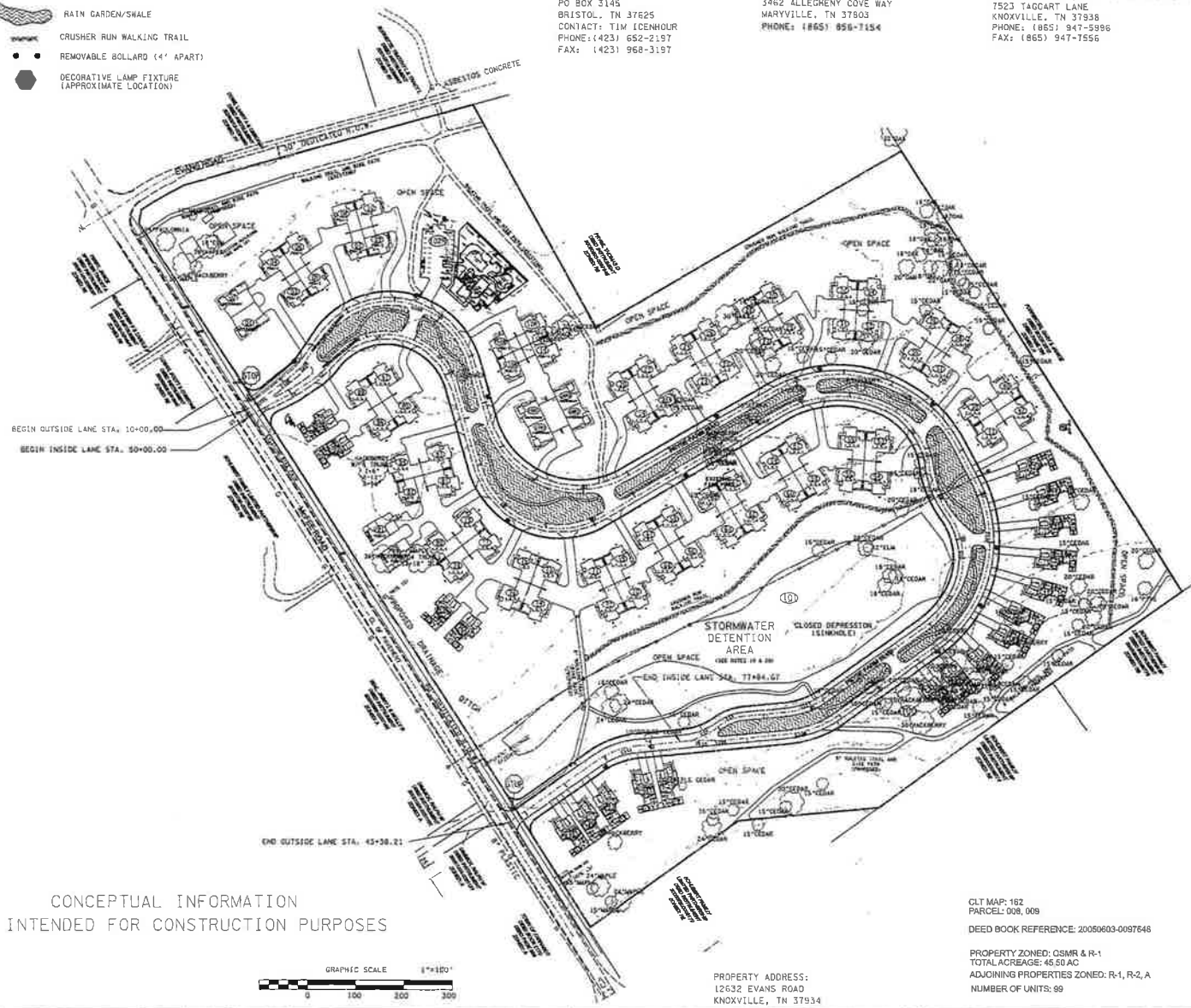
- RAIN GARDEN/SWALE
- CRUSHER RUN WALKING TRAIL
- REMOVABLE BOLLARD (4' APART)
- DECORATIVE LAMP FIXTURE (APPROXIMATE LOCATION)

N

DEVELOPER/OWNER:
THE COTTAGES GROUP, INC.
COTTAGES AT PRYSE FARM
PO BOX 3145
BRISTOL, TN 37625
CONTACT: TIM ICENHOUR
PHONE:(423) 652-2197
FAX: (423) 968-3197

LANDSCAPE ARCHITECT:
MICHAEL VERSEN & ASSOCIATES
3462 ALLEGHENY COVE WAY
MARYVILLE, TN 37803
PHONE: (865) 856-7154

ENGINEER:
ROBERT G. CAMPBELL
AND ASSOCIATES, L.L.P.
7523 TAGGART LANE
KNOXVILLE, TN 37938
PHONE: (865) 947-5986
FAX: (865) 947-7556



CONCEPTUAL INFORMATION
NOT INTENDED FOR CONSTRUCTION PURPOSES

NOTES:

1) ACCESS TO ALL LOTS FROM INTERNAL ROAD SYSTEM ONLY.

2) EXISTING CONTOURS FROM TOPOGRAPHIC SURVEY (BY OTHERS).

3) CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NEW STREETS AND SIDEWALKS ARE CONSTRUCTED IN CONFORMANCE WITH SUBDIVISION REGULATIONS, INCLUDING BUT NOT LIMITED TO, AGGREGATE BASE, ASPHALT MIX AND THICKNESS, CURB SPECIFICATIONS, PAVEMENT STRIPING, STOP SIGNS, ETC.

4) LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THERE MAY BE OTHER 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) CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PRACTICES.

6) 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.

7) PERMITS TO BE OBTAINED AS NECESSARY FROM TDEC.

8) TREE FENCING WILL BE REQUIRED AROUND LOTS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

9) CLOSED DEPRESSION (SINKHOLE) WILL NOT BE MODIFIED. THE SURROUNDING AREA WILL BE MODIFIED TO PROVIDE STORMWATER DETENTION.

10) EXISTING SANITARY SEWER, WATER, GAS, ELECTRICAL AND OTHER UTILITIES AVAILABLE FOR SITE.

11) THE CONTRACTOR SHALL ADD A 4" EMPTY CONDUIT ACROSS THE STREET AT ALL CURB CROSSINGS FOR FUTURE USE.

12) STREET SIGNS AND STOP SIGNS SHALL BE INSTALLED AT THE DEVELOPERS EXPENSE. STREET SIGNS USED SHALL BE STANDARD BLUE SIGNS, GREY LETTERING AND METAL POSTS AS TYPICALLY USED BY THE TOWN OF FARRAGUT.

13) MAXIMUM BUILDING COVERAGE/UNIT = 3,753.75 SQ. FT.
MAXIMUM LOT COVERAGE/UNIT = 5,255.18 SQ. FT.

14) THE BUILDINGS AT THE CORNER OF MCFEE AND EVANS ROADS HAVE BEEN REMOVED. EXISTING CURB CUTS ALONG MCFEE ROAD AND EVANS ROAD WILL ALSO BE REMOVED.

15) ALL UNITS PLACED ON FILL SHALL HAVE ENGINEERED FOOTERS. ALL FILL IN BUILDING AREAS SHALL BE COMPACTED TO 98% PROCTOR. UNITS PLACED ON FILL ARE NUMBERS 39-46, 53-76, 81-84 AND 89-94.

16) THE CURB AND GUTTER ON MCFEE ROAD AND EVANS ROAD WILL BE REPAIRED WHERE THE OLD DRIVEWAYS ARE BEING ELIMINATED. SEE DETAIL.

17) BEFORE CONSTRUCTION CAN BEGIN ON THE SWIMMING POOL AND CLUBHOUSE, A SEPARATE SITE PLAN WILL BE SUBMITTED FOR THESE USES AFTER THE FINAL PLAT IS RECORDED.

18) THIS PROPOSAL IS TO DEVELOP WITHOUT RAISED CURBS, CATCH BASINS OR PIPED DRAINAGE (EXCEPT WHERE NECESSARY). THE IDEA IS TO ALLOW RUNOFF TO SHEET FLOW ACROSS THE ROADWAY AND INTO RAIN GARDENS CREATED WITHIN THE MEDIAN OF THE ROADWAY, AND EVENTUALLY INTO THE LARGE, FLAT SINKHOLE IN THE SOUTHERN HALF OF THE PROPERTY. THIS APPROACH ALLOWS RUNOFF TO RE-ENTER THE GROUNDWATER, AS OPPOSED TO SIMPLY BEING PIPED TO A POINT DISCHARGE.

19) THE PARCEL HAS A TOTAL OF 45.50 ACRES. LOTS 100, 101 AND 102 ARE DESIGNATED AS COMMON OPEN SPACE. LOT 100 IS 11.24 ACRES, LOT 101 IS 5.98 ACRES AND LOT 102 IS 0.93 ACRES TOTALING 18.15 ACRES OF COMMON OPEN SPACE. THIS IS APPROXIMATELY 40% OF THE GROSS LAND AREA AND MEETS THE REQUIREMENT OF 35% FOR OSMR ZONING AS SET FORTH BY THE TOWN OF FARRAGUT ZONING ORDINANCE.

20) THE DENSITY FOR THE PARCEL IS 1 UNIT PER 20,000 SQ. FT. THE PARCEL HAS AN AREA OF 45.5 ACRES EQUALING 1,981,980 SQ. FT. ONE UNIT FOR EVERY 20,000 SQ. FT. GIVES A TOTAL UNIT NUMBER OF 99.

21) ALL WALKING TRAIL LOCATIONS ARE APPROXIMATE AND WILL BE FIELD LOCATED.

22) DRAINAGE CALCULATIONS INDICATE THAT THE PROPOSED DETENTION AREA WILL CONTAIN THE 100-YEAR STORM INCLUDING THE WATERSHED TO THE WEST OF MCFEE ROAD.

23) CRUSHER RUN TRAILS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

CLT MAP: 162
PARCEL: 008, 009

DEED BOOK REFERENCE: 20050603-0097648

PROPERTY ZONED: OSMR & R-1
TOTAL ACREAGE: 45.50 AC
ADJOINING PROPERTIES ZONED: R-1, R-2, A
NUMBER OF UNITS: 99

PROPERTY ADDRESS:
12632 EVANS ROAD
KNOXVILLE, TN 37934

NO.	DATE	DESCRIPTION	BY	CKD.
1				
2				

REVISIONS

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

THE COTTAGES AT PRYSE FARM
CONCEPT PLAN

GENERAL LAYOUT
PLAN VIEW

DESIGNED BY	CHECKED BY	SCALE	SHEET TWO
GMT	RGC	1" = 100'	NO. 2
DRAWN BY	DATE	FILE NO.	OF NINE SHEETS
TBF	08/08/10	07111	

CONCEPT PLAN
THE COTTAGES AT PRYSE FARM

DISTRICT NO. 6
TOWN OF FARRAGUT
CLT 162B GROUP C PARCEL 047
CLT 162 PARCEL: 8.07

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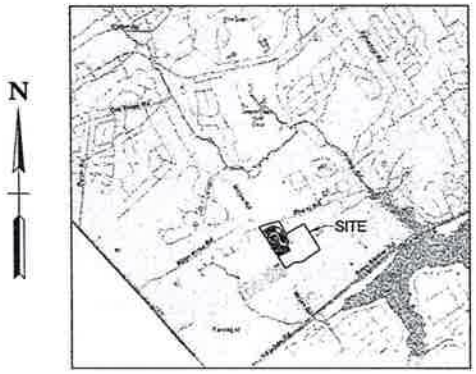
TOWN OF FARRAGUT

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

LANDSCAPE ARCHITECT:
MICHAEL VERSEN & ASSOCIATES
299 N. WEISGARBER RD
KNOXVILLE, TN 37919
PHONE: (865) 251-4076
FAX: (865) 251-4086
michael@versenassociates.com

DEVELOPER:
WILCOX DEVELOPMENT, LLC
23852 W. DAYFIELD DRIVE
PLAINFIELD, IL 60586
CONTACT: KENNY A. KIRBY
(256) 417-2613
kkirby@wilcoxdevelopment.com

OWNER:
FARRAGUT INVESTMENT PROPERTIES, LLC
1297 SHELBORNE LN
POWELL, OH 43065



LOCATION MAP
NOT TO SCALE

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.

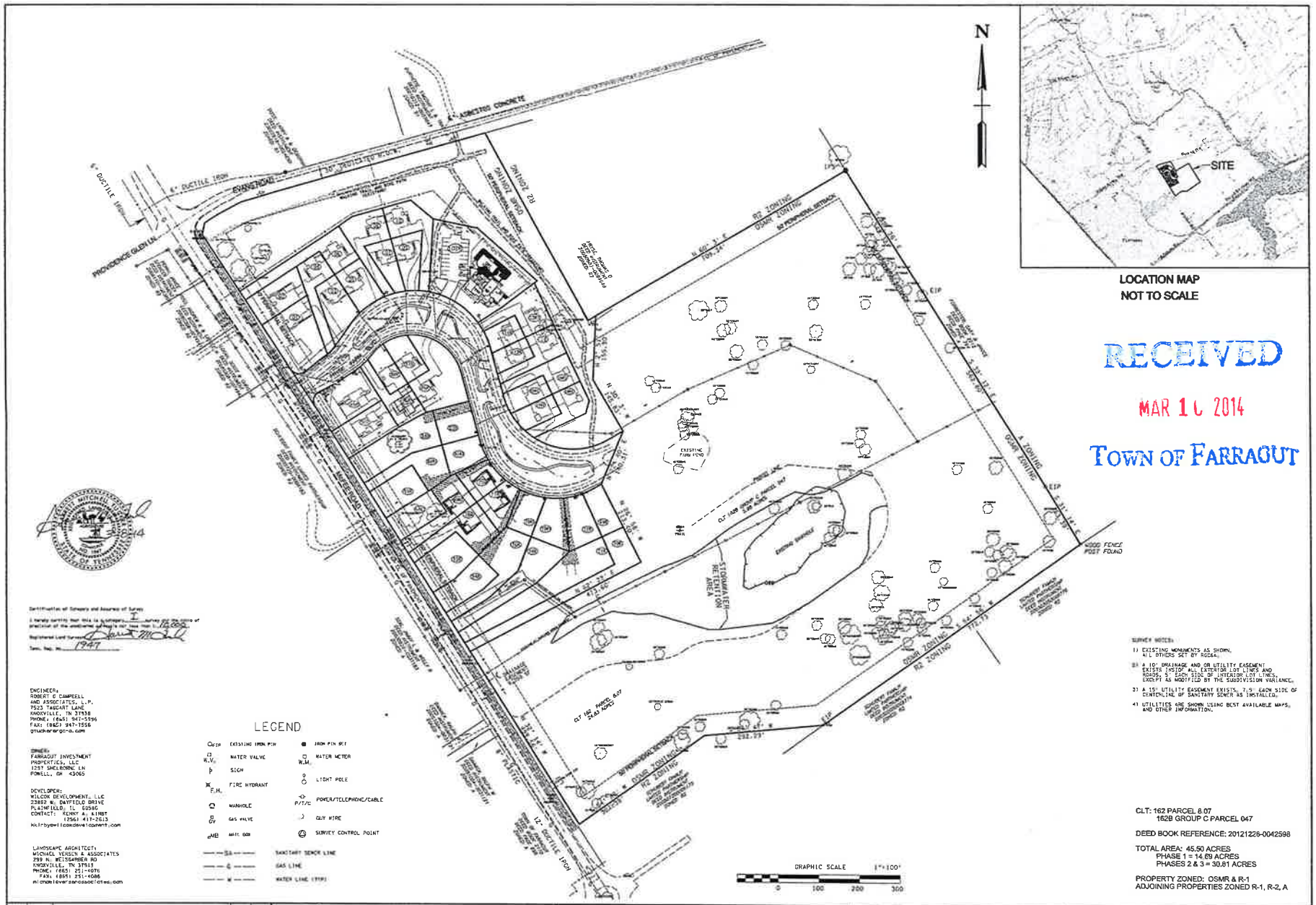
SIGNATURE DATE

CONCEPTUAL INFORMATION
NOT INTENDED FOR CONSTRUCTION PURPOSES

RGC&A

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

INDEX OF SHEETS



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MAR 10 2014
TOWN OF FARRAGUT

LEGEND

	EXISTING IRON PIN		IRON PIN SET
W.V.	WATER VALVE	W.M.	WATER METER
	SIGN		LIGHT POLE
F.H.	FIRE HYDRANT	P/T/C	POWER/TELEPHONE/CABLE
	MANHOLE		GUY WIRE
GV	GAS VALVE		SURVEY CONTROL POINT
MB	MAIL BOX		
—SS—	SANITARY SEWER LINE		
—G—	GAS LINE		
—W—	WATER LINE (TYP)		

Certification of Surveyor and Accuracy of Survey

I hereby certify that this is a category I survey to the ratio of precision of the unadjusted angle & that the field data meet the standards of practice of the undersigned surveyor.

Registered Land Surveyor: David Mobley

Tenn. Reg. No. 1947

ENGINEER:
ROBERT G CAMPBELL
AND ASSOCIATES, L.P.
7523 TAGGART LANE
KNOXVILLE, TN 37938
PHONE: (865) 941-5396
FAX: (865) 947-1556
gmacker@rgc-a.com

OWNER:
FARRAGUT INVESTMENT
PROPERTIES, LLC
1257 SHELBORNE LN
POWELL, OH 43065

DEVELOPER:
WILCOX DEVELOPMENT, LLC
23882 W. DAYFIELD DRIVE
PLAINFIELD, IL 60586
CONTACT: KENNY A. KIRBY
(256) 417-2613
kkirbywilcoxdevelopment.com

LANDSCAPE ARCHITECT:
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299 N. WEISGARBER RD
KNOXVILLE, TN 37919
PHONE: (865) 251-4076
FAX: (865) 251-4086
michaelversenassociates.com

SURVEY NOTES:

1) EXISTING MONUMENTS AS SHOWN. ALL OTHERS SET BY RGC&A.
2) A 10' DRAINAGE AND OR UTILITY EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROADS; 5' EACH SIDE OF INTERIOR LOT LINES, EXCEPT AS MODIFIED BY THE SUBDIVISION VARIANCE.
3) A 15' UTILITY EASEMENT EXISTS, 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
4) UTILITIES ARE SHOWN USING BEST AVAILABLE MAPS, AND OTHER INFORMATION.

CLT: 162 PARCEL 8.07
162B GROUP C PARCEL 047

DEED BOOK REFERENCE: 20121226-0042598

TOTAL AREA: 45.50 ACRES
PHASE 1 = 14.69 ACRES
PHASES 2 & 3 = 30.81 ACRES

PROPERTY ZONED: OSMR & R-1
ADJOINING PROPERTIES ZONED R-1, R-2, A

NO.	DATE	DESCRIPTION	BY	CKD.
1				
2				

REVISIONS

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

THE COTTAGES AT PRYSE FARM
CONCEPT PLAN - PHASES 2 & 3

PROPERTY SURVEY

DESIGNED BY	CHECKED BY	SCALE	SHEET TWO NO. 2
GMT	RGC	1" = 100'	
DRAWN BY	DATE	FILE NO.	OF SEVEN SHEETS
GMT	03-06-14	13011	

ENGINEER:
ROBERT G. CAMPBELL
AND ASSOCIATES, L.P.
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PHONE: (865) 291-4076
FAX: (865) 251-4086
michaelversenandassociates.com

CONCEPTUAL INFORMATION
NOT INTENDED FOR CONSTRUCTION PURPOSES

CURVE C1	CURVE C2	CURVE C3	CURVE C4	CURVE C5
P.I.: 16+58.51	P.I.: 21+05.15	P.I.: 23+40.08	P.I.: 24+78.62	P.I.: 31+65.20
PC 14+17.70	PC 20+29.91	PC 22+52.66	PC 23+38.30	PC 31+08.30
PT 18+01.03	PT 21+66.18	PT 23+84.62	PT 25+54.98	PT 32+15.98
Δ 87° 51' 12" (RT)	Δ 52° 03' 00" (RT)	Δ 35° 05' 25" (RT)	Δ 43° 51' 52" (RT)	Δ 41° 06' 15" (LT)
D 22° 05' 06"	D 38° 11' 50"	D 38° 11' 50"	D 34° 35' 26"	D 38° 11' 50"
R 250.000	R 150.000	R 150.000	R 400.000	R 150.000
L 383.032	L 136.267	L 91.864	L 306.677	L 107.610
T 240.805	T 73.241	T 47.425	T 161.319	T 56.238

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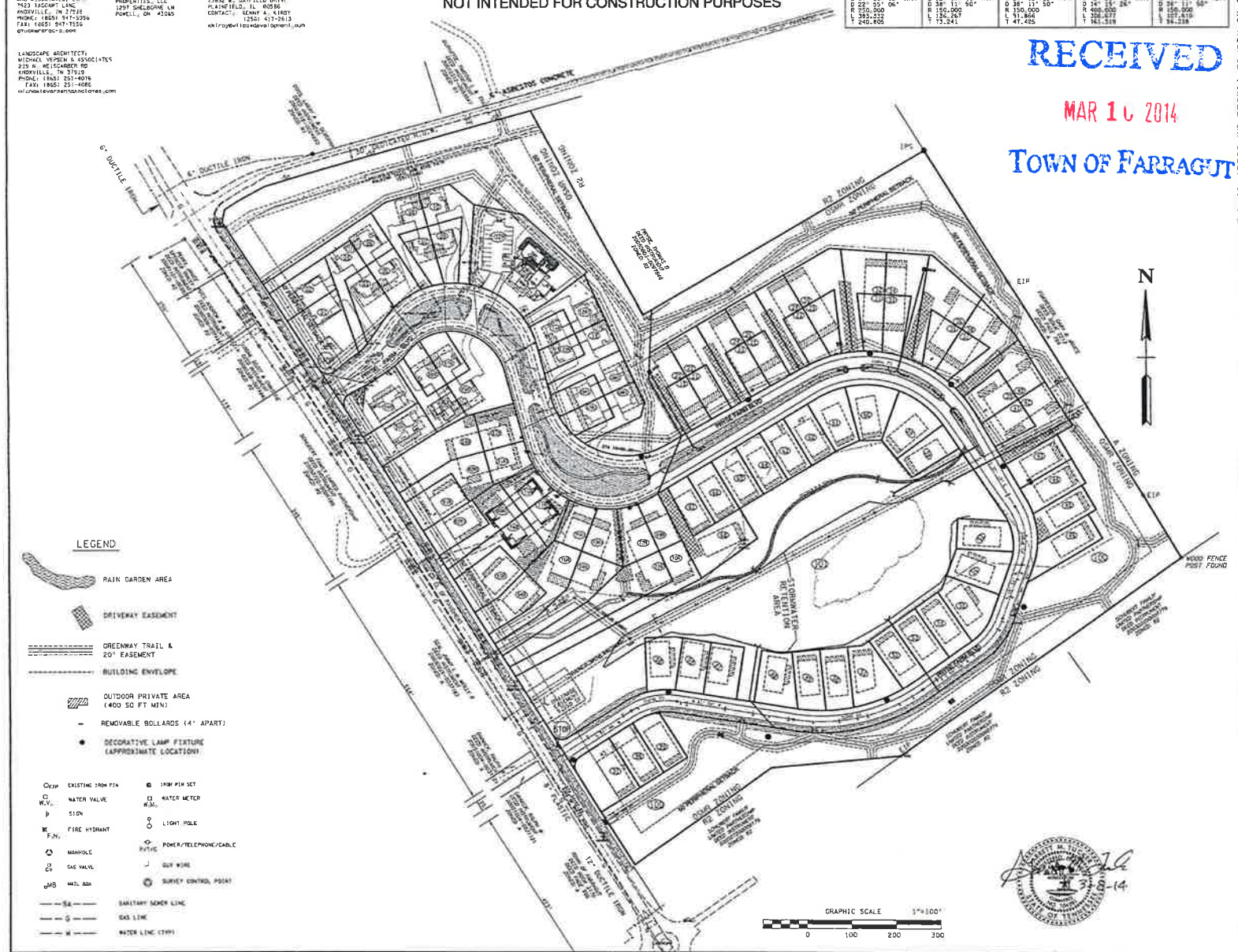
MAR 10 2014
TOWN OF FARRAGUT



NOTES:

1) ACCESS TO ALL LOTS FROM INTERNAL ROAD SYSTEM ONLY.

2) EXISTING CONTOURS FROM TOPOGRAPHIC SURVEY (BY OTHERS).

3) CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NEW STREETS AND SIDEWALKS ARE CONSTRUCTED IN CONFORMANCE WITH SUBDIVISION REGULATIONS, INCLUDING BUT NOT LIMITED TO, AGGREGATE BASE, ASPHALT MIX AND THICKNESS, CURB SPECIFICATIONS, PAVEMENT STRIPING, STOP SIGNS, ETC.

4) LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THERE MAY BE OTHER 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) CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PRACTICES.

6) 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.

7) PERMITS TO BE OBTAINED AS NECESSARY FROM TDEC.

8) TREE FENCING WILL BE REQUIRED AROUND LOTS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

9) CLOSED DEPRESSION (SINKHOLE) WILL NOT BE MODIFIED. THE SURROUNDING AREA WILL BE MODIFIED TO PROVIDE STORMWATER DETENTION.

10) EXISTING SANITARY SEWER, WATER, GAS, ELECTRICAL AND OTHER UTILITIES AVAILABLE FOR SITE.

11) THE CONTRACTOR SHALL ADD A 4" EMPTY CONDUIT ACROSS THE STREET AT ALL LCUB CROSSINGS FOR FUTURE USE.

12) STREET SIGNS AND STOP SIGNS SHALL BE INSTALLED AT THE DEVELOPERS EXPENSE. STREET SIGNS USED SHALL BE STANDARD BLUE SIGNS, GREY LETTERING AND METAL POSTS AS TYPICALLY USED BY THE TOWN OF FARRAGUT.

13) MAXIMUM BUILDING COVERAGE/UNIT = 3,753 SQ. FT.
MAXIMUM LOT COVERAGE/UNIT = 5,255 SQ. FT.

14) EXISTING CURB CUTS ALONG MCFEE ROAD WILL BE REMOVED.

15) ALL UNITS PLACED ON FILL SHALL HAVE ENGINEERED FOOTERS. ALL FILL IN BUILDING AREAS SHALL BE COMPACTED TO 98% PROCTOR. UNITS PLACED ON FILL ARE NUMBERS 39-46, 53-76, 81-84 AND 89-94.

16) TYPICAL ROAD WAY SECTION WITH RAIN GARDENS WITHIN THE MEDIAN OF THE ROADWAY HAS BEEN PREVIOUSLY APPROVED BY TOWN OF FARRAGUT.

17) THE PARCEL HAS A TOTAL OF 45.50 ACRES. LOTS 100, 101 AND 102R ARE DESIGNATED AS COMMON OPEN SPACE. LOT 100 IS 11.44 ACRES, LOT 101 IS 5.98 ACRES AND LOT 102 IS 0.69 ACRES TOTALING 18.31 ACRES OF COMMON OPEN SPACE. THIS IS APPROXIMATELY 40% OF THE GROSS LAND AREA AND MEETS THE REQUIREMENT OF 35% FOR OSMR ZONING AS SET FORTH BY THE TOWN OF FARRAGUT ZONING ORDINANCE.

18) ORIGINAL PARCEL AREA = 45.50 ACRES.
ONE UNIT PER 20,000 SQ FT
EQUALS A TOTAL NUMBER OF 99 DWELLING UNITS.

19) PROPOSED WALKING TRAIL LOCATIONS ARE APPROXIMATE AND WILL BE FIELD LOCATED.

20) DRAINAGE CALCULATIONS INDICATE THAT THE PROPOSED DETENTION AREA WILL CONTAIN THE 100-YEAR STORM INCLUDING THE WATERSHED TO THE WEST OF MCFEE ROAD.

21) CRUSHER RUN TRAILS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

22) THE BUILDING FOOTPRINT SHOWN ON THIS SHEET REPRESENTS THE MAXIMUM BUILDING ENVELOPE FOR THESE UNITS.

23) LOT 102 INDICATES OPEN SPACE AREA THAT IS BUILDABLE FOR SUBDIVISION AMENITIES. ASIDE FROM THE WALKING TRAILS, ALL OTHER OPEN SPACE IS NOT BUILDABLE.

24) LOT 102 IS LARGE ENOUGH TO INCLUDE 35' FRONT, 15' SIDE, AND 25' REAR SETBACKS AS WELL AS NOT EXCEED 35% TOTAL BUILDING AREA AND 60% TOTAL LOT COVERAGE PER THE R-1 RECREATION SITE DEVELOPMENT REQUIREMENTS.

LEGEND

- RAIN GARDEN AREA
- DRIVEWAY EASEMENT
- GREENWAY TRAIL & 20' EASEMENT
- BUILDING ENVELOPE
- OUTDOOR PRIVATE AREA (400 SQ FT MIN)
- REMOVABLE BOLLARDS (4' APART)
- DECORATIVE LAMP FIXTURE (APPROXIMATE LOCATION)
- EXISTING IRON PIN
- IRON PIN SET
- WATER VALVE
- WATER METER
- SIGN
- LIGHT POLE
- FIRE HYDRANT
- POWER/TELEPHONE/CABLE
- MANHOLE
- GUY WIRE
- GAS VALVE
- SURVEY CONTROL POINT
- MAIL BOX
- SANITARY SEWER LINE
- GAS LINE
- WATER LINE (TYP)

CLT: 162 PARCEL 8.07
162B GROUP C PARCEL 047

DEED BOOK REFERENCE: 20121228-0042598

TOTAL AREA: 45.50 ACRES
PHASE 1 = 14.69 ACRES
PHASES 2 & 3 = 30.81 ACRES

PROPERTY ZONED: OSMR & R-1
ADJOINING PROPERTIES ZONED R-1, R-2, A

NUMBER OF DWELLING UNITS: 99 TOTAL
PHASE 1 = 44
PHASE 2 = 35
PHASE 3 = 20

NUMBER OF LOTS: 102 TOTAL

3-8-14

NO.	DATE	DESCRIPTION	BY	CKD.
1				
2				

REVISIONS

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

THE COTTAGES AT PRYSE FARM
CONCEPT PLAN - PHASES 2 & 3

PLAN VIEW
PROPOSED LOT LAYOUT

DESIGNED BY	CHECKED BY	SCALE	SHEET THREE
CMT	RGC	1" = 100'	NO. 3
DRAWN BY	DATE	FILE NO.	OF SEVEN SHEETS
CMT	03-08-14	13011	

RECEIVED
MAR 1 6 2014
TOWN OF FARRAGUT

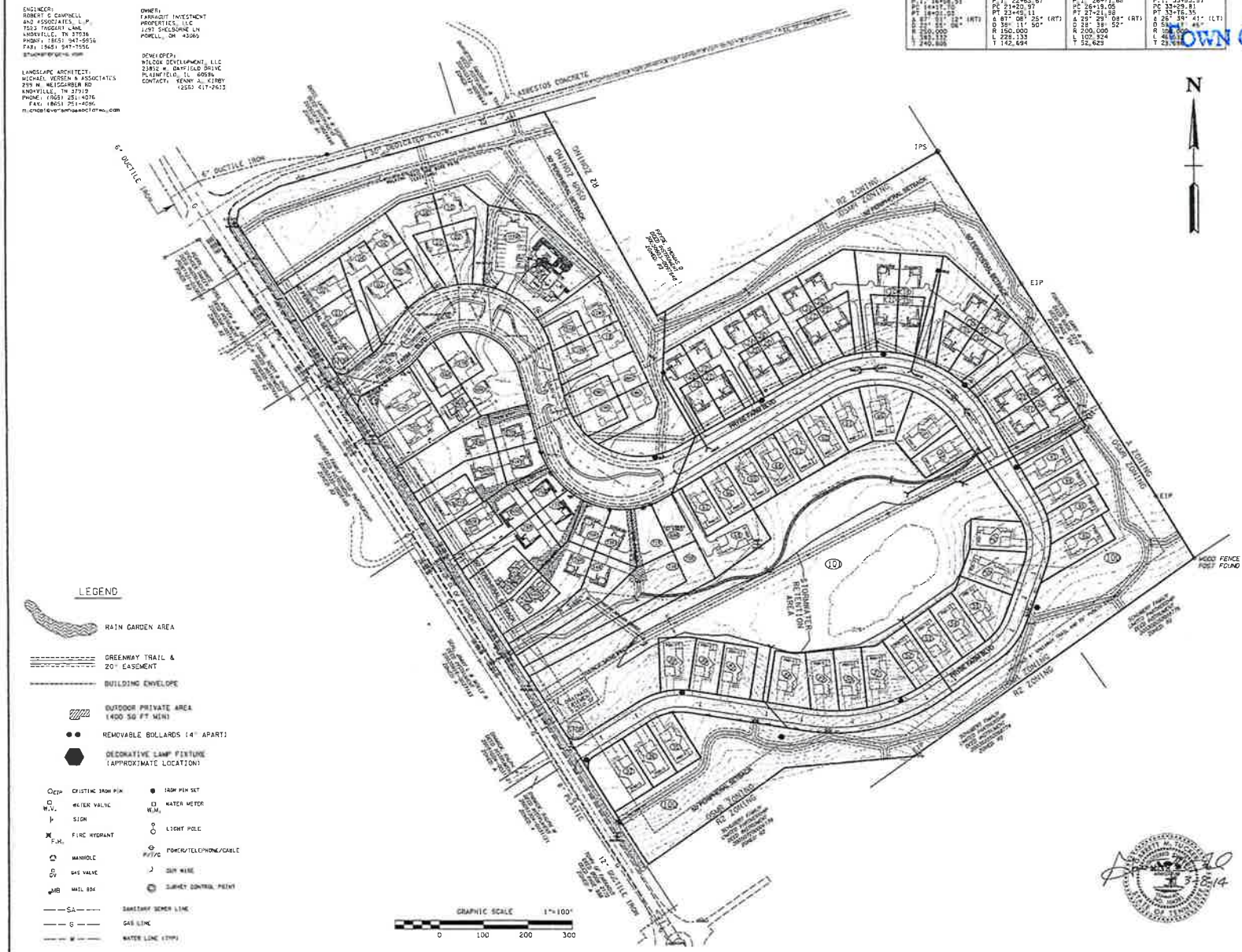
ENGINEER:
ROBERT G CAMPBELL
AND ASSOCIATES, L.P.
7503 TAGGART LANE
KNOXVILLE, TN 37938
PHONE: (865) 947-5936
FAX: (865) 947-7556
bgcampbell@rgc-a.com

LANDSCAPE ARCHITECT:
MICHAEL VERSEN & ASSOCIATES
299 N. WEISGARBER RD
KNOXVILLE, TN 37919
PHONE: (865) 251-4076
FAX: (865) 251-4096
m.crabtree@versenassociates.com

OWNER:
FARRAGUT INVESTMENT
PROPERTIES, LLC
1297 SHELBORNE LN
POWELL, OH 43065

DEVELOPER:
WILCOX DEVELOPMENT, LLC
23852 W. DARTFIELD DRIVE
PLAINFIELD, IL 60586
CONTACT: KENNY A. KIRBY
(256) 417-2633

CURVE C1	CURVE C2	CURVE C3	CURVE C4
P.I. 16+58.51	P.I. 22+63.67	P.I. 26+71.68	P.I. 33+53.51
PC 14+17.16	PC 21+20.97	PC 26+19.05	PC 33+29.81
PT 18+01.03	PT 23+46.11	PT 27+21.88	PT 33+76.35
Δ 21° 51' 28" (RT)	Δ 87° 08' 25" (RT)	Δ 29° 29' 08" (RT)	Δ 26° 39' 41" (LT)
D 14° 55' 06"	D 38° 11' 50"	D 28° 38' 52"	D 59° 11' 45"
R 250.000	R 150.000	R 200.000	R 100.000
L 183.77	L 228.133	L 102.924	L 46.61
T 240.805	T 142.694	T 52.629	T 23.98



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CLT: 162 PARCEL 8.07
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NO.	DATE	DESCRIPTION	BY	CKD.
		REVISIONS		

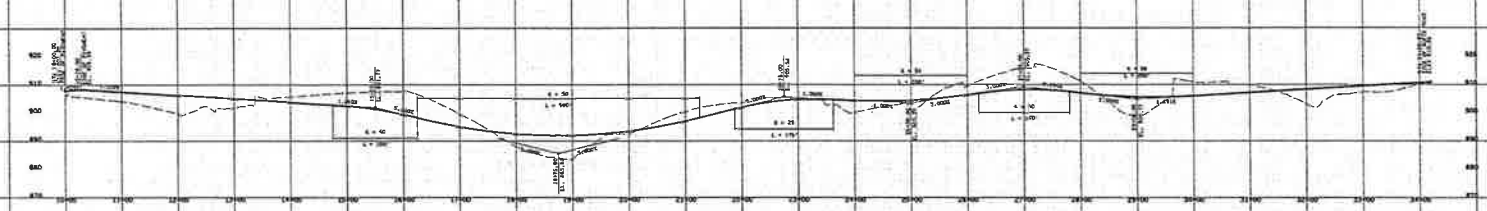
RGC&A
ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

THE COTTAGES AT PRYSE FARM
CONCEPT PLAN - PHASES 2 & 3

PLAN VIEW
PROPOSED BUILDING & LOT LAYOUT

DESIGNED BY	CHECKED BY	SCALE	SHEET FOUR
GMT	RGC	1" = 100'	NO. 4
DRAWN BY	DATE	FILE NO.	
GMT	03-06-14	13011	OF SEVEN SHEETS

RECEIVED
MAR 10 2014
TOWN OF FARRAGUT



NO.	DATE	DESCRIPTION	BY	CKD.
		REVISIONS		

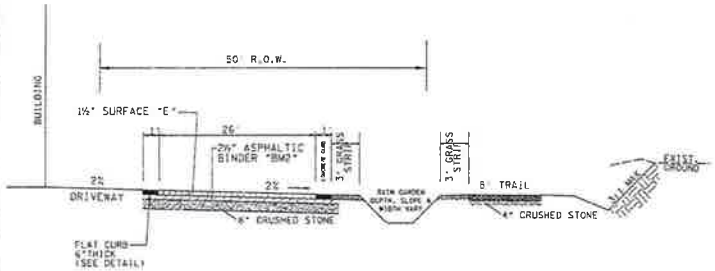
ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

THE COTTAGES AT PRYSE FARM
CONCEPT PLAN - PHASES 2 & 3

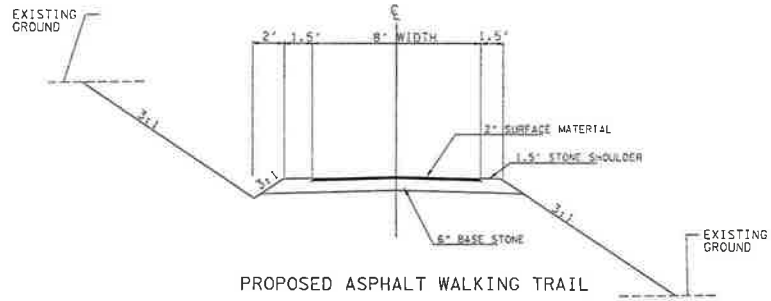
ROAD PROFILE

DESIGNED BY	CHECKED BY	SCALE	SHEET
GMT	RGC	1"=100 HORZ. 1"=10' VERT.	NO. 6
DRAWN BY	DATE	FILE NO.	OF SEVEN SHEETS
GMT	03-08-14		

SEALED BY
GARRETT M. TUCKER
STATE OF TENNESSEE
3-7-14



TYPICAL 2 LANE STREET

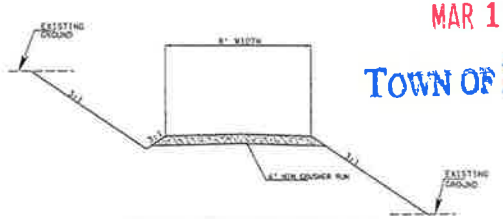


PROPOSED ASPHALT WALKING TRAIL

NOTES:

WALKING TRAILS WILL BE FIELD LOCATED WITH TOWN OF FARRAGUT STAFF. THE TOWN OF FARRAGUT WILL ALSO MAINTAIN A 20 FOOT EASMENT (10 FOOT EACH SIDE FOR THE CENTERLINE OF THE CONSTRUCTED TRAILS).

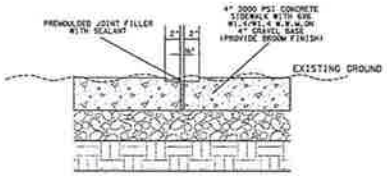
RECEIVED
MAR 10 2014
TOWN OF FARRAGUT



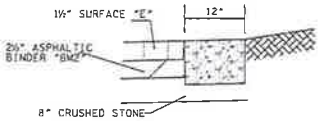
PROPOSED CRUSHER RUN WALKING TRAIL

NOTES:

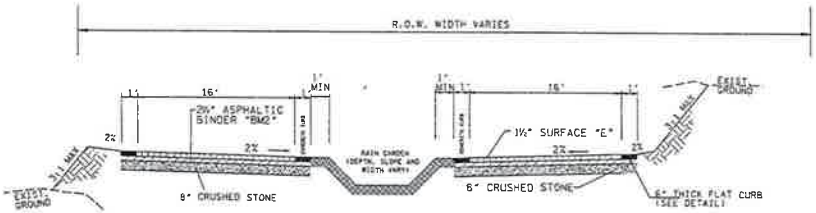
WALKING TRAILS WILL BE FIELD LOCATED WITH TOWN OF FARRAGUT STAFF.



CONCRETE SIDEWALK



6" THICK CONCRETE FLAT CURB



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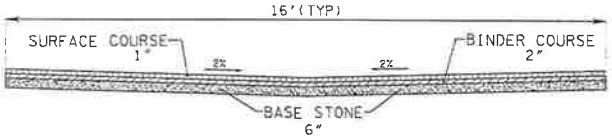


TYPICAL DRIVEWAY PAVEMENT SECTION

BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.

FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)

* "B" MIX REQUIRED ON FINAL SURFACE WHERE GRADE IS 10% OR GREATER.

NO.	DATE	DESCRIPTION	BY	CKD.
1				
2				

REVISIONS

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

THE COTTAGES AT PRYSE FARM
STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

DETAILS

DESIGNED BY	CHECKED BY	SCALE	SHEET SEVEN
GMT	RGC	NO SCALE	NO. 7
DRAWN BY	DATE	FILE NO.	OF SEVEN SHEETS
GMT	03-08-14	13011	

LOCATION MAP

SITE DATA

ZONE: OSMR + R-1
PARCEL ID: CLT 162B GROUP C PARCEL 047
CLT 162 PARCEL 027

ACREAGE: 48.25 AC (OVERALL)
PHASE I - 14.65 AC
PHASE 2/3 - 33.61 AC

OWNER/DEVELOPER:
BALLOCH DEVELOPMENT, LLC
23863 W. DAYFIELD DRIVE
PLAINFIELD, IL 60586

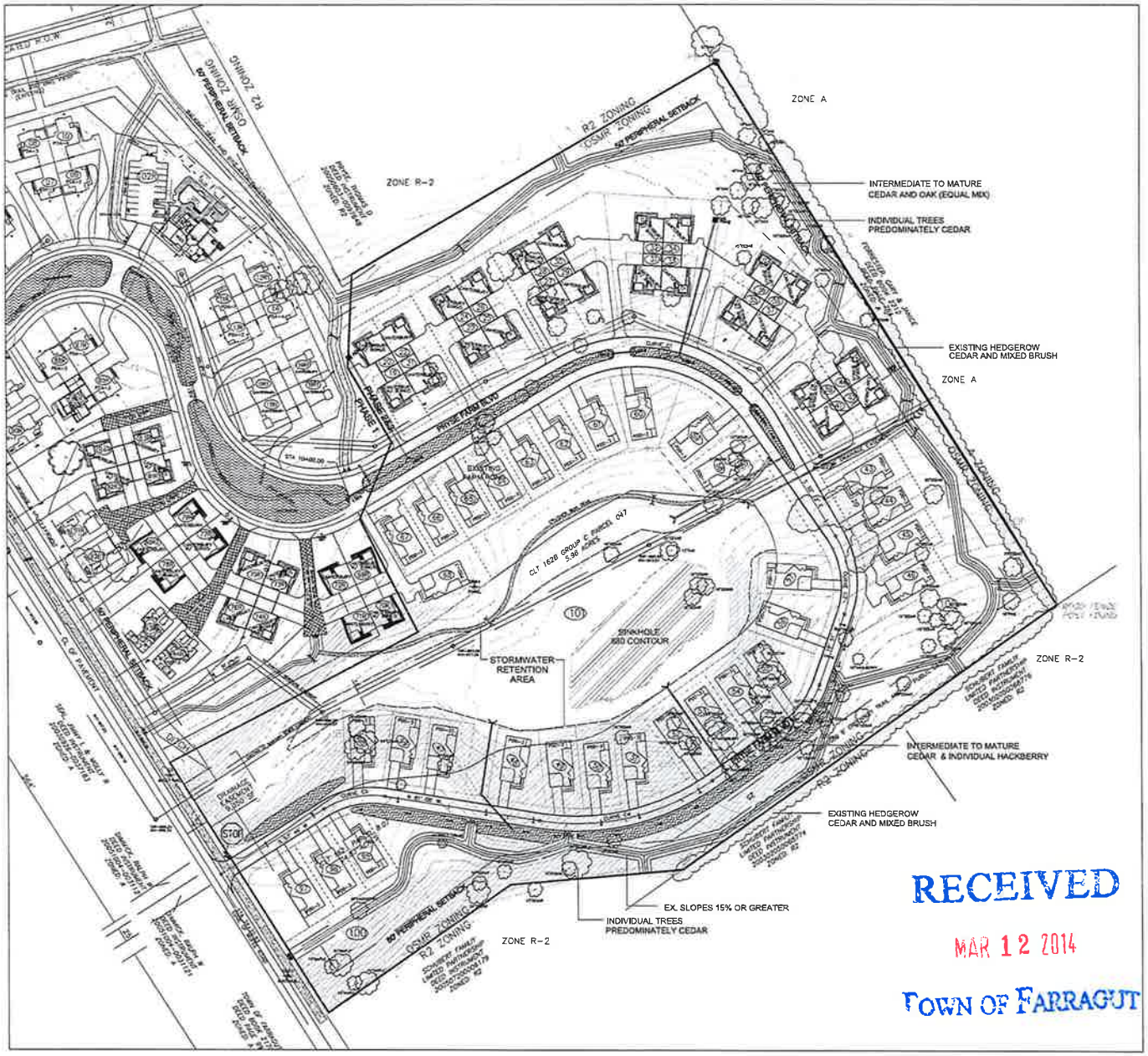
CONTACT: KENNY A. KIRBY
(256) 417-1613

LEGEND

- EXISTING TOPOGRAPHY
- ADDITIONAL SURVEYED TREE LOCATIONS
- LEVEL OF MATURITY
- EXISTING TREE MASSING
- APPROXIMATE COVERAGE
- PREDOMINANT SPECIES OF TREE
- APPROXIMATE AREAS OF SLOPES GREATER THAN 15%

NOTES

1. OVERALL SITE ACREAGE: 48.25 (OVERALL SITE)
   PHASE I - 14.65 AC
   PHASE 2/3 - 33.61 AC
2. EXISTING TREE SURVEY PROVIDED BY ROBERT CAMPBELL AND ASSOCIATES
   APPROXIMATE TREE COVERED AREA (INDIVIDUAL TREES AND HEDGEROW) 8,82,666 SQ. FT.
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. THIS SITE CONSISTS OF PREDOMINATELY OPEN PASTURE WITH INDIVIDUAL LARGE TREE GROUPINGS & HOLLOW.
4. ENVIRONMENTALLY SENSITIVE AREAS ARE SHOWN, AS DEFINED IN THE FARRAGUT TREE PROTECTION ORDINANCE, ON THIS PROPERTY. SINKHOLE / LOW AREA.



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80 0 40 80 160
1 INCH = 80 FT.

MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE — LAND PLANNING
299 N. WEISGARBER RD. SUITE 201 KNOXVILLE, TN 37919
(865) 588-1931

Concept Plan - Site & Tree Analysis

THE COTTAGES AT PRYSE FARMS - Phase II & III

Farragut, Tennessee

JOB NO.	2140603
DRAWN	MAV/RJH
DATE	FEB. 18, 2014
REVISIONS	MAR. 10, 2014

SCALE 1" = 80'

T-1