

A G E N D A
FARRAGUT MUNICIPAL PLANNING COMMISSION

February 19, 2015
7:00 p.m. Farragut Town Hall

For questions please either e-mail Mark Shipley at mark.shipley@townoffarragut.org or Ashley Miller at ashley.miller@townoffarragut.org or call them at 865-966-7057.

- 1. Citizen Forum**
- 2. Approval of minutes – January 15, 2015**
- 3. Discussion and public hearing on a resubdivision plat for Lot 3 of the Smith Property, Parcels 59 and 59.07, Tax Map 152, 11739 Turkey Creek Road, and Parcel 015, Group B, Tax Map 153I, Zoned R-1 and R-1/OSMR, 16.4 Acres (Saddlebrook Properties, LLC, Applicant)**
- 4. Discussion and public hearing on a final plat for Phase I of the Briarstone Subdivision (formerly the Villas at Anchor Park Subdivision property), located on the north side of Turkey Creek Road across from Anchor Park, Parcel 34, Tax Map 153I, Group B, Zoned R-1/OSMR, 22 Lots, 9.8 Acres (Saddlebrook Properties, LLC, Applicant)**
- 5. Discussion and public hearing on a preliminary plat for the Hanover Court Subdivision, located on Old Stage Road at the S. Watt Road intersection, Parcels 94.02 and 94.03, Tax Map 151, Zoned R-1 and R-4, 36 Lots, 9.87 Acres (Matthew Sturgill, Applicant)**
- 6. Discussion and public hearing on a final plat for the Hanover Court Subdivision, located on Old Stage Road at the S. Watt Road intersection, Parcels 94.02 and 94.03, Tax Map 151, Zoned R-1 and R-4, 36 Lots, 9.87 Acres (Matthew Sturgill, LLC, Applicant)**
- 7. Discussion and public hearing on amendments to the text of the Farragut Zoning Ordinance, Chapter 3. Section XII., General Commercial District (C-1), Subsection F., Mixed Use Town Center, as it relates to drive-throughs**
- 8. Discussion and public hearing on the *Farragut Architectural Design Standards*.**
- 9. Discussion and public hearing on establishing meeting rules for the Farragut Municipal Planning Commission meetings.**

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

10. Public hearing on proposed locations for new utilities

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

**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

January 15, 2015

MEMBERS PRESENT

Rita Holladay, Chairman
Ed Whiting, Secretary
Ralph McGill, Mayor
Annette Brun
Betty Dick
Noah Myers
Louise Povlin

MEMBERS ABSENT

Ed St. Clair, Vice-Chairman
Ron Honken, Alderman

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

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

CITIZEN FORUM

Ms. Kim Knott of 12422 Union Road addressed the FMPC regarding Union Road improvements related to the potential development of her property.

There will be a joint Stormwater Ordinance Workshop with the planning commissioners and the Board of Mayor and Alderman on Thursday, January 22 at 6:15 p.m. Jason Scott and Darryl Smith will provide an overview of the stormwater ordinance and revisions.

Chairman Holladay mentioned that the Letter of Ethics Form is to be filled out online and sent by January 31, 2015 for each planning commission member.

APPROVAL OF MINUTES

Commissioner Myers moved to approve the December 18, 2014 minutes as submitted.

Commissioner Whiting seconded the motion and the motion passed 6-0-1 with Commissioner Brun abstaining because she was absent.

AGENDA ITEMS

**DISCUSSION AND PUBLIC HEARING ON A RESUBDIVISION PLAT FOR THE
ALEXANDER MARION PROPERTY, PARCELS 38 AND 40, TAX MAP 142, 627 SMITH
ROAD AND 12404 UNION ROAD, ZONED R-1, 3.30 ACRES (Alexander Marion, Applicant)**

The Farragut Municipal Planning Commission did not review the resubdivision plat for the Alexander Marion Property because the revised plans were not submitted prior to the meeting.

FMPC – Minutes

1/15/15

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DISCUSSION AND PUBLIC HEARING ON A REQUEST TO REZONE PARCEL 191.17, TAX MAP 130 LOCATED AT 11454 PARKSIDE DRIVE FROM O-1-3 AND B-1 TO C-1 AND B-1, 2.22 ACRES (Farragut Land Partners, LLC, Applicant)

Staff recommended approval of Resolution PC-15-01.

Commissioner Brun moved to approve Resolution PC-15-01. Commissioner Povlin seconded the motion and the motion failed 7-0.

DISCUSSION OF THE LATEST DRAFT OF THE ARCHITECTURAL DESIGN GUIDELINES

For discussion purposes only.

DISCUSSION OF CREATING A MIXED USE/NEIGHBORHOOD COMMERCIAL DISTRICT

For discussion purposes only.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 9:07 p.m.

Edwin K. Whiting, Secretary

MEETING DATE: February 19, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

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

SUBJECT: Discussion and public hearing on a resubdivision plat for Lot 3 of the Smith Property, Parcels 59 and 59.07, Tax Map 152, 11739 Turkey Creek Road, and Parcel 015, Group B, Tax Map 153I, Zoned R-1 and R-1/OSMR, 16.4 Acres (Saddlebrook Properties, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This request involves some minor property line adjustments between three different property owners (the Briarstone Subdivision, the Lorenz property, and the Smith property). The purpose of the resubdivision is to provide for more functional and logically configured properties.

DISCUSSION: When the property related to the Villas at Anchor Park was rezoned and subsequently platted, the house lot referenced as Tract 1 was included in the Villas at Anchor Park plat as Lot 15. This lot was not rezoned to R-4 since it already contained a single family detached home. Between the north side of this lot and the Smith Property, to the west, included an odd shaped area that was designated for future development and included in the R-4 zoning district with the remainder of the Villas at Anchor Park development.

The purpose of this resubdivision plat is to re-configure the lot lines in this general area so they are more logical and provide for more usable area. Though the area involved is very small, the proposed lot lines would not follow existing zoning lines. Consequently, the applicant will need to request a rezoning so that the zoning lines will reflect the property lines proposed in this resubdivision. The Town requires that these are consistent.

Included is a copy of the revised resubdivision plat and the staffs' comments on the initial plat that was submitted.

RECOMMENDATION: The staff will make a recommendation at the meeting based on the applicant's revisions to the initial comments that were provided.

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



Ron Honken, *Alderman*
Robert N. Markli, *Alderman*
Ron Pinchok, *Alderman*

January 27, 2015

Mr. Ryan Lynch
Lynch Surveys, LLC
4405 Coster Road
Knoxville, TN 37912
rlynch@lynchsurvey.com

**SUBJECT: STAFF COMMENTS ON FINAL PLAT FOR THE SMITH
PROPERTY, LOT 3**

Dear Ryan:

The Town staff has reviewed the above referenced final plat for compliance with the Town's regulations. Please address the following items and submit two (2) full size copies and one (1) 11" x 17" reduced set to the Farragut Town Hall by **Monday, February 9, at 9:00 a.m.** Also, upon resubmittal please include a letter which addresses these comments and that indicates where the information can be found on the plans.

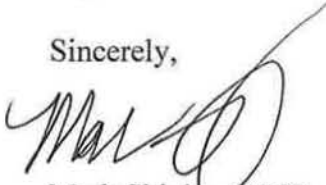
This item will be discussed at the Staff/Developer Meeting at the Farragut Town Hall on Tuesday, February 3, at 9:00 a.m. The purpose of this meeting is to discuss questions you may have on staff comments. Modifications to the plans are not due until Monday, February 9.

Planning Division: (Contact Mark Shipley at mark.shipley@townoffarragut.org)

1. Please include in a numbered note the purpose of the plat;
2. Please show the old acreage and lot numbers in parentheses;
3. General Note #5 is incorrect. Most of this property is zoned R-1;
4. The reconfiguration of the Smith, Lorenz and Briarstone properties will need to be rezoned so the zoning lines follow the property lines;
5. Is general Note #4 correct?
6. In Note #5 the setbacks listed would need to reflect the zoning of this property; and
7. The sliver that accesses the turnaround in the Briarstone Subdivision should be acknowledged as an access easement that will become a part of a public street that will access Briarstone Lane so that these properties have cross access once the Smith property develops.

In addition to the e-mail address provided above you may also call me at 966-7057 if you have any questions on the above items. Unless specified otherwise, please include all requested information on the plans. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Shipley', with a large, stylized flourish extending from the end of the signature.

Mark Shipley, AICP
Community Development Director

TOTAL AREA = 16.378 AC

Certificate of Electric, Gas and Telephone Availability

This is to certify that every lot within this subdivision has available to it a source for the service identified by signature(s) below which service source is adequate to accommodate the reasonable needs of such lot as to such service with such subdivision.

Date

Name, Title & Agency of Authorized Approving Agent

Date

Name, Title & Agency of Authorized Approving Agent

Date

Name, Title & Agency of Authorized Approving Agent

CERTIFICATE FOR STREET APPROVAL

I certify that streets, sidewalks, and other required improvements have been installed in an acceptable manner and according to Town specifications, or that a security bond in the amount of \$ _____ has been posted with the Planning Commission to assure completion of all required improvements in case of default. Streets (are) public streets maintained at public expense.

DATE
TOWN ENGINEER

License No.:

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that it has been certified to us that the water system(s) outlined or indicated on the final subdivision plat entitled RESUBDIVISION PLAT LOT 3 OF GEORGE W. AND PATRICIA SMITH PROPERTY - have been installed in accordance with current local and state government requirements.

Date Name, Title, and Agency of Authorized Approving Agent

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision shown hereon has been found to comply with the Subdivision Regulations for Farragut, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register of Deeds.

Date / Secretary, Planning Commission

CERTIFICATE OF APPROVAL OF STREET NAMES

This is to certify that the subdivision shown hereon has been reviewed for compliance with the Knox County Uniform Street Naming & Addressing System Ordinance, and the road names are hereby approved for recording.

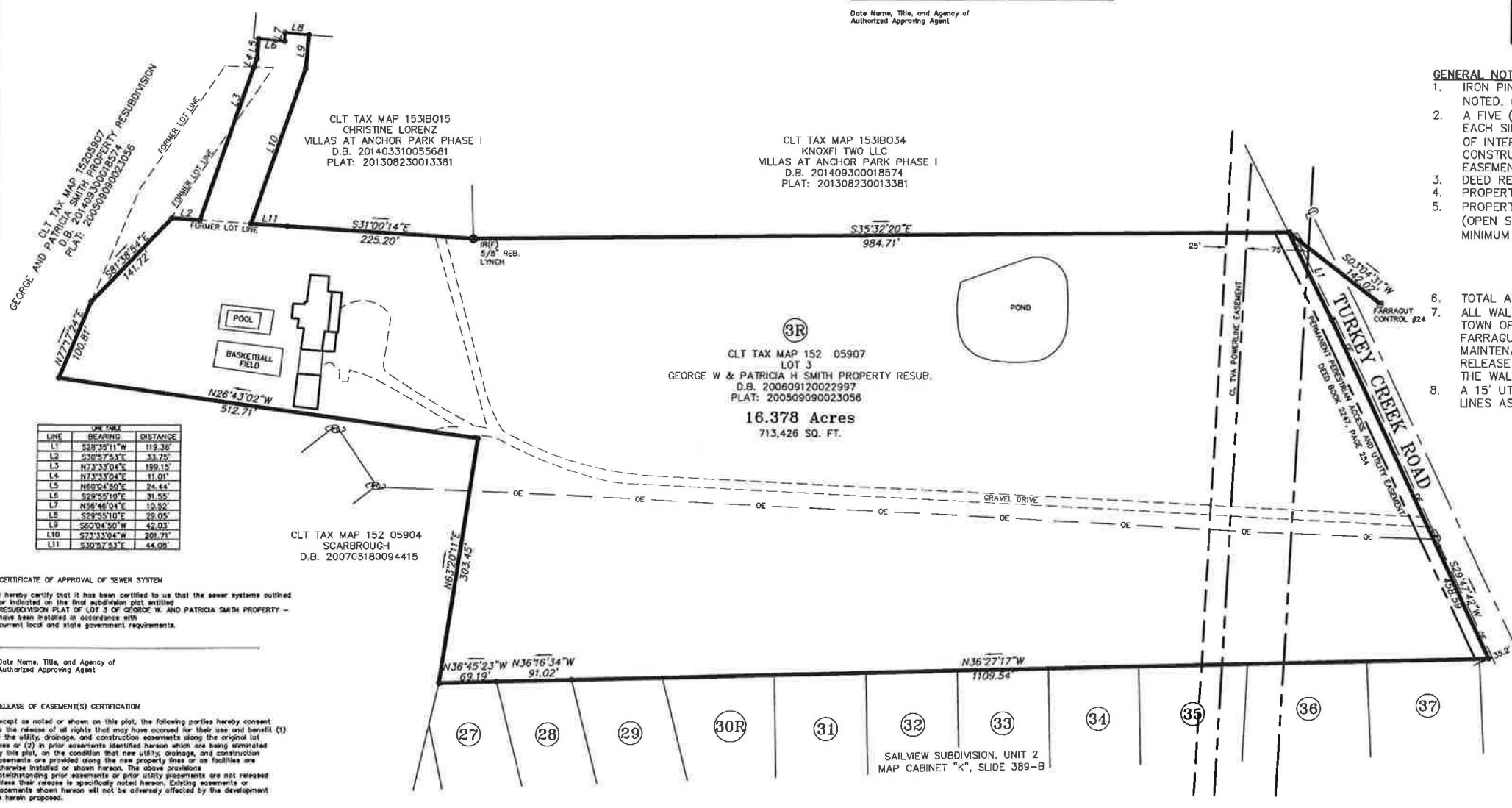
Knox County Addressing Division / Date



LOCATION MAP NO SCALE

GENERAL NOTES

- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. (FINAL PLAT)
- A FIVE (5') FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, A TEN (10') FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR LOT LINES.
- DEED REFERENCE: INSTRUMENT. NO. 200609120022997
- PROPERTY SHOWN ON CLT 152 05907
- PROPERTY ZONE R1/OSMR (RURAL SINGLE-FAMILY RESIDENTIAL DISTRICT) (OPEN SPACE MIXED RESIDENTIAL OVERLAY DISTRICT) MINIMUM BUILDING SETBACKS FOR (OSMR) ZONING ARE AS FOLLOWS:
FRONT YARD: 20 FEET
FRONT FACING GARAGE: 30 FEET
SIDE YARD: 20 FEET BETWEEN BUILDINGS
PERIPHERY PROPERTY LINE: 50 FEET
- TOTAL AREA : 16.378 ACRES
- ALL WALKING TRAILS SHALL HAVE A 20' EASEMENT IN FAVOR OF THE TOWN OF FARRAGUT AND ARE RESERVED FOR PUBLIC USE. TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF TRAILS AND EASEMENTS UPON THE RELEASE OF THE 2-YEAR MAINTENANCE LETTER OF CREDIT RELATED TO THE WALKING TRAILS.
- A 15' UTILITY EASEMENT EXISTS, 7.5 EITHER SIDE OF WATER AND SEWER LINES AS INSTALLED.



LINE	BEARING	DISTANCE
L1	S28°35'11\"W	119.36'
L2	S30°27'53\"E	33.25'
L3	N73°33'04\"E	199.15'
L4	N73°33'04\"E	11.01'
L5	N60°04'20\"E	24.44'
L6	S29°25'10\"E	31.55'
L7	N56°46'04\"E	10.52'
L8	S29°25'10\"E	29.05'
L9	S60°04'20\"W	42.03'
L10	S73°33'04\"W	201.71'
L11	S30°27'53\"E	44.08'

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that it has been certified to us that the sewer systems outlined or indicated on the final subdivision plat entitled RESUBDIVISION PLAT OF LOT 3 OF GEORGE W. AND PATRICIA SMITH PROPERTY - have been installed in accordance with current local and state government requirements.

Date Name, Title, and Agency of Authorized Approving Agent

RELEASE OF EASEMENT(S) CERTIFICATION

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have occurred for their use and benefit (1) in the utility, drainage, and construction easements along the original lot lines or (2) in prior easements identified hereon which are being eliminated by this plat, on the condition that new utility, drainage, and construction easements are provided along the new property lines or as facilities are otherwise installed or shown hereon. The above provisions notwithstanding prior easements or prior utility placements are not released unless their release is specifically noted hereon. Existing easements or placements shown hereon will not be adversely affected by the development on herein proposed.

Signature (sewer) Date

Signature (water) Date

Signature (electricity) Date

Signature (gas) Date

Signature (telephone) Date

Signature (cable) Date

Signature (Town of Farragut) Date

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

CERTIFICATION OF COMMON AREAS DEDICATION

As owner, in recording this plat I have designated certain areas of land shown hereon as common areas intended for use by the homeowners within RESUBDIVISION PLAT OF LOT 3 OF GEORGE W. AND PATRICIA SMITH PROPERTY for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions," applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

Date / Owner

Certificate of Ownership and Dedication

I, (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

DATE

SURVEY FOR:

Saddlebrook Properties, LLC
122 Perimeter Park Road
Knoxville, Tennessee 37922
Phone: (865) 690-3200

RESUBDIVISION PLAT OF:

Lot 3
George W and Patricia Smith Property
Town of Farragut, Tennessee
District 6, Knox County, Tennessee

PROJECT NO.
SHEET5/5
3718-5

LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM



REVISIONS	
DRAWN BY: Z. GOINS	1
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1" = 100'	4
DATE: 01/20/2015	5
	6



CERTIFICATE OF SURVEY ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specification of the Subdivision Regulations. This is a Category I Land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000.

01/20/15 Date

Registered Surveyor

No. 2447



MEETING DATE: February 19, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

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

SUBJECT: Discussion and public hearing on a final plat for Phase I of the Briarstone Subdivision (formerly the Villas at Anchor Park Subdivision property), located on the north side of Turkey Creek Road across from Anchor Park, Parcel 34, Tax Map 153I, Group B, Zoned R-1/OSMR, 22 Lots, 9.8 Acres (Saddlebrook Properties, LLC, Applicant)

INTRODUCTION AND BACKGROUND: The property that is now the Briarstone Subdivision was originally the Villas at Anchor Park and planned to be duplexes. The property was zoned Attached Single-Family Residential (R-4). The property then sold to a different developer that desired to construct detached single-family dwelling units. Consequently, the property was rezoned to Rural Single-Family Residential (R-1) with the Open Space Mixed Residential Overlay (OSMR).

Consistent with this rezoning, at the planning commission meeting on August 21, 2014, a concept plan for the entire Briarstone Subdivision development and a preliminary plat for Phase I of the Briarstone Subdivision was approved. The preliminary plat included some grade work and utility modifications that would accommodate the adjustments that would be needed to lot lines in order to construct the desired detached dwelling units.

Since that time the applicant has been working on field related items and they are now submitting their final plat for Phase I. As shown, this final plat includes 22 dwelling unit lots and 2 open space lots. Included in your packet are the revised final plat and the staffs' comments on the initial plat that was submitted.

RECOMMENDATION: The staff will make a recommendation at the meeting based on the applicant's revisions to the initial comments that were provided.

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



Ron Honken, *Alderman*
Robert N. Markli, *Alderman*
Ron Pinchok, *Alderman*

January 27, 2015

Mr. Ryan Lynch
Lynch Surveys, LLC
4405 Coster Road
Knoxville, TN 37912
rylynch@lynchsurvey.com

**SUBJECT: STAFF COMMENTS ON FINAL PLAT FOR THE BRIARSTONE
SUBDIVISION**

Dear Ryan:

The Town staff has reviewed the above referenced final plat for compliance with the Town's regulations. Please address the following items and submit four (4) full size copies and one (1) 11"x 17" reduced set to the Farragut Town Hall by **Monday, February 9, at 9:00 a.m.** Also, upon resubmittal please include a letter which addresses these comments and that indicates where the information can be found on the plans.

This item will be discussed at the Staff/Developer Meeting at the Farragut Town Hall on Tuesday, February 3, at 9:00 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 9.

Planning Division: (Contact Mark Shipley at mark.shipley@townoffarragut.org)

1. Please include in a numbered note the purpose of the plat;
2. Please provide a written and graphic scale on the cover sheet;
3. Please provide for "Phase I" within the title block;
4. Please revise "Unit 1" to "Phase I" where currently referenced on the plat;
5. Please add "Phase I" on the appropriate certificates;
6. Please show the old acreage and lot numbers in parentheses;
7. Please list the open space required and being provided for in this Phase. It must be at least 35% of the area in this phase;
8. Given that the foundation for a single-family home has recently been constructed on Lot 55, the existing improvement will need to be shown on the plat;
9. Please submit a revised copy of the restrictions or covenants for the development;
10. Please revise the acreage in Note 6 and the acreage noted in the upper left hand corner so that the notes are consistent;

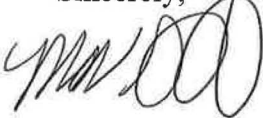
11. Please complete the buffer strip planting along the eastern buffer strip per the approved landscape plan. This never was completed by the original developer;
12. Please update the landscaping LOC;
13. Please denote the zoning on the Smith Property;
14. The reconfiguration of the Smith, Lorenz and Briarstone properties, near the T-turnaround, will need to be rezoned so the property lines follow the zoning lines;
15. Please reflect the entire boundary and acreage of the Smith Property. This may be achieved by reflecting it on Sheet 5;
16. The 50-foot peripheral setback line needs to be labeled along the northeast boundary on Sheets 3 and 4;
17. The property line modifications involving Lots 15R, 56, and 47 would create a small sliver of property on the south end of the parking spaces that needs to be incorporated into Lot 47;
18. Is general Note #4 correct?
19. In Note #5 the setbacks listed would exclude Lots 3 and 4 (Lots 54A and 54B);
20. Please note that no structures can be constructed within the drainage easement that bisects the private outdoor area on Lot 4 (Lot 54A);
21. From the current plat of record (Instrument # 201308230013381) please transfer, with any changes (e.g. street name change, lot number changes, etc.,) to be made through this plat, the following notes to this plat: Note #'s 6, 7, 8, 12, 13, 17, 20, and 21;

Engineering Division: (Contact Darryl Smith at darryl.smith@townoffarragut.org)

22. All site work (including any utility relocations, grading and stabilization) must be completed prior to recording of plat. Staff understands that a section of building pads will not be sown with grass at that time in anticipation of new home construction. However, any other remaining items on staff's punchlist must be complete.

In addition to the e-mail addresses provided above you may also call the designated staff person(s) at 865-966-7057 if you have any questions on the above items. Unless specified otherwise, please include all requested information on the plans. Thank you for your assistance.

Sincerely,



Mark Shipley, AICP
Community Development Director



Darryl W. Smith, P.E.
Town Engineer

PHASE I

TOTAL AREA = 9.759 AC
(EXCLUDING BRIARSTONE LANE)

TOTAL AREA = 1.328 AC
(BRIARSTONE LANE)

TOTAL LOTS = 24



CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that it has been certified to us that the sewer systems outlined or indicated on the final subdivision plat entitled BRIARSTONE SUBDIVISION PHASE I - have been installed in accordance with current local and state government requirements.

Date Name, Title, and Agency of Authorized Approving Agent

RELEASE OF EASEMENT(S) CERTIFICATION

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit (1) in the utility, drainage, and construction easements along the original lot lines or (2) in prior easements identified herein which are being terminated by this plat, on the condition that new utility, drainage, and construction easements are provided along the new property lines or as facilities are otherwise installed or shown herein. The above provisions notwithstanding prior easements or prior utility placements are not released unless their release is specifically noted herein. Existing easements or placements shown herein will not be adversely affected by the development as herein proposed.

Signature (sewer) Date

Signature (water) Date

Signature (electricity) Date

Signature (gas) Date

Signature (telephone) Date

Signature (cable) Date

Signature (Town of Farragut) Date

Certificate of Electric, Gas and Telephone Availability

This is to certify that every lot within this subdivision has available to it a source for the service identified by signature(s) below which service source is adequate to accommodate the reasonable needs of such lot as to such service with such subdivision.

Date GAS Name, Title & Agency of Authorized Approving Agent

Date ELECTRIC Name, Title & Agency of Authorized Approving Agent

Date TELEPHONE Name, Title & Agency of Authorized Approving Agent

CERTIFICATE FOR STREET APPROVAL

I certify that streets, sidewalks, and other required improvements have been installed in an acceptable manner and according to Town specifications, or that a security bond in the amount of \$ has been posted with the Planning Commission to assure completion of all required improvements in case of default. Streets (are) public streets maintained at public expense.

DATE TOWN ENGINEER

License No.:

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that it has been certified to us that the water system(s) outlined or indicated on the final subdivision plat entitled

BRIARSTONE SUBDIVISION PHASE I - have been installed in accordance with current local and state government requirements.

Date Name, Title, and Agency of Authorized Approving Agent

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Farragut, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register of Deeds.

Date / Secretary, Planning Commission

CERTIFICATE OF APPROVAL OF STREET NAMES

This is to certify that the subdivision shown hereon has been reviewed for compliance with the Knox County Uniform Street Naming & Addressing System Ordinance, and the road names are hereby approved for recording.

Knox County Addressing Division / Date

PROPERTIES BEING MOORED BY THIS PLAT:
OWNER NAME: KNOX TWO, LLC
ADDRESS: 132 SHERLAKE LANE KNOXVILLE, TN 37950
TAX ID'S: 152-059.00, 153B PARCELS 005.00 THRU 034.00
DEED: 201409300018574
PLAT: 201308230013381
OWNER NAME: SADDLEBROOK PROPERTIES, LLC
ADDRESS: PO BOX 23190 KNOXVILLE, TN 37933
TAX ID: 153B00201
DEED: 20141100026434
PLAT: 201410080020304
OWNER NAME: BOB WAYNE ELLISON
ADDRESS: 821 ANCHOR VILLAS LANE KNOXVILLE, TN 37934
TAX ID: 153B004
DEED: 201409100015717
PLAT: 201308230013381
OWNER NAME: SMITH FARM RESIDENTIAL PARTNERS
ADDRESS: PO BOX 50215 KNOXVILLE, TN 37950
TAX ID: 153B003
DEED: 201411050025517
PLAT: 201410080020304
OWNER NAME: CHRISTINE LORENZ
ADDRESS: 735 ANCHOR VILLAS LANE KNOXVILLE, TN 37934
TAX ID: 153B018
DEED: 201403310055681
PLAT: 201308230013381

LOTS 1-11, 47-53, 56, 57 FUTURE DEVELOPMENT AND COMMON AREA

Certificate of Ownership and Dedication

I, (We) hereby certify that I am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

OWNER: KNOX TWO, LLC

DATE: 20

BY: DAVID B. FISER, MANAGING MEMBER

LOT 55

Certificate of Ownership and Dedication

I, (We) hereby certify that I am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

OWNER: SADDLEBROOK PROPERTIES, LLC

DATE: 20

BY: ROBERT MOHNEY, PRESIDENT

LOT 54B

Certificate of Ownership and Dedication

I, (We) hereby certify that I am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

OWNER: SMITH FARM RESIDENTIAL PARTNERS

DATE: 20

BY: G. TODD JOHNSON, MANAGING PARTNER

LOT 54A

Certificate of Ownership and Dedication

I, (We) hereby certify that I am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

OWNER: BOB WAYNE ELLISON

DATE: 20

LOT 15B

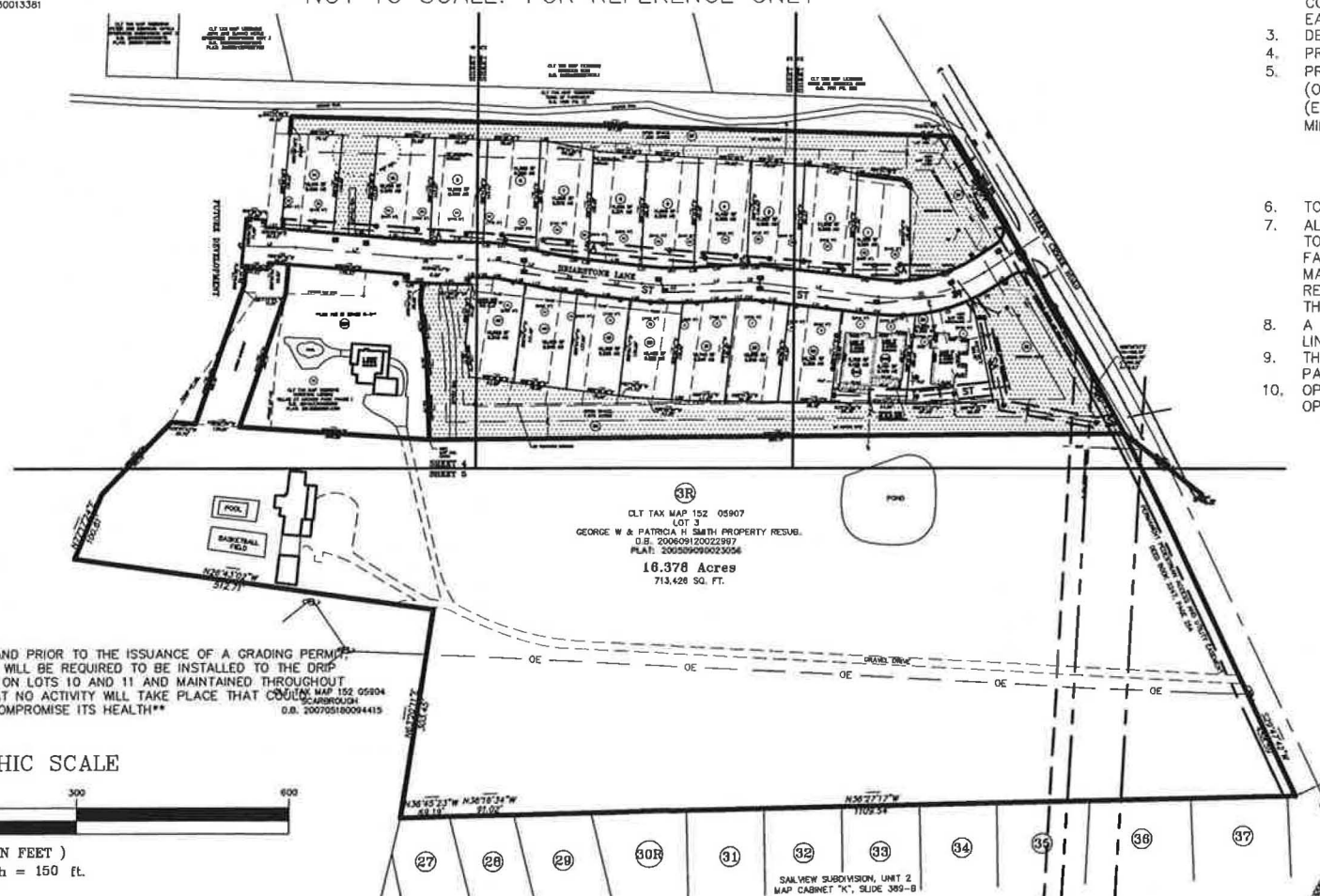
Certificate of Ownership and Dedication

I, (We) hereby certify that I am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

OWNER: CHRISTINE H. LORENZ

DATE: 20

NOT TO SCALE: FOR REFERENCE ONLY



** AS PART OF THIS PLAN AND PRIOR TO THE ISSUANCE OF A GRADING PERMIT, TREE PROTECTION FENCING WILL BE REQUIRED TO BE INSTALLED TO THE DRIP LINE OF THE TREE LOCATED ON LOTS 10 AND 11 AND MAINTAINED THROUGHOUT CONSTRUCTION SO THAT NO ACTIVITY WILL TAKE PLACE THAT COULD COMPROMISE ITS HEALTH**

GRAPHIC SCALE



(IN FEET)

1 inch = 150 ft.

CERTIFICATION OF COMMON AREAS DEDICATION

As owner, in recording this plat I have designated certain areas of land shown hereon as common areas intended for use by the homeowners within BRIARSTONE SUBDIVISION PHASE I for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions," applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

OWNER: KNOX TWO, LLC
BY: DAVID B. FISER, MANAGING MEMBER

TOTAL BUILDING AREA

0.75 X 29.17 = 21.88 AC
21.88 AC X 0.25 = 5.47 AC
5.47 AC / 56 = 0.0977 AC
= 4255.8 SF

TOTAL LOT COVERAGE

0.75 X 29.17 = 21.88 AC
21.88 AC X 0.35 = 7.66 AC
7.66 AC / 56 = 0.1368 AC
= 5958.4 SF

SURVEY FOR:

FINAL PLAT OF:

Saddlebrook Properties, LLC
122 Perimeter Park Road
Knoxville, Tennessee 37922
Phone: 865-890-3200

Briarstone Subdivision Phase 1
Town of Farragut, Tennessee
District 6, Knox County, Tennessee

PROJECT NO.
Sheet 1/5
3718-4

LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COTTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM



REVISIONS	
DRAWN BY: J. GOINS	1
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1:150	4
DATE: 02/09/15	5



OWNER: KNOX TWO, LLC
EMAIL: DFISER@FISERINC.COM
ADDRESS: 132 SHERLAKE LANE
KNOXVILLE, TN 37950
PHONE: 865-691-1200

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specification of the Subdivision Regulations. This is a Category I Land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000.

02/09/15 Date Registered Surveyor No. 2447

TOWN OF FARRAGUT

FEB 10 2015

NOTED

PHASE I
TOTAL AREA = 9.759 AC
(EXCLUDING BRIARSTONE LANE)
TOTAL AREA = 1.328 AC
(BRIARSTONE LANE)
TOTAL LOTS = 24

CERTIFICATE FOR STREET APPROVAL

I certify that streets, sidewalks, and other required improvements have been installed in an acceptable manner and according to town specifications, or that a security bond in the amount of \$ has been posted with the Planning Commission to assure completion of all required improvements in case of default. Streets (are) public streets maintained at public expense.

DATE TOWN ENGINEER

License No.:

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that it has been certified to us that the water system(s) outlined or indicated on the final subdivision plat entitled BRIARSTONE SUBDIVISION PHASE I - have been installed in accordance with current local and state government requirements.

BRIARSTONE SUBDIVISION PHASE I - have been installed in accordance with current local and state government requirements.

Date Name, Title, and Agency of Authorized Approving Agent

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that it has been certified to us that the sewer systems outlined or indicated on the final subdivision plat entitled BRIARSTONE SUBDIVISION PHASE I - have been installed in accordance with current local and state government requirements.

Date Name, Title, and Agency of Authorized Approving Agent

Certificate of Electric, Gas and Telephone Availability

This is to certify that every lot within this subdivision has available to it a source for the service identified by signature(s) below which service source is adequate to accommodate the reasonable needs of such lot as to such service with such subdivision.

Date GAS Name, Title & Agency of Authorized Approving Agent

Date ELECTRIC Name, Title & Agency of Authorized Approving Agent

Date TELEPHONE Name, Title & Agency of Authorized Approving Agent

RELEASE OF EASEMENT(S) CERTIFICATION

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have occurred for their use and benefit (1) in the utility, drainage, and construction easements along the original lot lines or (2) in prior easements identified hereon which are being eliminated by this plat, on the condition that new utility, drainage, and construction easements are provided along the new property lines or as facilities are otherwise installed or shown hereon. The above provisions notwithstanding prior easements or prior utility placements are not released unless their release is specifically noted hereon. Existing easements or placements shown hereon will not be adversely affected by the development as herein proposed.

Signature (sewer) Date

Signature (water) Date

Signature (electricity) Date

Signature (gas) Date

Signature (telephone) Date

Signature (cable) Date

Signature (Town of Farragut) Date

CURVE TABLE					
CURVE	BEARING	DISTANCE	RADIUS	TANGENT	ARC LENGTH
C1	N48°09'43"W	153.11	225.00	81.41	156.22
C2	N33°13'33"W	23.91	150.00	13.00	23.94
C3	N33°13'33"W	73.42	425.00	36.85	73.81
C4	N29°37'53"W	41.45	450.00	20.75	41.46
C5	N28°14'34"W	27.46	150.00	13.79	27.49
C6	N31°42'24"W	21.83	350.00	10.92	21.83
C7	N21°55'58"W	36.03	25.00	25.98	40.23
C8	N64°02'42"W	34.95	250.00	17.92	34.98
C9	N50°30'07"W	82.83	250.00	41.99	83.21
C10	N34°52'46"W	53.02	250.00	26.66	53.12
C11	N28°31'53"W	2.27	250.00	1.14	2.27
C12	N33°13'33"W	21.59	125.00	10.84	21.62
C13	N37°09'17"W	16.21	450.00	8.10	16.21
C14	N32°11'34"W	61.58	450.00	30.86	61.31
C15A	N28°01'18"W	4.13	475.00	2.07	4.13
C15B	N25°22'56"W	39.62	475.00	19.83	39.63
C16	N28°14'34"W	22.88	125.00	11.49	22.91
C17	N32°36'22"W	11.94	385.47	5.97	11.94
C18	N30°49'13"W	12.08	385.47	6.04	12.08
C19	S31°29'21"E	17.80	325.00	8.91	17.81
C20	S33°16'34"E	2.47	325.00	1.23	2.47
C21	S28°14'34"E	32.03	175.00	16.08	32.08
C22	S29°37'53"E	39.14	425.00	19.59	39.16
C23	S33°13'33"E	69.10	400.00	34.68	69.19
C24	S36°12'08"E	11.07	175.00	5.54	11.07
C25	S31°24'50"E	19.19	175.00	9.61	19.20
C26	S34°07'56"E	40.85	200.00	20.53	40.92
C27	S54°01'24"E	96.97	200.00	49.98	97.94
C28	S68°03'02"W	34.67	25.00	24.06	38.31

CERTIFICATION OF COMMON AREAS DEDICATION
As owner, in recording this plat I have designated certain areas of land shown hereon as common areas intended for use by the homeowners within BRIARSTONE SUBDIVISION PHASE I for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions," applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

OWNER: KNOX TWO, LLC

BY: DAVID B. FISER, MANAGING MEMBER

LOTS 1-11, 47-53, 56, 57, FUTURE DEVELOPMENT AND COMMON AREA

Certificate of Ownership and Dedication

I, (We) hereby certify that I am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

OWNER: KNOX TWO, LLC

DATE: 20

BY: DAVID B. FISER, MANAGING MEMBER

LOT 53

Certificate of Ownership and Dedication

I, (We) hereby certify that I am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

OWNER: SADDLEBROOK PROPERTIES, LLC

DATE: 20

BY: ROBERT MOHNEY, PRESIDENT

LOT 54B

Certificate of Ownership and Dedication

I, (We) hereby certify that I am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

OWNER: SMITH FARM RESIDENTIAL PARTNERS

DATE: 20

BY: O. TODD JOHNSON, MANAGING PARTNER

LOT 54A

Certificate of Ownership and Dedication

I, (We) hereby certify that I am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

OWNER: BOB WAYNE ELLISON

DATE: 20

LOT 15B

Certificate of Ownership and Dedication

I, (We) hereby certify that I am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

OWNER: CHRISTINE H. LORINCZ

DATE: 20

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Farragut, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register of Deeds.

Date / Secretary, Planning Commission

CERTIFICATE OF APPROVAL OF STREET NAMES

This is to certify that the subdivision shown hereon has been reviewed for compliance with the Knox County Uniform Street Naming & Addressing System (COUNSAS), and the road names are hereby approved for recording.

Knox County Addressing Division / Date

OWNER: KNOX TWO, LLC
EMAIL: DFISER@FISERINC.COM
ADDRESS: 132 SHERLAKE LANE
KNOXVILLE, TN 37950
PHONE: 865-691-1200

GENERAL NOTES

- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. (FINAL PLAT)
- A FIVE (5') FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, A TEN (10') FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR LOT LINES. DEED REFERENCE: INSTRUMENT NO. 201403310055680, 201403310055681
- PROPERTY SHOWN ON TAX MAP 1531 "B" AND TAX MAP 152.
- PROPERTY ZONE R1/OSMR (RURAL SINGLE-FAMILY RESIDENTIAL DISTRICT) (OPEN SPACE MIXED RESIDENTIAL OVERLAY DISTRICT) (EXCLUDES LOTS 54A AND 54B)
- MINIMUM BUILDING SETBACKS FOR (OSMR) ZONING ARE AS FOLLOWS:
FRONT YARD: 20 FEET
FRONT FACING GARAGE: 30 FEET
SIDE YARD: 20 FEET BETWEEN BUILDINGS
PERIPHERY PROPERTY LINE: 50 FEET
- TOTAL AREA PHASE I: 9.759 ACRES
- ALL WALKING TRAILS SHALL HAVE A 20' EASEMENT IN FAVOR OF THE TOWN OF FARRAGUT AND ARE RESERVED FOR PUBLIC USE. TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF TRAILS AND EASEMENTS UPON THE RELEASE OF THE 2-YEAR MAINTENANCE LETTER OF CREDIT RELATED TO THE WALKING TRAILS.
- A 15' UTILITY EASEMENT EXISTS, 7.5 EITHER SIDE OF WATER AND SEWER LINES AS INSTALLED.
- THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE THE VILLAS AT ANCHOR PARK PHASE I INTO SINGLE FAMILY RESIDENTIAL. PARK PHASE I INTO SINGLE FAMILY RESIDENTIAL. OPEN SPACE REQUIRED IN PHASE I IS 2.99 ACRES
OPEN SPACE PROVIDED IN PHASE I IS 3.34 ACRES

SYMBOL LEGEND

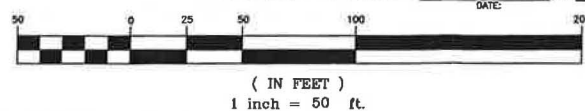
○ IRON PIN (SIZE&TYPE)	☒ CATCH BASIN
○ IRON PIN SET	⊕ SANITARY MANHOLE
() HEAD WALL	⊖ CLEAN OUT

LINE LEGEND

SA	SEWER LINE
ST	STORM SEWER LINE
OE	OVERHEAD ELECTRIC
W	WATER LINE



GRAPHIC SCALE



LYNCH SURVEYS LLC

SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM



TOTAL BUILDING AREA 0.75 X 29.17 = 21.88 AC
21.88 AC X 0.25 = 5.47 AC
5.47 AC / 56 = 0.0977 AC
=4255.8 SF

TOTAL LOT COVERAGE 0.75 X 29.17 = 21.88 AC
21.88 AC X 0.35 = 7.66 AC
7.66 AC / 56 = 0.1368 AC
=5958.4 SF

REVISIONS	
DRAWN BY: Z. GOINS	1
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1" = 50'	4
DATE: 02/09/2015	5
	6

Saddlebrook Properties, LLC
122 Perimeter Park Road
Knoxville, Tennessee 37922
Phone: 865-690-3200

Briarstone Subdivision Phase 1
Town of Farragut, Tennessee
District 6, Knox County, Tennessee

PROJECT NO.
Sheet 2/5
3718-4



CERTIFICATE OF SURVEY ACCURACY
I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specification of the Subdivision Regulations. This is a Category I Land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000.
02/09/15 Date Registered Surveyor
No. 2447

FINAL PLAT OF:

PHASE I

TOTAL AREA = 9.759 AC
(EXCLUDING BRIARSTONE LANE)

TOTAL AREA = 1.328 AC
(BRIARSTONE LANE)

TOTAL LOTS = 24

CURVE	BEARING	DISTANCE	RADIUS	TANGENT	ARC LENGTH
C1	N48°09'43"W	153.11	225.00	81.41	156.22
C2	N33°13'33"W	25.91	150.00	13.00	25.94
C3	N33°13'33"W	73.42	425.00	36.85	73.51
C4	N25°37'53"W	41.45	450.00	20.75	41.46
C5	N28°14'34"W	27.46	150.00	13.79	27.49
C6	N31°42'24"W	21.83	350.00	10.92	21.83
C7	N21°58'58"W	36.03	250.00	25.98	40.23
C8	N64°02'42"W	34.95	250.00	17.52	34.98
C9	N50°30'07"W	82.83	250.00	41.99	83.21
C10	N34°52'46"W	53.02	250.00	26.66	53.12
C11	N28°31'53"W	2.27	250.00	1.14	2.27
C12	N33°13'33"W	21.59	125.00	10.84	21.62
C13	N37°09'17"W	16.21	450.00	8.10	16.21
C14	N32°11'34"W	61.58	450.00	30.86	61.31
C15A	N28°01'18"W	4.13	475.00	2.07	4.13
C15B	N25°22'58"W	39.62	475.00	19.83	39.63
C16	N28°14'34"W	22.88	125.00	11.49	22.91
C17	N32°38'22"W	11.94	385.47	5.97	11.94
C18	N30°29'13"W	12.08	385.47	6.04	12.08
C19	S33°16'34"E	17.80	325.00	8.91	17.81
C20	S33°16'34"E	2.47	325.00	1.23	2.47
C21	S28°14'34"E	32.03	175.00	16.08	32.08
C22	S25°37'53"E	39.14	425.00	19.59	39.16
C23	S33°13'33"E	69.10	400.00	34.68	69.19
C24	S38°22'08"E	11.07	175.00	5.54	11.07
C25	S31°24'50"E	19.19	175.00	9.61	19.20
C26	S34°07'56"E	40.85	200.00	20.53	40.92
C27	S54°01'24"E	96.97	200.00	49.98	97.94
C28	S88°03'02"W	34.67	25.00	24.06	38.31

LINE	BEARING	DISTANCE
L1	N68°03'11"W	94.18'
L2	N28°16'15"W	171.35'
L3	N38°10'51"W	66.36'
L4	N28°16'15"W	84.40'
L5	N22°59'31"W	65.88'
L6	N33°29'37"W	81.50'
L7	N29°55'10"W	170.69'
L8	N33°29'37"W	74.38'
L9	N68°03'11"W	32.01'
L10	N28°16'15"W	49.41'
L11	N28°16'15"W	75.00'
L12	N28°16'15"W	46.95'
L13	N38°10'51"W	6.62'
L14	N38°10'51"W	59.74'
L15	N28°16'15"W	13.52'
L16	N28°16'15"W	70.87'
L17	N22°59'31"W	35.64'
L18	N22°59'31"W	39.24'
L19	N33°29'37"W	21.99'
L20	N33°29'37"W	5.02'
L21	N33°29'37"W	10.54'
L22	S81°49'09"W	10.54'
L23	N33°29'37"W	53.32'
L24	N30°05'47"W	8.22'
L25	S59°53'13"E	10.53'
L26	S58°00'52"W	10.51'
L27	S29°55'10"E	22.63'
L28	S29°55'10"E	75.00'
L29	S29°55'10"E	50.36'
L30	S29°55'10"E	68.71'
L31	S33°29'37"E	72.54'
L32	S33°29'37"E	8.96'
L33	S22°59'31"E	34.61'
L34	S22°59'31"E	31.27'
L35	S28°16'15"E	5.36'
L36	S28°16'15"E	75.23'
L37	S28°16'15"E	3.81'
L38	S38°10'51"E	2.12'
L39	S38°10'51"E	64.24'
L40	S28°16'15"E	55.99'
L41	S28°16'15"E	75.23'
L42	S28°16'15"E	40.13'
L43	S68°03'11"E	35.92'
L44	S14°06'00"W	15.02'
L45	S24°17'10"E	8.22'
L46	S31°21'45"E	8.16'
L47	S23°16'24"E	8.28'
L48	S33°33'42"E	10.35'
L49	N27°45'18"W	10.60'
L50	N31°25'07"W	21.68'

Certificate of Electric, Gas and Telephone Availability
This is to certify that every lot within this subdivision has available to it a source for the service identified by signature(s) below which service source is adequate to accommodate the reasonable needs of such lot as to such service with such subdivision.

Date _____
Name, Title & Agency of Authorized Approving Agent

Date _____
Name, Title & Agency of Authorized Approving Agent

Date _____
Name, Title & Agency of Authorized Approving Agent

RELEASE OF EASEMENT(S) CERTIFICATION
Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have been claimed for their use and benefit (1) in the utility, drainage, and construction easements along the original lot lines or (2) in prior easements identified herein which are being eliminated by this plat, on the condition that new utility, drainage, and construction easements are provided along the new property lines or as facilities are otherwise installed or shown hereon. The above provisions notwithstanding prior easements or prior utility placements are not released unless their release is specifically noted hereon. Existing easements or placements shown hereon will not be adversely affected by the development as herein proposed.

Signature (sewer) Date _____

Signature (water) Date _____

Signature (electricity) Date _____

Signature (gas) Date _____

Signature (telephone) Date _____

Signature (cable) Date _____

Signature (Town of Farragut) Date _____

CERTIFICATION OF COMMON AREAS DEDICATION
As owner, in recording this plat I have designated certain areas of land shown hereon as common areas intended for use by the homeowners within BRIARSTONE SUBDIVISION PHASE I for recreation and related activities. The above described areas are not dedicated for use by general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions," applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

OWNER: KNOXFI TWO, LLC
BY: DAVID B. FISER, MANAGING MEMBER

LOTS 1-11, 47-53, 56, 57 FUTURE DEVELOPMENT AND COMMON AREA
Certificate of Ownership and Dedication
I, (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

OWNER: KNOXFI TWO, LLC
DATE: _____
BY: DAVID B. FISER, MANAGING MEMBER

LOT 35
Certificate of Ownership and Dedication
I, (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

OWNER: SADDLEBROOK PROPERTIES, LLC
DATE: _____
BY: ROBERT MOHNEY, PRESIDENT

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Farragut, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register of Deeds.

DATE: _____ / Secretary, Planning Commission

LOT 54B
Certificate of Ownership and Dedication
I, (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

OWNER: SMITH FARM RESIDENTIAL PARTNERS
DATE: _____
BY: G. TODD JOHNSON, MANAGING PARTNER

LOT 15
Certificate of Ownership and Dedication
I, (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

OWNER: CHRISTINE H. LORENZ

DATE: _____

LOT 54A
Certificate of Ownership and Dedication
I, (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

OWNER: BOB WAYNE ELLISON
DATE: _____

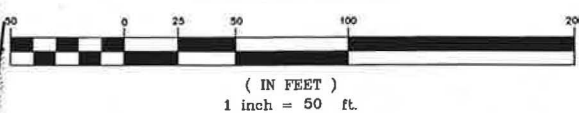
- GENERAL NOTES**
- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. (FINAL PLAT)
 - A FIVE (5) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, A TEN (10') FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR LOT LINES. DEED REFERENCE: INSTRUMENT NO. 201403310055680, 201403310055681
 - PROPERTY SHOWN ON TAX MAP 153 "B" AND TAX MAP 152
 - PROPERTY ZONE R1/OSMR (RURAL SINGLE-FAMILY RESIDENTIAL DISTRICT) (OPEN SPACE MIXED RESIDENTIAL OVERLAY DISTRICT)
 - (EXCLUDES LOTS 54A AND 54B)
 - MINIMUM BUILDING SETBACKS FOR (OSMR) ZONING ARE AS FOLLOWS:
FRONT YARD: 20 FEET
FRONT FACING GARAGE: 30 FEET
SIDE YARD: 20 FEET BETWEEN BUILDINGS
PERIPHERY PROPERTY LINE: 50 FEET
 - TOTAL AREA PHASE 1: 9.759 ACRES
 - ALL WALKING TRAILS SHALL HAVE A 20' EASEMENT IN FAVOR OF THE TOWN OF FARRAGUT AND ARE RESERVED FOR PUBLIC USE. TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF TRAILS AND EASEMENTS UPON THE RELEASE OF THE 2-YEAR MAINTENANCE LETTER OF CREDIT RELATED TO THE WALKING TRAILS.
 - A 15' UTILITY EASEMENT EXISTS, 7.5 EITHER SIDE OF WATER AND SEWER LINES AS INSTALLED.
 - THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE THE VILLAS AT ANCHOR PARK PHASE I INTO SINGLE FAMILY RESIDENTIAL.
 - OPEN SPACE REQUIRED IN PHASE 1 IS 2.99 ACRES
 - OPEN SPACE PROVIDED IN PHASE 1 IS 3.34 ACRES

○	IRON PIN (SIZE&TYPE)	■	CATCH BASIN
○	IRON PIN SET	⊕	SANITARY MANHOLE
⌒	HEAD WALL	⊖	CLEAN OUT

— SA —	SEWER LINE
— ST —	STORM SEWER LINE
— OE —	OVERHEAD ELECTRIC
— W —	WATER LINE



GRAPHIC SCALE



CERTIFICATE OF APPROVAL OF STREET NAMES

This is to certify that the subdivision shown hereon has been reviewed for compliance with the Knox County Uniform Street Naming & Addressing System Ordinance, and the road names are hereby approved for recording.

Knox County Addressing Division / Date _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that it has been certified to us that the sewer systems outlined or indicated on the final subdivision plat entitled BRIARSTONE SUBDIVISION PHASE I - have been installed in accordance with current local and state government requirements.

DATE: _____
Name, Title, and Agency of Authorized Approving Agent

CERTIFICATE FOR STREET APPROVAL

I certify that streets, sidewalks, and other required improvements have been installed in an acceptable manner and according to Town specifications, or that a security bond in the amount of \$ _____ has been posted with the Planning Commission to assure completion of all required improvements in case of default. Streets (are) public streets maintained at public expense.

DATE: _____ TOWN ENGINEER

License No.: _____

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown hereon, to the specification of the Subdivision Regulations. This is a Category I Land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000.

02/09/15 Date _____ Registered Surveyor No. 2447



LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM



NO.	DESCRIPTION
1	DRAWN BY: Z. GOINS
2	CHECKED BY: R. LYNCH
3	APPROVED BY: R.S.L.
4	SCALE: 1" = 50'
5	DATE: 02/09/15
6	

Saddlebrook Properties, LLC
122 Perimeter Park Road
Knoxville, Tennessee 37922
Phone: 865-690-3200

Briarstone Subdivision Phase 1
Town of Farragut, Tennessee
District 6, Knox County, Tennessee

PROJECT NO.
Sheet 3/5
3718-4

MEETING DATE: February 19, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

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

SUBJECT: Discussion and public hearing on a preliminary plat for the Hanover Court Subdivision, located on Old Stage Road at the S. Watt Road intersection, Parcels 94.02 and 94.03, Tax Map 151, Zoned R-1 and R-4, 34 Units, 9.87 Acres (Matthew Sturgill, Applicant)

INTRODUCTION AND BACKGROUND: The Hanover Court Subdivision at the south intersection of Old Stage Road and S. Watt Road was originally approved as a preliminary plat in May of 2007. After this approval the developer initiated work on completing the required improvements. The detention basin was created, most utilities were installed, and the roadway was completed to the binder stage. Pedestrian facilities within the development and the surface course on the roadway have not been completed.

Due to market issues the development became idle for a number of years. During that time, Old Stage Road improvements and the S. Watt Road extension were completed. When Hanover Court was originally approved as a preliminary plat it was to be completed as duplexes and quadplexes and contained a total of 34 units. No final plat was submitted to plat these building envelopes. At this point the owner is reactivating this project but reconfiguring the building envelopes so that they would provide for only duplexes.

The preliminary plat for your consideration addresses the remaining incomplete measures that will be required prior to the final plat being signed and recorded. The preliminary plat retains the original 34 dwelling units and includes some re-grading of building pads to accommodate the revised layout. The plat also includes some revision to the walking trail locations that were originally approved in 2007. The trail that would tie into the sidewalk along S. Watt Road is proposed to do so in a perpendicular manner. The applicant is also requesting to omit the original walking trail that was shown stubbing into the property in the northeast portion of the development. They are requesting this omission due to topographic reasons. Though the walking trail(s) must be constructed prior to the final plat being recorded, the applicant will be requesting to post a one year letter of credit for the sidewalk completion along the roadways and the surface course completion.

Included in your packet are the revised preliminary plat and the staffs' comments on the initial plat that was submitted. Also included is a copy of the original preliminary plat that shows the original walking trail sections that were approved.

RECOMMENDATION: The staff will make a recommendation at the meeting based on the applicant's revisions to the initial comments that were provided.

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



Ron Honken, *Alderman*
Robert N. Markli, *Alderman*
Ron Pinchok, *Alderman*

January 29, 2015

Mr. Matthew Sturgill
11307 Turkey Creek Road
Farragut, TN 37934

**SUBJECT: STAFF COMMENTS ON PRELIMINARY PLAT FOR THE
HANOVER COURT SUBDIVISION**

Dear Matt:

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) full size copies and one (1) 11" x 17" reduced set to the Farragut Town Hall by **Monday, February 9, at 9:00 a.m.** Also, upon resubmittal please include a letter which addresses these comments and that indicates where the information can be found on the plans.

This item will be discussed at the Staff/Developer Meeting at the Farragut Town Hall on Tuesday, February 3, at 10:00 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 9.

Fire Division: (Contact Dan Johnson at dan.johnson@townoffarragut.org)

1. Please ensure all fire hydrants are positioned so the larger outlet is facing the roadway and each unit has been opened at the service valve;

Planning Division: (Contact Mark Shipley at mark.shipley@townoffarragut.org)

2. Please update any notes and the right of way associated with S. Watt Road extension now that this project is complete;
3. Please revise Note 8 to reflect lots instead of units;
4. Please number the non-dwelling unit lots and address who is responsible for their maintenance (these would be owned and maintained by the Hanover Court Homeowner's Association). These areas should be incorporated into open space lots. This would be the simplest approach. Please update the plans and notes accordingly. Other than walking trails and potentially an entrance sign are you planning any other improvements in areas that will be open space?
5. The walking trail easements must be entirely on open space lots. Part of the northwest trail easement encroaches into Lot 14. The other walking trail should

- be taken to the Kyker and Cool Sports side property lines so as to keep it out of any dwelling unit lot;
6. The sidewalks and walking trails must ramp to the street level;
 7. The minimum grass strip width for pedestrian facilities on local streets is 3 feet please correct the plan and detail sheets. Please also note on all sidewalk details that the minimum sidewalk width is 5 feet;
 8. Please terminate the northwest walking trail to show a perpendicular connection to the existing pedestrian facility on S. Watt Road;
 9. FUD will need to sign off on the revised utility plan;
 10. Please ensure that street signage meets the Town's latest requirements. Please coordinate with Public Works Director, Bud McKelvey;
 11. Bollard tape should be yellow;
 12. A landscape plan for the buffer strip, detention basin, and required replacement trees must be approved by the Visual Resources Review Board and the approved plant material installed prior to the Town signing off on the final plat;
 13. Please show and label the required 400 square feet of private outdoor areas for each dwelling unit;
 14. Are the individual lots to be maintained by each homeowner?
 15. Please submit copy of draft covenants and restrictions so that the staff can forward to the Town Attorney for review. This must be complete prior to the Town signing off on the final plat. This is mainly to ensure that the means of preserving and maintaining the common open space is assured and participation in the homeowner's association is mandatory;
 16. Please label the 50 foot peripheral setback and ensure that all setback information is correct;
 17. Please make sure the building envelopes are large enough to contain all anticipated improvements. The envelope would be separate from the private outdoor area;
 18. Are street lights proposed? If so, they must meet the Town's Residential Subdivision Street Lighting requirements found in Appendix E of the Subdivision Regulations;
 19. All disturbed areas must be stabilized with a uniform stand of perennial grass over at least 90% of the site prior to the Town signing off on the final plat;
 20. Please verify that any grading in the non-wooded buffer strips has resulted in a finished grade no steeper than 4:1;

Engineering Division: (Contact Darryl Smith at darryl.smith@townoffarragut.org)

21. Please revise the Grading and Drainage plan (Sheet 2) to show updated "existing" contours due to construction of S. Watt Road, as well as revised building footprints. This appears to have been done on Sheet 1, but not all new grading is shown. Also, as most of the infrastructure is already constructed, it might provide clarity if all existing grade lines that are to remain undisturbed are shown as existing. Is this the intent of Sheet 1?;
22. Please know that a clearer grading plan (see Comment 20) will clarify where any new erosion control measure are needed;

23. Please be advised that the detention basin will most likely need to be cleaned of silt, and verification of volume, slope and capacity will be necessary prior to review of Final Plat;
24. Please know that all sidewalks on Open Space lots, as well as all trails, must be constructed prior to Final Plat. It now appears the two trail connections can be re-routed slightly to provide a better (and easier) tie to adjacent properties and sidewalk;
25. Please verify Sanitary Line A where it crosses trail at cross drain, there appears to be a conflict. Cross drains under trails are not shown on Utility plan;
26. Utilities shown include only water and sewer, are other utilities (gas, electric, telephone and cable) already installed?
27. Details sheet includes detail for retaining wall, will this be necessary for the new design?
28. An erosion control letter of credit will be necessary prior to construction of remaining elements (most likely a minor amount). The amount will be determined once the new grading plan is clear.

In addition to the e-mail addresses provided above you may also call the designated staff person(s) at 865-966-7057 if you have any questions on the above items. Unless specified otherwise, please include all requested information on the plans. Thank you for your assistance.

Sincerely,



Mark Shipley, AICP
Community Development Director



Darryl W. Smith, P.E.
Town Engineer

[illegible]

HANOVER COURT

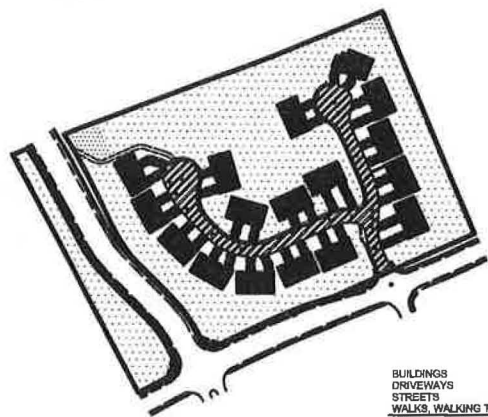
OCT 30 2006

SECRET

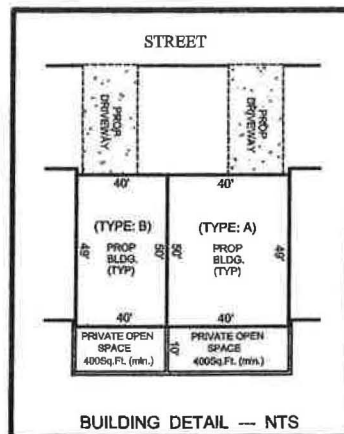
[illegible]

NOTE: INFORMATION TO BE IN ACCORDANCE WITH UTILITY PROGRAM REGULATIONS.

OWEN, DEVLON
MATTHEW STUART
1181 TUNNEY CREEK ROAD
INDOVELL, TN 37061
615-381-0051



BUILDINGS 53,817 SqFt
DRIVEWAYS 23,296 SqFt
STREETS 30,050 SqFt
WALKS, WALKING TRAILS 3,077 SqFt
TOTAL IMPERVIOUS AREA: 2.59 ACRES
PRIVATE GREEN SPACES: 0.31 ACRES
: 2.90 ACRES
(29.4%)
TOTAL GREEN AREA: 6.87 ACRES



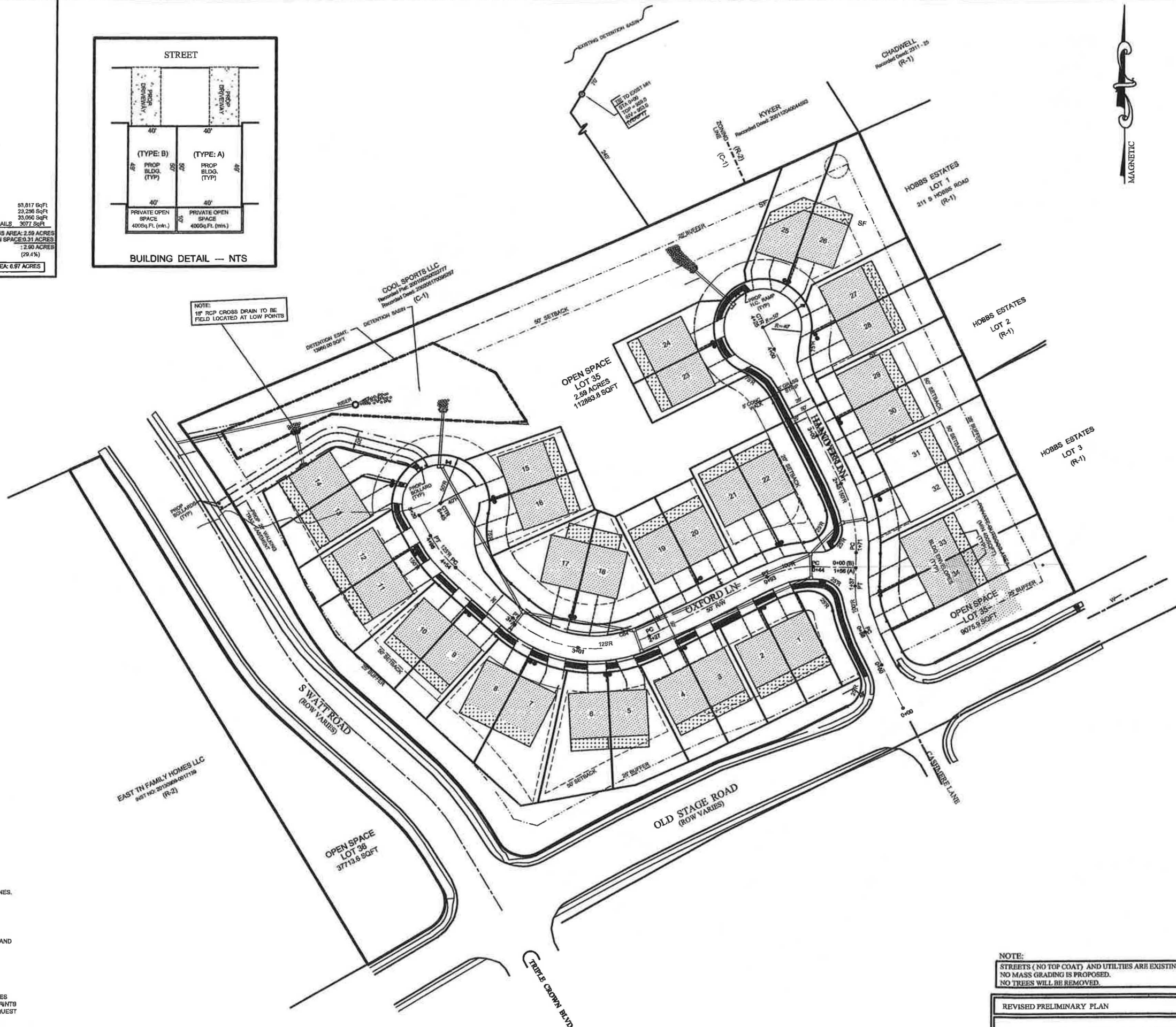
BUILDING DETAIL — NTS

- SSMH SANITARY SEWER MANHOLE
- PSMH PHONE MANHOLE
- WSMH WATER MANHOLE
- DSMH STORM DRAIN MANHOLE
- CB CATCH BASIN
- SP SERVICE POLE
- CP POWER POLE
- GW GUY WIRE
- FH FIRE HYDRANT
- IV IRRIGATION VALVE
- MW MONITOR WELL
- WM WATER METER
- LS LIGHT STANDARD
- CO CLOTHING BOX
- SP STAND PIPE
- GM GAS METER
- FL FLOOD LIGHT
- IR(O) IRON ROD (OLD)
- IR(N) IRON ROD (NEW)
- CM CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- W WATER LINE
- G GAS LINE
- OE OVERHEAD ELECTRIC
- UE UNDERGROUND ELECTRIC
- OP OVERHEAD PHONE LINE
- UP UNDERGROUND PHONE LINE
- OU OVERHEAD UTILITY LINE
- UU UNDERGROUND UTILITY LINE
- ND NATURAL DRAINAGE
- S SINK HOLE
- CD CHECK DAM
- H.C. HANDICAP RAMP
- STOP SIGN
- S.F. SILT FENCE
- T.P. TREE PROTECTION FENCING
- OS OPEN SPACE
- F.F. FINISH FLOOR ELEVATION
- T.W. TOP WALL ELEVATION

SITE NOTES

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- A FIVE (5) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, A TEN (10) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR BOUNDARY LINES.
- DEED REFERENCE: INSTR. NO. 200208030016614 (PARCEL 94.02 & 94.03)
PLAT REFERENCE: INSTR. NO. 200512190053273
- PROPERTY SHOWN ON CLT 151, PARCEL 94.02 & 94.03
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
- TOTAL AREA: 9.67 ACRES
- TOTAL BUILDING LOTS PROPOSED: 34
TOTAL LOTS PROPOSED: 37
- CURRENTLY ZONED: R-4
R-4 BUILDING SETBACKS: PERIPHERAL = 50' - (BUFFER STRIP INCLUDED)
FRONT YARD = GARAGE FACES STREET: 20'
SIDE = BUILDINGS CONSTRUCTED IN A ROW X 12'
SIDE = TWO BUILDINGS ADJACENT: 10' (MIN.)
REAR YARD = BUILDING REARS ARE ADJACENT: 40'
SIDE/REAR YARD = BUILDING SIDES/REARS ARE ADJACENT: 25'
BUFFER STRIPS: 25' (MIN.) ON FRONT, SIDE & REAR PERIPHERAL PROPERTY LINES.
MAXIMUM LOT COVERAGE: 50%
DENSITY: (8) UNITS PER ACRE (MAX.)
OPEN SPACE: 10% (MIN.) OF THE GROSS LAND AREA OF THE DEVELOPMENT.
HEIGHT REGULATIONS: NOT TO EXCEED 2-1/2 STORIES OR 30' HIGH.
- THE WALKING TRAILS ARE TO BE FIELD LOCATED WITH TOWN OF FARRAGUT STAFF.
- THE 20' WALKING TRAIL EASEMENT SHALL BE IN FAVOR OF THE TOWN OF FARRAGUT AND RESERVED FOR PUBLIC USE. THE TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF USE OF SAID EASEMENTS.
- OPEN SPACE REQUIRED: 0.95 ACRES
OPEN SPACE PROVIDED: 3.67 ACRES
- THERE WILL BE NO STREET LIGHTS.
- SIGNS TO BE INSTALLED: STOP SIGNS, STREET NAMES, SPEED LIMITS.
- BUILDING FOOTPRINTS AS SHOWN INDICATE PORCHES, DECKS, AND ALL APPURTENANCES THEREOF AND ARE THE MAXIMUM BUILDING ENVELOPES. FUTURE CHANGES TO FOOTPRINTS MUST BE APPROVED BY THE PLANNING COMMISSION AND MUST BE A UNANIMOUS REQUEST BY ALL HOMEOWNERS.
- LOT 35, 36, & 37 (OPEN SPACE LOTS) ARE NOT BUILDABLE.
- THERE WILL BE NO INDIVIDUAL DRIVEWAYS TO OLD STAGE ROAD OR S. WATT ROAD.
- THE HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL OPEN SPACE.
- THERE IS TO BE AT LEAST 400 Sq. Ft. OF PRIVATE OUTDOOR AREA FOR EACH UNIT.
- LOT COVERAGE CALCULATIONS: 1.77 ACRES IMPERVIOUS, 18.61% COVERAGE.
- DECKS/PATIOS CANNOT BE COVERED WHEN THEY ENROACH WITHIN THE 50' PERIPHERAL BUILDING SETBACK.

NOTE:
10' RCP CROSS DRAIN TO BE FIELD LOCATED AT LOW POINTS



SITE UTILITIES ARE EXISTING
SANITARY SEWER : F.U.D.
WATER : F.U.D.
ELECTRIC : L.C.U.B.
GAS : K.U.B.
TELEPHONE : TDS TELLECOM
CABLE : CHARTER

OWNER / DEVELOPER
MATTHEW STURGILL
11307 TURKEY CREEK ROAD
KNOXVILLE, TN. 37934
865-300-4383

NOTE:
STREETS (NO TOP COAT) AND UTILITIES ARE EXISTING.
NO MASS GRADING IS PROPOSED.
NO TREES WILL BE REMOVED.

REVISED PRELIMINARY PLAN

SHEET 1 OF 8

HANOVER COURT

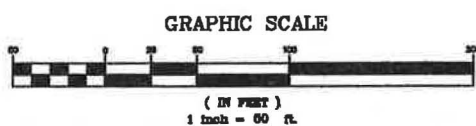
DISTRICT 6 * TOWN OF FARRAGUT
KNOX COUNTY * TENNESSEE

CLT MAP 151, PARCEL 94.02 & 94.03

DRAWN BY: REI II APPROVED BY: DEI DATE: 04.24.2009 LATEST REVISION: SCALE: 1" = 40' DRAWING NUMBER: 151-000000-01

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

PH: 865-671-0183 FAX: 865-671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37922



STORM DRAINAGE	UPSTREAM ELEVATION	DOWNSTREAM ELEVATION	LENGTH	PERCENT GRADE	AREA
CB1	1025.8	1021.4	1021.1	18" RCP	2.0%
CB2	1025.8	1021.4	1021.1	18" RCP	2.0%
CB3	1025.8	1021.4	1021.1	18" RCP	2.0%
CB4	1025.8	1021.4	1021.1	18" RCP	2.0%
CB5	1025.8	1021.4	1021.1	18" RCP	2.0%
CB6	1025.8	1021.4	1021.1	18" RCP	2.0%
CB7	1025.8	1021.4	1021.1	18" RCP	2.0%
CB8	1025.8	1021.4	1021.1	18" RCP	2.0%
CB9	1025.8	1021.4	1021.1	18" RCP	2.0%
CB10	1025.8	1021.4	1021.1	18" RCP	2.0%
CB11	1025.8	1021.4	1021.1	18" RCP	2.0%
CB12	1025.8	1021.4	1021.1	18" RCP	2.0%
CB13	1025.8	1021.4	1021.1	18" RCP	2.0%
CB14	1025.8	1021.4	1021.1	18" RCP	2.0%
CB15	1025.8	1021.4	1021.1	18" RCP	2.0%
CB16	1025.8	1021.4	1021.1	18" RCP	2.0%
CB17	1025.8	1021.4	1021.1	18" RCP	2.0%
CB18	1025.8	1021.4	1021.1	18" RCP	2.0%
CB19	1025.8	1021.4	1021.1	18" RCP	2.0%
CB20	1025.8	1021.4	1021.1	18" RCP	2.0%
CB21	1025.8	1021.4	1021.1	18" RCP	2.0%
CB22	1025.8	1021.4	1021.1	18" RCP	2.0%
CB23	1025.8	1021.4	1021.1	18" RCP	2.0%
CB24	1025.8	1021.4	1021.1	18" RCP	2.0%
CB25	1025.8	1021.4	1021.1	18" RCP	2.0%
CB26	1025.8	1021.4	1021.1	18" RCP	2.0%
CB27	1025.8	1021.4	1021.1	18" RCP	2.0%
CB28	1025.8	1021.4	1021.1	18" RCP	2.0%
CB29	1025.8	1021.4	1021.1	18" RCP	2.0%
CB30	1025.8	1021.4	1021.1	18" RCP	2.0%
CB31	1025.8	1021.4	1021.1	18" RCP	2.0%
CB32	1025.8	1021.4	1021.1	18" RCP	2.0%
CB33	1025.8	1021.4	1021.1	18" RCP	2.0%
CB34	1025.8	1021.4	1021.1	18" RCP	2.0%
CB35	1025.8	1021.4	1021.1	18" RCP	2.0%
CB36	1025.8	1021.4	1021.1	18" RCP	2.0%
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CB48	1025.8	1021.4	1021.1	18" RCP	2.0%
CB49	1025.8	1021.4	1021.1	18" RCP	2.0%
CB50	1025.8	1021.4	1021.1	18" RCP	2.0%
CB51	1025.8	1021.4	1021.1	18" RCP	2.0%
CB52	1025.8	1021.4	1021.1	18" RCP	2.0%
CB53	1025.8	1021.4	1021.1	18" RCP	2.0%
CB54	1025.8	1021.4	1021.1	18" RCP	2.0%
CB55	1025.8	1021.4	1021.1	18" RCP	2.0%
CB56	1025.8	1021.4	1021.1	18" RCP	2.0%
CB57	1025.8	1021.4	1021.1	18" RCP	2.0%
CB58	1025.8	1021.4	1021.1	18" RCP	2.0%
CB59	1025.8	1021.4	1021.1	18" RCP	2.0%
CB60	1025.8	1021.4	1021.1	18" RCP	2.0%
CB61	1025.8	1021.4	1021.1	18" RCP	2.0%
CB62	1025.8	1021.4	1021.1	18" RCP	2.0%
CB63	1025.8	1021.4	1021.1	18" RCP	2.0%
CB64	1025.8	1021.4	1021.1	18" RCP	2.0%
CB65	1025.8	1021.4	1021.1	18" RCP	2.0%
CB66	1025.8	1021.4	1021.1	18" RCP	2.0%
CB67	1025.8	1021.4	1021.1	18" RCP	2.0%
CB68	1025.8	1021.4	1021.1	18" RCP	2.0%
CB69	1025.8	1021.4	1021.1	18" RCP	2.0%
CB70	1025.8	1021.4	1021.1	18" RCP	2.0%
CB71	1025.8	1021.4	1021.1	18" RCP	2.0%
CB72	1025.8	1021.4	1021.1	18" RCP	2.0%
CB73	1025.8	1021.4	1021.1	18" RCP	2.0%
CB74	1025.8	1021.4	1021.1	18" RCP	2.0%
CB75	1025.8	1021.4	1021.1	18" RCP	2.0%
CB76	1025.8	1021.4	1021.1	18" RCP	2.0%
CB77	1025.8	1021.4	1021.1	18" RCP	2.0%
CB78	1025.8	1021.4	1021.1	18" RCP	2.0%
CB79	1025.8	1021.4	1021.1	18" RCP	2.0%
CB80	1025.8	1021.4	1021.1	18" RCP	2.0%
CB81	1025.8	1021.4	1021.1	18" RCP	2.0%
CB82	1025.8	1021.4	1021.1	18" RCP	2.0%
CB83	1025.8	1021.4	1021.1	18" RCP	2.0%
CB84	1025.8	1021.4	1021.1	18" RCP	2.0%
CB85	1025.8	1021.4	1021.1	18" RCP	2.0%
CB86	1025.8	1021.4	1021.1	18" RCP	2.0%
CB87	1025.8	1021.4	1021.1	18" RCP	2.0%
CB88	1025.8	1021.4	1021.1	18" RCP	2.0%
CB89	1025.8	1021.4	1021.1	18" RCP	2.0%
CB90	1025.8	1021.4	1021.1	18" RCP	2.0%
CB91	1025.8	1021.4	1021.1	18" RCP	2.0%
CB92	1025.8	1021.4	1021.1	18" RCP	2.0%
CB93	1025.8	1021.4	1021.1	18" RCP	2.0%
CB94	1025.8	1021.4	1021.1	18" RCP	2.0%
CB95	1025.8	1021.4	1021.1	18" RCP	2.0%
CB96	1025.8	1021.4	1021.1	18" RCP	2.0%
CB97	1025.8	1021.4	1021.1	18" RCP	2.0%
CB98	1025.8	1021.4	1021.1	18" RCP	2.0%
CB99	1025.8	1021.4	1021.1	18" RCP	2.0%
CB100	1025.8	1021.4	1021.1	18" RCP	2.0%

GRADING AND EROSION CONTROL NOTES

Prior to grading, contractor shall strip site of all vegetation and topsoil in areas of grading operation. Areas of soil or unstable material shall be removed at the discretion of the soils engineer.

The contractor shall maintain positive drainage throughout the site and line of means necessary to prevent sediment from exiting the site.

Staked top lines and all forms shall be placed preceding all subsoil holes or other drains and discharges before the runoff enters the project or enters a creek and at other locations designated by the engineer.

Staked top lines and all forms shall be checked of accumulated sediment when approximately 1000' filled with each sediment.

All structures and locations of temporary soil erosion and water pollution control devices shall be subject to adjustments as dictated by the engineer.

The contractor shall notify the engineer of any changes in existing topographic features, spot elevations, or utilities shown on survey.

The contractor shall notify the engineer prior to subsoil installations to verify locations.

All graded areas including slopes are to be mulched and seeded as soon as possible after grading is completed.

All grading and drainage ordinances of TOWN OF FARRAGUT shall be followed.

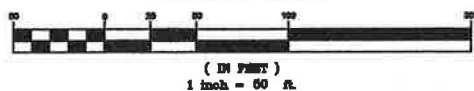
LEGEND

- S— SANITARY SEWER MANHOLE
- P— PHONE MANHOLE
- W— WATER MANHOLE
- S— STORM DRAIN MANHOLE
- C— CATCH BASIN
- S— SERVICE POLE
- P— POWER POLE
- W— WIRE
- F— FIRE HYDRANT
- V— VALVE
- M— MONITOR WELL
- M— WATER METER
- L— LIGHT STANDARD
- C— CLEANOUT
- E— ELECTRIC BOX
- S— STAND PIPE
- M— GAS METER
- F— FLOOD LIGHT
- R— IRON ROD (OLD)
- R— IRON ROD (NEW)
- C— CORRUGATED METAL PIPE
- R— REINFORCED CONCRETE PIPE
- W— WATER LINE
- G— GAS LINE
- E— OVERHEAD ELECTRIC
- U— UNDERGROUND ELECTRIC
- P— OVERHEAD PHONE LINE
- U— UNDERGROUND PHONE LINE
- U— OVERHEAD UTILITY LINE
- U— UNDERGROUND UTILITY LINE
- N— NATURAL DRAINAGE
- S— SINK HOLE
- C— CHECK DAM
- H— HANDICAP RAMP
- S— STOP SIGN
- F— FENCE
- T— TREE PROTECTION FENCING
- O— OPEN SPACE
- F— FINISH FLOOR ELEVATION
- T— TOP WALL ELEVATION

SITE NOTES

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- A FIVE (5) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, A TEN (10) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR BOUNDARY LINES.
- DEED REFERENCE: INSTR. NO. 200209030018014 (PARCEL 94.02 & 94.03)
PLAT REFERENCE: INSTR. NO. 200512190053273
- PROPERTY SHOWN ON CLT 151, PARCEL 94.02 & 94.03
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
- TOTAL AREA: 9.87 ACRES
- TOTAL BUILDING LOTS PROPOSED: 34
TOTAL LOTS PROPOSED: 37
- CURRENTLY ZONED: R-4
R-4 BUILDING SETBACKS: PERIPHERAL = 50' - (BUFFER STRIP INCLUDED)
FRONT YARD = GARAGE FACES STREET: 20'
SIDE = BUILDINGS CONSTRUCTED IN A ROW X 12'
SIDE = TWO BUILDINGS ADJACENT: 10' (MIN.)
REAR YARD = BUILDING REARS ARE ADJACENT: 40'
SIDE/REAR YARD = BUILDING SIDES/REARS ARE ADJACENT: 25'
BUFFER STRIPS: 25' (MIN.) ON FRONT, SIDE & REAR PERIPHERAL PROPERTY LINES.
MAXIMUM LOT COVERAGE: 50%
DENSITY: (8) UNITS PER ACRE (MAX.)
OPEN SPACE: 10% (MIN.) OF THE GROSS LAND AREA OF THE DEVELOPMENT.
HEIGHT REGULATIONS: NOT TO EXCEED 2-1/2 STORIES OR 35' HIGH.
- THE WALKING TRAILS ARE TO BE FIELD LOCATED WITH TOWN OF FARRAGUT STAFF.
- THE 20' WALKING TRAIL EASEMENT SHALL BE IN FAVOR OF THE TOWN OF FARRAGUT AND RESERVED FOR PUBLIC USE. THE TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF USE OF SAID EASEMENTS.
- OPEN SPACE REQUIRED: 0.85 ACRES
OPEN SPACE PROVIDED: 3.67 ACRES
- THERE WILL BE NO STREET LIGHTS.
- SIGNS TO BE INSTALLED: STOP SIGNS, STREET NAMES, SPEED LIMITS.
- BUILDING FOOTPRINTS AS SHOWN INDICATE PORCHES, DECKS, AND ALL APPURTENANCES THEREOF AND ARE THE MAXIMUM BUILDING ENVELOPES. FUTURE CHANGES TO FOOTPRINTS MUST BE APPROVED BY THE PLANNING COMMISSION AND MUST BE A UNANIMOUS REQUEST BY ALL HOMEOWNERS.
- LOT 35, 36, & 37 (OPEN SPACE LOTS) ARE NOT BUILDABLE.
- THERE WILL BE NO INDIVIDUAL DRIVEWAYS TO OLD STAGE ROAD OR S. WATT ROAD.
- THE HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL OPEN SPACE.
- THERE IS TO BE AT LEAST 400 Sq. Ft. OF PRIVATE OUTDOOR AREA FOR EACH UNIT.
- LOT COVERAGE CALCULATIONS: 1.77 ACRES IMPERVIOUS, 16.81% COVERAGE.
- DECKS/PATIOS CANNOT BE COVERED WHEN THEY ENCRUSCH WITHIN THE 50' PERIPHERAL BUILDING SETBACK.

GRAPHIC SCALE



LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

PH: 865-671-0183 FAX: 865-671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37922

GRADING AND DRAINAGE PLAN		SHEET 2 OF 8	
HANOVER COURT			
DISTRICT 6 * TOWN OF FARRAGUT			
KNOX COUNTY * TENNESSEE			
CLT MAP 151, PARCEL 94.02 & 94.03			
DRAWN BY: GMS	APPROVED BY: REL	DATE: 09-05-2008	LATEST REVISION: 02-06-2015
SCALE: 1" = 50'		DRAWING NUMBER: 3261	

UTILITY NOTES

- INSTALL 4" CONDUIT IN SAME TRENCH AS ELECTRIC AT ALL L.O.U.B. STREET CROSSINGS, FOR CABLE TV AND TELEPHONE LINES, (SEE DETAIL).
- UTILITIES ARE TO BE INSTALLED WITH ADEQUATE COVER SO FUTURE DRIVEWAY CUTS DO NOT DISTURB THE LINES.

LOCATION MAP NTS

MAGNETIC

OWNER / DEVELOPER
MATTHEW STURGILL
11307 TURKEY CREEK ROAD
KNOXVILLE, TN. 37934
865-306-4383

MEETING DATE: February 19, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director W\

SUBJECT: Discussion and public hearing on a final plat for the Hanover Court Subdivision, located on Old Stage Road at the S. Watt Road intersection, Parcels 94.02 and 94.03, Tax Map 151, Zoned R-1 and R-4, 34 Units, 9.87 Acres (Matthew Sturgill, Applicant)

INTRODUCTION AND BACKGROUND: Related to the previous item, the Hanover Court Subdivision off Old Stage Road is being reactivated after remaining idle for a number of years. Since a preliminary plat for this subdivision was originally approved in 2007 and much of the public improvements have been completed, the applicant has submitted a final plat for consideration.

As noted above, the applicant has submitted a preliminary plat that would provide for some re-grading of building pads and some modification to the walking trail locations. Since some decision, namely the walking trail provisions, is needed on the preliminary plat in order to finish the construction of the public improvements that are required in association with a final plat approval, it may be premature to approve the final plat at this time.

Included in your packet are the revised final plat and the staffs' comments on the initial plat that was submitted.

RECOMMENDATION: The staff would recommend that, once the preliminary plat is approved, the applicant complete the work encompassed under this plat and any other comments related to the final plat and then come before the planning commission (possibly in March) for approval of the final plat.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number _____ Page _____, County Register's Office, and that I (we) hereby adopt this plat as the subdivision map for the property shown and described hereon, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Knox County Register of Deeds.

Date _____ Owner / (Authorized Signature) _____

Date _____ Owner / (Authorized Signature) _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Farragut, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Knox County Register of Deeds.

Date _____ Secretary, Planning Commission _____

CERTIFICATE FOR STREET APPROVAL

I certify that streets, sidewalks, and other required improvements have been installed in an acceptable manner and according to Town specifications, or that a security bond in the amount of \$ _____ has been posted with the Planning Commission to ensure completion of all required improvements in case of default. Streets (are) (are not) public streets maintained at public expense.

Date _____ Town Engineer _____

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled:

HANOVER COURT HAVE BEEN INSTALLED

installed in accordance with current local and state government requirements, or a sufficient bond or other security has been filed to guarantee said installation.

Date _____ Name, Title, and Agency of Authorized Approving Agent _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled:

HANOVER COURT HAVE BEEN INSTALLED

in accordance with current local and state government requirements or a sufficient bond or cash has been filed which will guarantee said installation.

Date _____ Name, Title, and Agency of Authorized Approving Agent _____

SITE NOTES

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
- A FIVE (5) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR LOT LINES, EXCEPT UNDER BUILDINGS
- DEED REFERENCE: INSTR. NO. 20020503018614 (PARCEL 94.02 & 94.03) PLAT REFERENCE: INSTR. NO. 20021216005273
- PROPERTY SHOWN ON LOT 151, PARCEL 94.02 & 94.03
- TOTAL AREA: 8.87 ACRES
- TOTAL NUMBER OF LOTS: 34
- PROPERTY ZONED: R-4
- R-4 BUILDING SETBACKS: PERIPHERAL = 50' - (BUFFER STRIP INCLUDED); FRONT YARD = GARAGE FACES STREET 20'; SIDE = BUILDINGS CONSTRUCTED IN A ROW X 12'; SIDE = TWO BUILDINGS ADJACENT 10' (MIN.); REAR YARD = BUILDING REARS ARE ADJACENT 40'; SIDE/REAR YARD = BUILDING SIDE/REARS ARE ADJACENT 25'
- BUFFER STRIPS 25' (MIN.) ON FRONT, SIDE & REAR PERIPHERAL, EXCEPT UNDER BUILDINGS
- MAXIMUM LOT COVERAGE: 50%
- DENSITY: (6) UNITS PER ACRE (MAX.)
- OPEN SPACE: 10% (MIN.) OF THE GROSS LAND AREA OF THE DEVELOPMENT, HEIGHT REGULATIONS NOT TO EXCEED 2-1/2 STORIES OR 35' HIGH
- THE 20' WALKING TRAIL EASEMENT SHALL BE IN FAVOR OF THE TOWN OF FARRAGUT AND RESERVED FOR PUBLIC USE. THE TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF USE OF SAID EASEMENTS.
- OPEN SPACE REQUIRED: 1.33 ACRES
- OPEN SPACE PROVIDED: 1.48 ACRES
- BUILDING FOOTPRINTS AS SHOWN INDICATE PORCHES, DECKS AND ALL APPURTENANCES THEREOF AND THE MAXIMUM BUILDING ENVELOPES. FUTURE CHANGES TO FOOTPRINTS MUST BE APPROVED BY THE PLANNING COMMISSION AND MUST BE A UNANIMOUS REQUEST BY ALL HOMEOWNERS.
- LOT 36 (OPEN SPACE LOT) AND LOT 36 (OPEN SPACE LOT) ARE NOT BUILDABLE.
- ACCESS TO ALL LOTS SHALL BE FROM INTERIOR STREETS ONLY.
- THE HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL OPEN SPACE.
- THERE IS TO BE AT LEAST 400 SQ. FT. OF PRIVATE OUTDOOR AREA FOR EACH UNIT.
- LOT COVERAGE CALCULATIONS 3.042 ACRES IMPERVIOUS, 30.62% COVERAGE
- DECKS/PATIOS CANNOT BE COVERED WHEN THEY ENROACH WITHIN THE 50' PERIPHERAL BUILDING SETBACK
- ENGINEERED FILL REQUIRED FOR LOTS 23 AND 24 FOR CONSTRUCTION.
- THE PURPOSE OF THIS PLAT IS TO CHANGE BUILDING AND LOT SIZES

RELEASE OF EASEMENT(S) CERTIFICATION

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have occurred for their use and benefit (1) in the utility, drainage, and construction easements along the original lot lines or (2) in prior easements identified hereon which are eliminated by this plat, on the condition that new utility, drainage, and construction easements are provided along the new property lines or on facilities as otherwise indicated or shown hereon. The above provisions notwithstanding prior easements or prior utility placements are not released unless specifically noted hereon. Existing easements or placements shown hereon will not be adversely affected by the development as herein proposed.

Signature (sewer) _____ Date _____

Signature (water) _____ Date _____

Signature (electricity) _____ Date _____

Signature (gas) _____ Date _____

Signature (telephone) _____ Date _____

Signature (cable) _____ Date _____

Signature (Town of Farragut) _____ Date _____

CERTIFICATE OF ELECTRIC, GAS, AND TELEPHONE AVAILABILITY

This is to certify that every lot within this subdivision has available to it a source for the service identified by signature(s) below which service source is adequate to accommodate the reasonable needs of such lot as to such service within such subdivision.

Date _____ GAS-Name, Title, and Agency of Authorized Approving Agent _____

Date _____ ELECTRIC-Name, Title, and Agency of Authorized Approving Agent _____

Date _____ TELEPHONE-Name, Title, and Agency of Authorized Approving Agent _____

CERTIFICATION OF COMMON AREAS DEDICATION

As owner, in recording this plat I have designated certain areas of (and shown hereon as common areas intended for use by the homeowners within said subdivision for activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

*Declaration of Covenants and Restrictions, applicable to the above named subdivision, is hereby incorporated and made part of this plat.

Date _____ Owner _____

CERTIFICATE OF APPROVAL OF STREET NAMES

This is to certify that the subdivision shown hereon has been reviewed for compliance with the Knox County Uniform Street Naming and Addressing System Ordinance, and the road names are hereby approved for recording.

Date _____

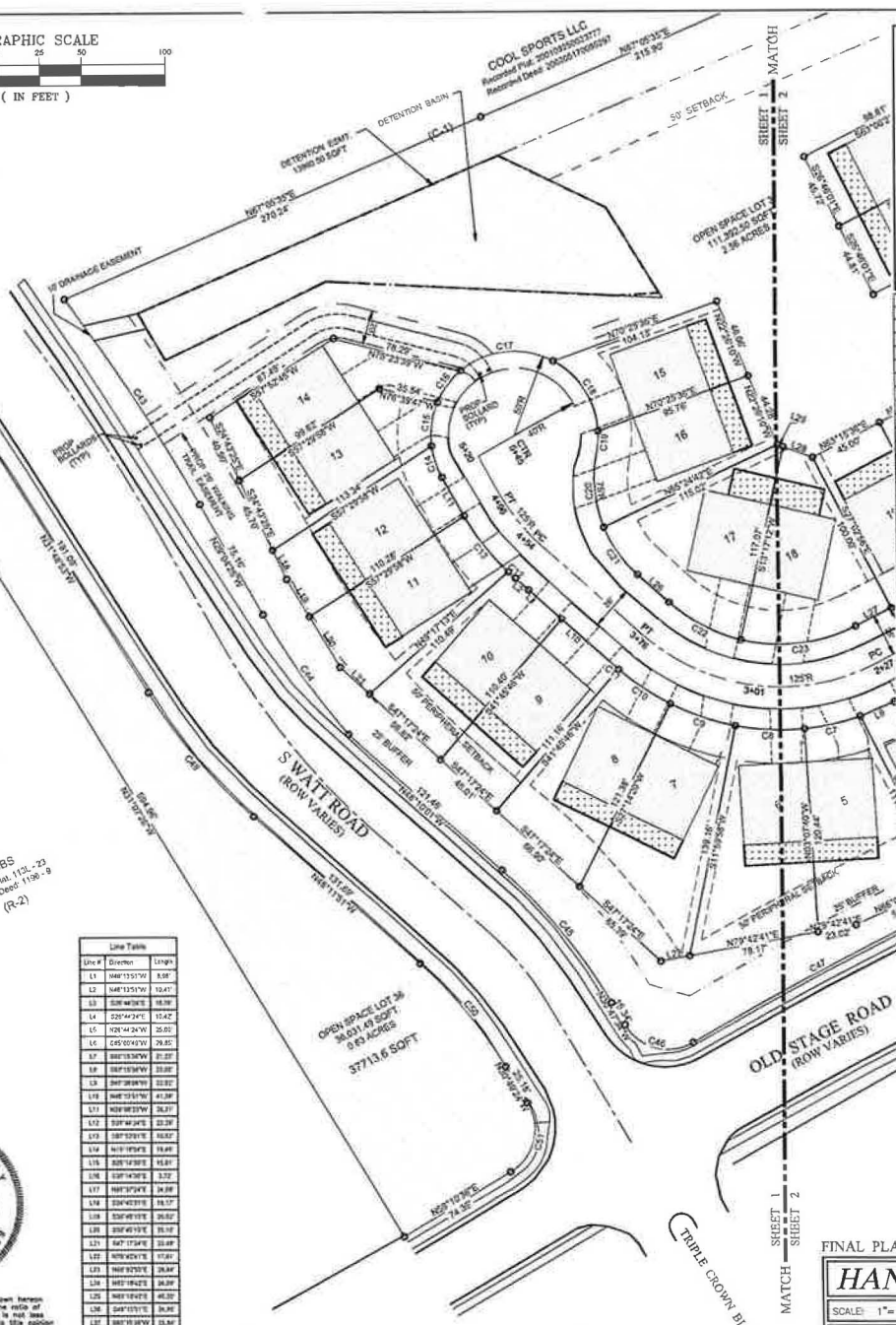
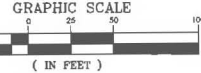
LEGEND

- (R) (R) HIGH ROAD (50.2)
- (R) (R) HIGH ROAD (HIGH)
- DRAINAGE EASEMENT
- WALKING PATH GRADIENT
- CENTERLINE RIGHT-OF-WAYS
- BUILDING SETBACKS
- BUFFER
- DETENTION EASEMENT
- EDGE OF PAVEMENT
- EDGE OF WALKING TRAIL
- OPEN SPACE



I hereby certify that the survey shown hereon is a category 1 survey and that the ratio of precision of the unclassified survey is not less than 1:10,000 as shown hereon. No title opinion was furnished to this surveyor and easements shown and/or not shown in the field may or may not be discovered by a title search by a title attorney.

Surveyor
Tenn. Reg. No. 789



Lot #	Lot Area	Curve #	Radius	Chord Distance	Chord Length
1	4,446.78 SQ. FT.	C1	20.88	51' 10" 1/2	35.35
2	4,446.78 SQ. FT.	C2	20.88	51' 10" 1/2	35.35
3	4,446.78 SQ. FT.	C3	20.88	51' 10" 1/2	35.35
4	4,446.78 SQ. FT.	C4	20.88	51' 10" 1/2	35.35
5	4,446.78 SQ. FT.	C5	20.88	51' 10" 1/2	35.35
6	4,446.78 SQ. FT.	C6	20.88	51' 10" 1/2	35.35
7	4,446.78 SQ. FT.	C7	20.88	51' 10" 1/2	35.35
8	4,446.78 SQ. FT.	C8	20.88	51' 10" 1/2	35.35
9	4,446.78 SQ. FT.	C9	20.88	51' 10" 1/2	35.35
10	4,446.78 SQ. FT.	C10	20.88	51' 10" 1/2	35.35
11	4,446.78 SQ. FT.	C11	20.88	51' 10" 1/2	35.35
12	4,446.78 SQ. FT.	C12	20.88	51' 10" 1/2	35.35
13	4,446.78 SQ. FT.	C13	20.88	51' 10" 1/2	35.35
14	4,446.78 SQ. FT.	C14	20.88	51' 10" 1/2	35.35
15	4,446.78 SQ. FT.	C15	20.88	51' 10" 1/2	35.35
16	4,446.78 SQ. FT.	C16	20.88	51' 10" 1/2	35.35
17	4,446.78 SQ. FT.	C17	20.88	51' 10" 1/2	35.35
18	4,446.78 SQ. FT.	C18	20.88	51' 10" 1/2	35.35
19	4,446.78 SQ. FT.	C19	20.88	51' 10" 1/2	35.35
20	4,446.78 SQ. FT.	C20	20.88	51' 10" 1/2	35.35
21	4,446.78 SQ. FT.	C21	20.88	51' 10" 1/2	35.35
22	4,446.78 SQ. FT.	C22	20.88	51' 10" 1/2	35.35
23	4,446.78 SQ. FT.	C23	20.88	51' 10" 1/2	35.35
24	4,446.78 SQ. FT.	C24	20.88	51' 10" 1/2	35.35
25	4,446.78 SQ. FT.	C25	20.88	51' 10" 1/2	35.35
26	4,446.78 SQ. FT.	C26	20.88	51' 10" 1/2	35.35
27	4,446.78 SQ. FT.	C27	20.88	51' 10" 1/2	35.35
28	4,446.78 SQ. FT.	C28	20.88	51' 10" 1/2	35.35
29	4,446.78 SQ. FT.	C29	20.88	51' 10" 1/2	35.35
30	4,446.78 SQ. FT.	C30	20.88	51' 10" 1/2	35.35
31	4,446.78 SQ. FT.	C31	20.88	51' 10" 1/2	35.35
32	4,446.78 SQ. FT.	C32	20.88	51' 10" 1/2	35.35
33	4,446.78 SQ. FT.	C33	20.88	51' 10" 1/2	35.35
34	4,446.78 SQ. FT.	C34	20.88	51' 10" 1/2	35.35

OWNER/DEVELOPER
MATTHEW STURMEL
1107 TURKEY CREEK ROAD
KNOXVILLE, TN 37934
615-306-1315

FINAL PLAT

HANOVER COURT

SCALE: 1" = 50' APPROVED BY: REL. DRAWN BY: REL.

DATE: 03-22-2010 LAST REVISION DATE: 02-08-2015

DISTRICT 6 * TOWN OF FARRAGUT

KNOX COUNTY * TENNESSEE

TAX MAP 151, PARCELS 94.02 & 94.03

SHEET 1 OF 2

DRAWING NO. 3261-FP

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

PH: (865) 671-0183
FAX: (865) 671-0213

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced by the Book Number _____ page _____ County Register's Office, and that I (we) hereby adopt the plan of subdivision with my (our) line, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

Date _____ Owner / (Authorized Signature) _____

Date _____ Owner / (Authorized Signature) _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plot shown here has been found to comply with the Subdivision Regulations for Farragut, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Knox County Register of Deeds.

Date _____ Secretary, Planning Commission _____

CERTIFICATE FOR STREET APPROVAL

I certify that streets, sidewalks, and other required improvements have been installed in an acceptable manner and according to Town specifications, or that a security bond in the amount of \$ _____ has been posted with the Planning Commission to assure completion of all required improvements in case of default. Streets (are) (are not) public streets maintained at public expense.

Date _____ Town Engineer _____

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled _____

HANOVER COURT HAVE BEEN INSTALLED
Installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date _____ Name, Title, and Agency of Authorized Approving Agent _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled _____

HANOVER COURT HAVE BEEN INSTALLED
Installed in accordance with current local and state government requirements, or a sufficient bond or cash has been filed which will guarantee said installation.

Date _____ Name, Title, and Agency of Authorized Approving Agent _____

SITE NOTES

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- A FIVE (5) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, A TEN (10) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR LOT LINES.
INSTR. NO. 200203030018514 (PARCEL 94.02 & 94.03)
PLAT REFERENCE
- DEED REFERENCE INSTR. NO. 200512190053273
- PROPERTY SHOWN ON CLT. 151, PARCEL 94.02 & 94.03
- TOTAL AREA: 5.87 ACRES
- TOTAL NUMBER OF LOTS: 34
- PROPERTY ZONED: R-4
- R-4 BUILDING SETBACKS: PERIPHERAL = 55' - (BUFFER STRIP INCLUDED); FRONT YARD = GARAGE FACES STREET: 20'; SIDE = BUILDINGS CONSTRUCTED IN A ROW X 12'; SIDE = TWO BUILDINGS ADJACENT: 10' (MIN); REAR YARD = BUILDING REARS ARE ADJACENT: 40'; SIDE/REAR YARD = BUILDING SIDES/REARS ARE ADJACENT: 25'; BUFFER STRIPS: 25' (MIN) ON FRONT, SIDE & REAR PERIPHERAL RTY LINES. MAXIMUM LOT COVERAGE: 50%
DENSITY: (8) UNITS PER ACRE (MAX.)
OPEN SPACE: 10% (MIN) OF THE GROSS LAND AREA OF THE DEVELOPMENT.
HEIGHT REGULATIONS: NOT TO EXCEED 2-1/2 STORIES OR 36' HIGH.
- THE 20' WALKING TRAIL EASEMENT SHALL BE IN FAVOR OF THE TOWN OF FARRAGUT AND RESERVED FOR PUBLIC USE. THE TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF USE OF SAID EASEMENTS
- OPEN SPACE REQUIRED: 1.33 ACRES
OPEN SPACE PROVIDED: 1.48 ACRES
- BUILDING FOOTPRINTS AS SHOWN INDICATE PORCHES, DECKS, AND ALL APPURTENANCES THEREOF AND ARE THE MAXIMUM BUILDING DEVELOPER. FUTURE CHANGES TO FOOTPRINTS MUST BE APPROVED BY THE PLANNING COMMISSION AND MUST BE A UNANIMOUS REQUEST BY ALL HOMEOWNERS
- LOT 35, (OPEN SPACE LOT) AND LOT 36, (OPEN SPACE LOT) ARE NOT BUILDABLE
- ACCESS TO ALL LOTS SHALL BE FROM INTERIOR STREETS ONLY.
- THE HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL OPEN SPACE.
- THERE IS TO BE AT LEAST 400 SQ. FT. OF PRIVATE OUTDOOR AREA FOR EACH UNIT.
- LOT COVERAGE CALCULATIONS: 3.043 ACRES IMPERVIOUS: 30.83% COVERAGE
- DECKS/PATIOS CANNOT BE COVERED WHEN THEY ENDOGRAPH WITHIN THE 50' PERIPHERAL BUILDING SETBACK
- ENGINEERED FILL REF
- LOTS 23 AND 24 FOR CONSTRUCTION
- THE PURPOSE OF THIS

RELEASE OF EASEMENT(S) CERTIFICATION

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit (1) in the utility, drainage, and construction easements along the original lot lines or (2) in prior easements identified herein which are terminated by this plat, on the condition that new utility, drainage, and construction easements are provided along the new property lines or on facilities as otherwise indicated or shown herein. The above provisions notwithstanding, prior easements or prior utility placements are not released unless specifically noted herein. Existing easements or placements shown herein will not be adversely affected by the development as herein proposed.

Signature (sewer) _____ Date _____

Signature (water) _____ Date _____

Signature (electricity) _____ Date _____

Signature (gas) _____ Date _____

Signature (telephone) _____ Date _____

Signature (cable) _____ Date _____

Signature (Town of Farragut) _____ Date _____

CERTIFICATE OF ELECTRIC, GAS, AND TELEPHONE AVAILABILITY

This is to certify that every lot within this subdivision has available to it a source for the service identified by signature(s) below which service source is adequate to accommodate the reasonable needs of such lot, as to such service within such subdivision.

Date _____ GAS-Name, Title, and Agency of Authorized Approving Agent _____

Date _____ ELECTRIC-Name, Title, and Agency of Authorized Approving Agent _____

Date _____ TELEPHONE-Name, Title, and Agency of Authorized Approving Agent _____

CERTIFICATION OF COMMON AREAS DEDICATION

HANOVER COURT
As owner, in recording this plat I have designated certain areas of land shown herein as common areas intended for use by the homeowners within said subdivision for activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions," applicable to the above named subdivision, is hereby incorporated and made part of this plat.

Date _____ Owner _____

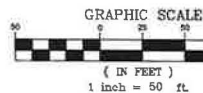
CERTIFICATE OF APPROVAL OF STREET NAMES

This is to certify that the subdivision shown herein has been reviewed for compliance with the Knox County Uniform Street Naming Ordinance, and the street names are hereby approved for recording.

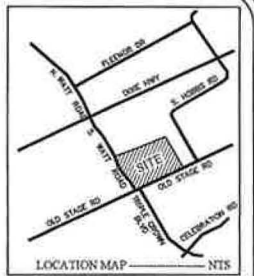
Date _____ Knox County Addressing Division _____

LEGEND

- (R/O) IRON ROD (OLD)
- (R/O) IRON ROD (NEW)
- DRAINAGE EASEMENT
- WALKING PATH EASEMENT
- BUILDING SETBACKS
- CENTERLINE RIGHT-OF-WAYS
- DETENTION EASEMENT
- EDGE OF PAVEMENT
- EDGE OF WALKING TRAIL
- OPEN SPACE



Line	Station	Length
1	0+00 TO 0+10	10.00
2	0+10 TO 0+20	10.00
3	0+20 TO 0+30	10.00
4	0+30 TO 0+40	10.00
5	0+40 TO 0+50	10.00
6	0+50 TO 0+60	10.00
7	0+60 TO 0+70	10.00
8	0+70 TO 0+80	10.00
9	0+80 TO 0+90	10.00
10	0+90 TO 1+00	10.00
11	1+00 TO 1+10	10.00
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Dr. Ralph McGill, *Mayor*
Mary Dorothy LaMarche, *Vice-Mayor*
David Smoak, *Town Administrator*
Allison M. Myers, *Town Recorder*



Ron Honken, *Alderman*
Robert N. Markli, *Alderman*
Ron Pinchok, *Alderman*

January 29, 2015

Mr. Matthew Sturgill
11307 Turkey Creek Road
Farragut, TN 37934

SUBJECT: STAFF COMMENTS ON FINAL PLAT FOR THE HANOVER COURT SUBDIVISION

Dear Matt:

The Town staff has reviewed the above referenced final plat for compliance with the Town's regulations. Please address the following items and submit four (4) full size copies and one (1) 11" x 17" reduced set to the Farragut Town Hall by **Monday, February 9, at 9:00 a.m.** Also, upon resubmittal please include a letter which addresses these comments and that indicates where the information can be found on the plans.

This item will be discussed at the Staff/Developer Meeting at the Farragut Town Hall on Tuesday, February 3, at 10:30 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 9.

Planning Division: (Contact Mark Shipley at mark.shipley@townoffarragut.org)

1. Please update any notes related to the S. Watt Road extension now that the extension is complete;
2. Please correct typos on Note # 8;
3. Please indicate in a numbered note the purpose of the plat;
4. Please ensure that the lines reflected in the legend are distinguishable on and consistent with the plat;
5. Please revise Note 7 to reflect lots instead of units;
6. Please add the subdivision name to the Certificate of Approval of Water Systems;
7. Please add the subdivision name to the Certificate of Approval of Sewer Systems;
8. Please add the subdivision name to the Certification of Common Areas Dedication;
9. Please remove the duplicate Certificate of Survey Accuracy certificates on both pages;
10. Will there be a subdivision entrance sign? If so, please plat a sign easement;
11. Please number the non-dwelling unit lots and address who is responsible for their maintenance (these would be owned and maintained by the Hanover Court

Homeowner's Association). These areas should be incorporated into open space. This would be the simplest approach. Please update the plat sheets and notes accordingly. Other than walking trails and potentially an entrance sign are you planning any other improvements in areas that will be open space?

12. The walking trail easements must be entirely on open space lots. Part of the northwest trail easement encroaches into Lot 14. The other walking trail should be taken to the Kyker and Cool Sports side property lines so as to keep it out of any dwelling unit lot. This would also be a more likely connection in the future;
13. The walking trails must be constructed prior to the Town signing off on the final plat. Please ensure that you terminate the trail and easement for the northwest walking trail to show a perpendicular connection to the existing pedestrian facility on S. Watt Road;
14. Street signage must be installed prior to the Town signing off on the final plat;
15. A landscape plan for the buffer strip, detention basin, and required replacement trees must be approved by the Visual Resources Review Board and the approved plant material installed prior to the Town signing off on the final plat;
16. Prior to the Town signing off on the final plat, a 2-year landscape maintenance letter of credit must be provided based on a dollar amount provided by the Town staff once the landscape plan is approved;
17. Please show and label the required minimum 400 square feet of private outdoor areas for each dwelling unit;
18. Are the individual lots to be maintained by each homeowner?
19. Please submit copy of draft covenants and restrictions so that the staff can forward to the Town Attorney for review. This must be complete and the covenants recorded prior to the Town signing off on the final plat. This is mainly to ensure that the means of preserving and maintaining the common open space is assured and participation in the homeowner's association is mandatory;
20. Please label the 50 foot peripheral setback;
21. Will engineering be required for any other lots besides Lots 23 and 24?
22. Please make sure the building envelopes are large enough to contain all anticipated improvements. The envelope would be separate from the private outdoor area. Note #11 should reflect this difference;
23. All disturbed areas must be stabilized with a uniform stand of perennial grass over at least 90% of the site prior to the Town signing off on the final plat;

Engineering Division: (Contact Darryl Smith at darryl.smith@townoffarragut.org)

24. Given the fact that several elements remain to be constructed (trails, sidewalk, etc.), comments on the Final Plat are premature. Once facilities have been constructed additional comments will be provided;
25. Please note that all disturbed areas must be fully stabilized prior to recording of plat;
26. Will surface course be installed prior to recording of Final Plat? Given the fact the roadway is exposed binder (for 7 years), surface should be completed as soon as possible. Also, a Maintenance letter of credit will be required prior to recording of plat;
27. Please provide verification of slope, volume and performance of detention basin.

In addition to the e-mail addresses provided above you may also call the designated staff person(s) at 865-966-7057 if you have any questions on the above items. Unless specified otherwise, please include all requested information on the plans. Thank you for your assistance.

Sincerely,

A handwritten signature in dark ink, appearing to read "Mark Shipley". The signature is fluid and cursive, with the first name "Mark" being more prominent.

Mark Shipley, AICP
Community Development Director

A handwritten signature in dark ink, appearing to read "Darryl W. Smith". The signature is cursive and somewhat stylized, with the last name "Smith" being the most legible part.

Darryl W. Smith, P.E.
Town Engineer

MEETING DATE: February 19, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director 

SUBJECT: Discussion and public hearing on amendments to the text of the Farragut Zoning Ordinance, Chapter 3. Section XII., General Commercial District (C-1), Subsection F., Mixed Use Town Center, as it relates to drive-throughs

INTRODUCTION AND BACKGROUND: At their most recent meeting on January 22, 2015, the Farragut Board of Mayor and Alderman approved four ordinances related to the Mixed Use Town Center (MUTC) in order to help implement Strategy 1 of the Comprehensive Land Use Plan – Bringing About a Downtown. Some of these ordinances were developed during multiple planning commission meetings and involved a significant amount of discussion and input. One aspect of the amendments that were made to the C-1 Zoning District for those properties within the MUTC that received a significant amount of discussion was whether a drive through should be permitted. The commission looked at some parameters that could apply if drive throughs were permitted but in the end felt that the simplest approach would be to not permit them in the MUTC at this time.

At the second reading of Ordinance 14-21, the ordinance that amended the C-1 wording as it relates to properties within the MUTC, some individuals interested in developing a couple of parcels within the MUTC expressed a desire to have the drive through item revisited. One of those interested in the old Silver Spoon property indicated that they could meet all of the requirements provided for in Ordinance 14-21 with the exception of the drive through exclusion. A sample site layout from their architect is included in the packet. Though the board approved Ordinance 14-21 on second reading, they asked the staff to create some language for the planning commission to consider as it would relate to permitting a drive through in the MUTC.

Ordinance 15-02 includes some language that would provide for a drive through for certain uses provided a number of parameters could be satisfied. The sample site layout in your packet would, with some minor adjustments, satisfy the parameters noted in Ordinance 15-02.

RECOMMENDATION: As you know, the staffs' position concerning drive throughs in the MUTC is that they are a vehicular oriented element of site design and not fully compatible with the character and intent of a pedestrian oriented mixed use town center.

The wording the staff has provided in Ordinance 15-02 provides a number of limitations on drive throughs in an effort to lessen adverse impacts to the character and intent of the MUTC. Along with Ordinance 15-02, in your packet is a copy of Resolution PC-15-02 which recommends approval of Ordinance 15-02.

RESOLUTION PC-15-02

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3. SPECIFIC DISTRICT REGULATIONS, SECTION XII. GENERAL COMMERCIAL DISTRICT (C-1), F., MIXED USE TOWN CENTER, SUBSECTION 2. b., BY PROVIDING FOR A DRIVE THROUGH UNDER CERTAIN CONDITIONS

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

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

WHEREAS, a public hearing was held on this request on February 19, 2015;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, amending Ordinance 86-16, of the Farragut Zoning Ordinance, by adding Ordinance 15-02.

ADOPTED this 19th day of February, 2015.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	15-02
PREPARED BY:	Shipley
REQUESTED BY:	Staff
CERTIFIED BY FMPC:	February 19, 2015
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE TEXT OF THE FARRAGUT ZONING ORDINANCE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO AUTHORITY GRANTED BY SECTION 13-4-201, TENNESSEE CODE ANNOTATED, BY AMENDING CHAPTER 3. SPECIFIC DISTRICT REGULATIONS, SECTION XII. GENERAL COMMERCIAL DISTRICT (C-1), F., MIXED USE TOWN CENTER, SUBSECTION 2. b., BY PROVIDING FOR A DRIVE THROUGH UNDER CERTAIN CONDITIONS

WHEREAS, the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, wishes to amend Chapter 3, Section XII. General Commercial District (C-1), of the Farragut Zoning Ordinance, Ordinance 86-16,

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

SECTION 1.

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

SECTION 2.

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

- b. Restaurants, tea rooms, cafes, coffee houses, bistros, 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.

A drive-through lane may be permitted provided the following criteria are satisfied:

1. The property is a lot of record that has existing frontage on a street classified as a major arterial on the Major Road Plan;
2. The drive-through is limited to one (1) lane;
3. The drive-through is located to the rear of the building or behind the building so that it is not visible from any abutting public rights of ways;
4. The drive-through is limited to one (1) menu board not to exceed twelve (12) square feet in size and six (6) feet in height. The menu board shall be either mounted on the principal building or a screen wall that is architecturally compatible with the predominant building material on the principal building and/or is screened by Town approved evergreen plant material so that it is not visible from abutting public rights of ways;
5. The entrance and exit to the drive-through leads to a parking area or service drive. The drive-through lane shall not be directly connected to a public street; and
6. The design shall minimize vehicle/pedestrian conflicts. The drive-through lane shall not separate parking lots from rear building pedestrian access doors or other pedestrian access ways.

SECTION 3.

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

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this _____ day of _____, 2015, with approval recommended.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION



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Sign in

Shops at Town Center for FMPC 2-7-15



MEETING DATE: February 19, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director 

SUBJECT: Discussion of the latest draft of the Architectural Design Standards

INTRODUCTION AND BACKGROUND: As you are aware, several months ago, the Town of Farragut contracted with Winter and Company out of Boulder, CO, to develop town-wide architectural design standards. This project is an effort to enhance community image and appearance, protect the community's economic base, and promote consistent, high quality design in Farragut's commercial, mixed-use and multi-family districts.

Over the past year, the consultants and staff have hosted focus groups and public workshop sessions related to the development of the town-wide architectural design standards, with the latest public workshop being on February 12, 2015. Throughout this public process the initial recommended design guidelines strategies report has evolved to the proposed final draft currently under consideration. Please find below some key dates related to the consultant's visits and draft release dates:

June 5 & 6, 2014	Winter & Company - Trip 1
July 28, 2014	Design Guidelines Strategy Report
October 15, 2014	Draft 1
October 28 & 29, 2014	Winter & Company - Trip 2
December 3, 2014	Draft 2
February 4, 2015	Draft 3 – proposed final draft
February 12, 2015	Winter & Company - Trip 3

As discussed at previous meetings, the Planning Commission will have the primary review authority for compliance with the Architectural Design Standards. **Please note that, due to the size of the document, the latest Architectural Design Standards are not included in the packet. Rather they are available at www.townoffarragut.org/design . Please advise staff if you need a hardcopy of the document for the review. Once approved, a hard copy will be provided to all commissioners.**

RECOMMENDATION: The staff recommends approval of Resolution PC-15-03 which recommends approval of Ordinance 15-03, the Town of Farragut Architectural Design Standards.

RESOLUTION PC-15-03

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO RECOMMEND ADOPTION OF THE NEW FARRAGUT ARCHITECTURAL DESIGN STANDARDS IN THE TOWN OF FARRAGUT TENNESSEE AND AUTHORIZE THE FARRAGUT MUNICIPAL PLANNING COMMISSION AS THE DESIGN REVIEW COMMISSION PURSUANT TO AUTHORITY GRANTED BY SECTION 6-54-133, TENNESSEE CODE ANNOTATED

WHEREAS, the Tennessee Code Annotated, Section 6-54-133, provides that municipalities may create and adopt general guidelines for the exterior appearance of nonresidential property, multiple family residential property, and any entrance to a nonresidential development within the municipality; and

WHEREAS, the Farragut Municipal Planning Commission is designated as the design review commission; and

WHEREAS, the Town of Farragut has commissioned Winter and Company to develop an Architectural Design Standards document and has held several public forums over the course of the last year to collect information; and

WHEREAS, a public hearing was held on this request on February 19, 2015;

NOW, THEREFORE, BE IT RESOLVED that the Farragut Municipal Planning Commission hereby recommends approval to the Farragut Board of Mayor and Aldermen of an ordinance, creating Title 14, Chapter 6., being the Farragut Architectural Design Standards, of the Farragut Municipal Code, by adding Ordinance 15-03.

ADOPTED this 19th day of February, 2015.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	15-03
PREPARED BY:	Shipley
REQUESTED BY:	Staff
CERTIFIED BY FMPC:	February 19, 2015
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE TO AMEND THE FARRAGUT MUNICIPAL CODE, PURSUANT TO AUTHORITY GRANTED BY SECTION 6-54-133, TENNESSEE CODE ANNOTATED, BY ADDING TITLE 14, CHAPTER 6., FARRAGUT ARCHITECTURAL DESIGN STANDARDS, AND AUTHORIZING THE FARRAGUT MUNICIPAL PLANNING COMMISSION TO BE THE DESIGN REVIEW COMMISSION

WHEREAS, the Tennessee Code Annotated, Section 6-54-133, provides that municipalities may create and adopt general guidelines for the exterior appearance of nonresidential property, multiple family residential property, and any entrance to a nonresidential development within the municipality; and

WHEREAS, pursuant to the authority in Tennessee Code Annotated, Section 6-54-133, the Town of Farragut, Tennessee, establishes a Design Review Commission charged with review authority of the Farragut Architectural Design Standards; and

WHEREAS, the Farragut Board of Mayor and Aldermen hereby designate the Farragut Municipal Planning Commission as the Design Review Commission;

WHEREAS, pursuant to the requirements of Tennessee Code Annotated, the Town of Farragut conducted a public hearing subject to at least fifteen (15) days notice prior to the final reading and adoption of the ordinance herein described;

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

SECTION 1.

The Farragut Municipal Code, Title 14, Land Use Controls, is amended by adding Chapter 6., Farragut Architectural Design Standards, as reflected in the attached document referenced as Exhibit A.

SECTION 2.

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

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

Certified to the Farragut Board of Mayor and Aldermen this ____ day of _____, 2015,
with approval recommended.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

MEETING DATE: February 19, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director W\

SUBJECT: Discussion on establishing meeting guidelines for the planning commission meetings

INTRODUCTION AND BACKGROUND: This item is on the agenda for a workshop discussion. As you know, we have had some meetings recently where one or two items consumed a significant amount of time due to lengthy public input. Some individuals spoke more than once and for an extended time. Other individuals made comments to either an applicant, a designer, and/or commissioners that questioned their integrity.

DISCUSSION: The draft meeting rules that are included in your packet are intended to establish some ground rules for comment and conduct at planning commission meetings. The staff will review this in some detail at the meeting.

FMPC Meeting Rules – Public Comment (February 19, 2015)

The Planning Commission welcomes and invites citizens to participate in public meetings.

At the beginning of each meeting, there shall be a ten-minute period of time reserved for public comment under the Citizen Forum agenda item. Anyone that wishes to speak under citizen forum shall fill out a request card prior to the meeting. The ten-minute allocation will be divided up equally based on the number of individuals that have signed up to speak under citizen forum. For example, if 5 individuals sign up then each individual would have 2 minutes for comment. With the consent of a majority of the board, the Chairman may extend or reduce this period of time as necessary.

During the regular agenda portion of the meeting there shall be an allowance for public comment for each agenda item. The Chairman shall recognize individuals for public comment based on the following guidelines:

- (1) Speakers must identify themselves by name and address;
- (2) Public comment shall be limited to five minutes per individual, which time is not transferable to other speakers;
- (3) An applicant, and/or his/her representative(s), of an item on the regular agenda shall be afforded the time necessary to present their request and respond to questions. The five minute limitation shall not apply to an applicant. However, the Chairman may, with the consent of a majority of the board, ask an applicant to stay on point in order to facilitate the efficiency of the meeting;
- (4) All comments shall be directed to the Chairman;
- (5) Comments shall address issues, not individuals or personalities; personal attacks shall not be tolerated;
- (6) Comments may support or oppose particular issues or measures, but the motives of those with differing views shall not be questioned or attacked; and
- (7) Malicious comments shall not be tolerated.