

A G E N D A
FARRAGUT MUNICIPAL PLANNING COMMISSION

March 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 – February 19, 2015**
3. **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)**

NOTE: Staff is recommending postponement of Item 3. Field and plat items remain incomplete.

4. **Discussion and public hearing on a final plat for the Townhomes at Wentworth Subdivision, located on Old Stage Road at Willow Ridge Way, Parcel 1, Group J, Tax Map 152H, to establish the private access drive as a public right of way (Benchmark Associates, Inc., Applicant)**
5. **Discussion and public hearing on a final plat for the improvements at the intersection of Fretz Road and N. Campbell Station Road (Bruce Matzel, Applicant)**

NOTE: This item will not be on the agenda. After review of the plat, it is a 2-lot plat that does not require approval by the full planning commission.

6. **Discussion on a clarification of building materials associated with The Overlook at Campbell Station apartments north of the Holiday Inn Express, Parcels 108 and 109, Tax Map 130, 820 N. Campbell Station Road, 32.31 Acres (Leon Lawson, Applicant)**
7. **Discussion and public hearing on a grading plan for the former John Deere site, Parcel 77, Tax Map 151, Zoned C-1, 13127 Kingston Pike, 3.28 Acres (Robert Shagan-Commercial Reality, Applicant)**

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.

NOTE: This item will not be on the agenda. The site plan comments have not been addressed.

8. Discussion and public hearing on a concept plan for Union Grove Subdivision, located on Union Road, Parcel 36, Tax Map 142, Zoned R-2, 50 Lots, 25.75 Acres (Homestead Land Holdings, LLC, Applicant)

NOTE: This item will not be on the agenda. It will be discussed in general as part of the discussion related to Item #11.

9. Discussion and public hearing on a request to rezone portions of Lot 3 of the Smith Property, portions of Parcels 59 and 59.07, Tax Map 152, located at 11739 Turkey Creek Road and portions of Parcel 15, Group B, Tax Map 153I, located at 735 Anchor Villas Lane, from R-1 to R-1/OSMR and R-1/OSMR to R-1 (Rackley Engineering, Applicant)
10. Discussion on a request to rezone a portion of Parcel 69, Tax Map 142, north of the Farragut Church of Christ, 19.66 Acres, from R-2 to R-6 (Continental 333 Fund, LLC, Applicant)
11. Discussion on a request to rezone Parcel 36, Tax Map 142, 12422 Union Road, 25.75 Acres, from R-2 to R-1/OSR (Homestead Land Holdings, LLC, Applicant)
12. Discussion on a request amend the 2012 Comprehensive Land Use Plan for the property located at 12639 Kingston Pike, 30.13 Acres, from Medium Density Residential and Low Density Residential to Commercial (Horne Real Estate, LLC, Applicant)
13. Discussion on a request to rezone Parcel 58, Tax Map 151, 12639 Kingston Pike, 30.13 Acres, from R-2 and Floodplain to C-1 and Floodplain (Horne Real Estate, LLC, Applicant)
14. Public hearing on proposed locations for new utilities

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**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

February 19, 2015

MEMBERS PRESENT

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

MEMBERS ABSENT

Ron Honken, Alderman

Staff Representatives: Mark Shipley, Community Development Director
David Smoak, Town Administrator

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

CITIZEN FORUM

None

APPROVAL OF MINUTES

*Commissioner Myers moved to approve the January 15, 2015 minutes as submitted.
Commissioner Dick seconded the motion and the motion passed 7-0-1 with Commissioner St. Clair abstaining because he was absent.*

AGENDA ITEMS

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)

Staff recommended approval subject to the following items being satisfactorily addressed:

1. Please include in a numbered note the purpose of the plat as it relates to what will become Lot 3R and the other two affected lots;
2. Please show the old lot numbers in parentheses;
3. General Note #5, which relates to the zoning, will need to include and reference the zoning of all affected properties. The Smith and Lorenz properties, for example, are 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. In Note #5 the setbacks listed would need to reflect the zoning of this (the Smith) property; and

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6. The sliver that accesses the turnaround in the Briarstone Subdivision should be visually identified (shaded or dashed) on the plat and referenced in a plat note with it being stated that this area is an access easement that will become a platted right of way and cross access street when the Smith property develops. This also needs to be acknowledged on the Brairstone Phase I final plat.

Commissioner St. Clair moved to approve a resubdivision plat for lot 3 of the Smith property subject to staff's recommendation. Commissioner Myers seconded the motion and the motion passed 8-0.

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)

Staff recommended approval subject to the following items being satisfactorily addressed:

1. Please show the old lot numbers in parentheses;
2. 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. This is 35% of the gross land area involved in this phase. So, if you have 11.09 acres in this phase you must have designated 3.88 acres of open space;
3. Please submit a revised copy of the restrictions or covenants for the development;
4. Please complete the buffer strip planting along the eastern buffer strip per the approved landscape plan. This never was completed by the original developer;
5. Please update the landscaping LOC;
6. A sign permit is required for the sign face replacement on the subdivision entrance sign. This must be approved by the Visual Resources Review Board;
7. Please denote the zoning on the Smith Property;
8. 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;
9. Please note on the plat in a plat note that no structures can be constructed within the drainage easement that bisects the private outdoor area on Lot 4 (Lot 54A); and
10. 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.

Commissioner Whiting moved to approve a final plat for Phase I of the Briarstone Subdivision subject to staff's recommendation. Commissioner St. Clair seconded the motion and the motion passed 8-0.

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)

Staff recommended approval subject to the following items being satisfactorily addressed:

1. Please revise the lot number of the open space lot on the eastside of the entrance to the subdivision. Is the intent for this open space lot to be Lot 37? There are two notes on the plat which refer to Lot 37, however Lot 37 is not shown on the plat;
2. The sidewalks and walking trails must ramp to the street level;
3. 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;
4. FUD will need to sign off on the revised utility plan;
5. Please ensure that street signage meets the Town's latest requirements. Please coordinate with Public Works Director, Bud McKelvey;
6. Bollard tape should be yellow, please revise the Bollard Detail;
7. Please verify that the tree preservation plan and the landscape plan are consistent, particularly in the buffer areas. The landscape plan 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;
8. Please label the required 400 square feet of private outdoor areas for each dwelling unit and add the symbol to the legend;
9. 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;
10. Please label the 50 foot peripheral setback as "50 foot peripheral setback";
11. Please add to the legend the symbol for building envelopes. The envelope would be separate from the private outdoor area;
12. 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;
13. Please verify that any grading in the non-wooded buffer strips has resulted in a finished grade no steeper than 4:1;
14. There is a circle shown on Lots 25 and 26, what does this represent? If it is a stray drawing feature, please remove it from all sheets; and
15. Please revise the zoning district on East TN Family Homes LLC's lot from R-2 to R-1;
16. All site work (including 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.

Commissioner Myers moved to approve a preliminary plat for the Hanover Court Subdivision subject to staff's recommendation. Commissioner St. Clair seconded the motion and the motion passed 8-0.

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)

Staff recommended postponement due to remaining field and plat items.

Commissioner St. Clair moved to postpone due to remaining field and plat items. Commissioner Myers seconded the motion and the motion passed 8-0 to postpone.

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

Staff recommended that if a drive through is desired in the MUTC that Resolution PC-15-02 be approved which recommends approval of Ordinance 15-02.

Commissioner Myers asked that a provision be included which would require a qualifying lot to be at least two (2) acres. With this stipulation and the size of the menu board sign being increased from twelve (12) to fifteen (15) square feet Commissioner Myers moved to approve Resolution PC-15-02 which recommends approval of Ordinance 15-02. Commissioner Brun seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON THE FARRAGUT ARCHITECTURAL DESIGN STANDARDS.

Staff reviewed some very minor changes that were still needed to the design standards but, with this being noted, recommended approval of Resolution PC-15-03 which recommends approval of Ordinance 15-03.

Commissioner St. Clair moved to approve Resolution PC-15-03 which recommends approval of Ordinance 15-03 subject to the minor changes noted by staff. Commissioner Myers seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON ESTABLISHING MEETING RULES FOR THE FARRAGUT MUNICIPAL PLANNING COMMISSION MEETINGS.

For discussion purposes only.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 9 p.m.

Edwin K. Whiting, Secretary

MEETING DATE: March 19, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

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 updated preliminary plat that was approved last month, the Hanover Court Subdivision off Old Stage Road is being reactivated after remaining idle for a number of years. Since the original preliminary plat was approved in 2007 and much of the public improvements were completed at that time, the applicant has submitted a final plat for consideration.

As noted above, the applicant's updated preliminary plat was approved last month and provided for some re-grading of building pads and modifications to walking trail locations. The plat was approved with some conditions that have not yet been addressed. Nor has any of the field work (which was one of the conditions) been initiated to complete the remaining improvements provided for as part of the updated preliminary plat and landscape plan.

RECOMMENDATION: Resulting from the incomplete status of the preliminary plat and completion of remaining field items, the staff must recommend postponement of this item.

CERTIFICATE OF OWNERSHIP AND OCCUPATION

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Book Number _____ Page _____, County Register's Office, and that I (we) hereby submit this plan of subdivision with my (our) free consent, establish the minimum building setback line, 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 shown here has been found to comply with the Subdivision Regulations for Farrago, 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 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 other security 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 EXCEPT UNDER BUILDINGS
(INSTR. NO. 2002080001614 (PARCEL 94.02 & 94.03)
PLAT REFERENCE
- DEED REFERENCE INSTR. NO. 200512190053273
- PROPERTY SHOWN ON CLT 151, PARCEL 94.02 & 94.03
- TOTAL AREA 9.87 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 = BUILDINGS REARS ARE ADJACENT 40'
SIDE/REAR YARD = BUILDING SIDES/REARS ARE ADJACENT 25'
BUFFER STRIPS 25' (MIN.) ON FRONT, SIDE & REAR PERIPHERAL ERTY LINES
MAXIMUM LOT COVERAGE 50%
DENSITY (B) 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 ARE THE MAXIMUM BUILDING ENVELOPES. FUTURE CHANGES TO FOOTPRINTS MUST BE APPROVED BY THE PLANNING COMMISSION AND MUST BE A UNANIMOUS RESOLUTION 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 3500 ACRES IMPERVIOUS 30.83% COVERAGE
- DECKS/PATIOS CANNOT BE COVERED WHEN THEY ENCRATCH WITHIN THE 50' PERIPHERAL BUILDING SETBACK
- ENGINEERED FILL REQUIRED FOR LOTS 23 AND 24 FOR CONSTRUCTION
- THE PURPOSE OF THIS PLAT IS TO CHANGE BUILDINGS 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 herein which are 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 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 (lines of Farrago) _____ Date _____

CERTIFICATE OF ELECTRIC, GAS, AND TELEPHONE AVAILABILITY

This is to certify that every lot within this subdivision has access to it as a source for the service identified by signature(s) below which service 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 _____

CERTIFICATE 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 _____

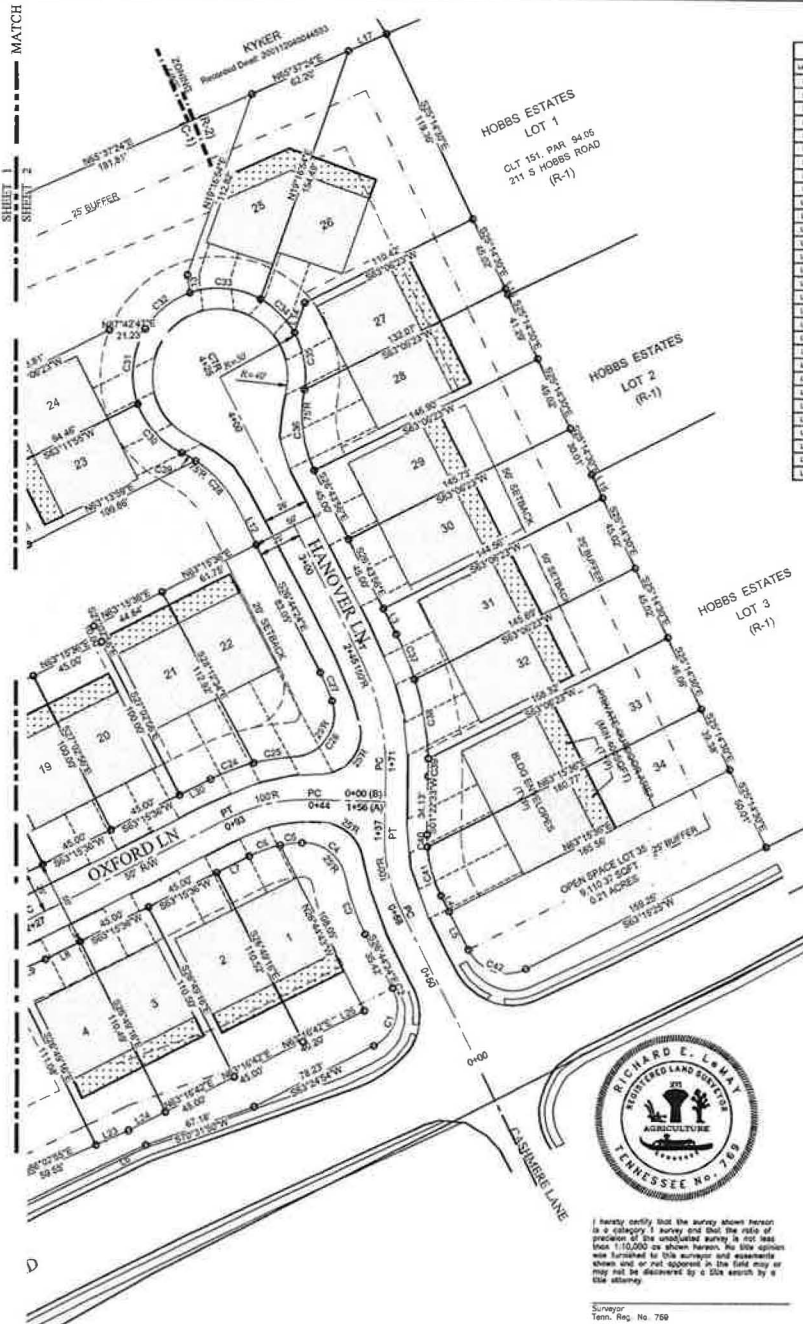
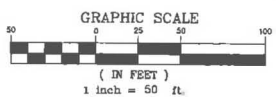
CERTIFICATE OF APPROVAL OF STREET NAMES

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

Knox County Addressing Division _____ Date _____

LEGEND

- (R/O) IRON ROD (OLD)
- (R/O) IRON ROD (NEW)
- DRAINAGE EASEMENT
- WALKING PATH EASEMENT
- 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 herein is a category 1 survey and that the ratio of precision of the unclassified survey is not less than 1/10,000 as shown herein. No title opinion was furnished as this survey 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. 769

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

10816 KINGSTON PIKE PH (865) 671-0183
KNOXVILLE, TENNESSEE 37934 FAX (865) 671-0213

Line Totals		
Line #	Station	Length
1.1	100+00.00	0.00
1.2	100+00.00	10.00
1.3	100+10.00	10.00
1.4	100+20.00	10.00
1.5	100+30.00	10.00
1.6	100+40.00	10.00
1.7	100+50.00	10.00
1.8	100+60.00	10.00
1.9	100+70.00	10.00
1.10	100+80.00	10.00
1.11	100+90.00	10.00
1.12	100+100.00	10.00
1.13	100+110.00	10.00
1.14	100+120.00	10.00
1.15	100+130.00	10.00
1.16	100+140.00	10.00
1.17	100+150.00	10.00
1.18	100+160.00	10.00
1.19	100+170.00	10.00
1.20	100+180.00	10.00
1.21	100+190.00	10.00
1.22	100+200.00	10.00
1.23	100+210.00	10.00
1.24	100+220.00	10.00
1.25	100+230.00	10.00
1.26	100+240.00	10.00
1.27	100+250.00	10.00
1.28	100+260.00	10.00
1.29	100+270.00	10.00
1.30	100+280.00	10.00
1.31	100+290.00	10.00
1.32	100+300.00	10.00
1.33	100+310.00	10.00
1.34	100+320.00	10.00
1.35	100+330.00	10.00
1.36	100+340.00	10.00
1.37	100+350.00	10.00
1.38	100+360.00	10.00
1.39	100+370.00	10.00
1.40	100+380.00	10.00
1.41	100+390.00	10.00
1.42	100+400.00	10.00
1.43	100+410.00	10.00
1.44	100+420.00	10.00
1.45	100+430.00	10.00
1.46	100+440.00	10.00
1.47	100+450.00	10.00
1.48	100+460.00	10.00
1.49	100+470.00	10.00
1.50	100+480.00	10.00
1.51	100+490.00	10.00
1.52	100+500.00	10.00
1.53	100+510.00	10.00
1.54	100+520.00	10.00
1.55	100+530.00	10.00
1.56	100+540.00	10.00
1.57	100+550.00	10.00
1.58	100+560.00	10.00
1.59	100+570.00	10.00
1.60	100+580.00	10.00
1.61	100+590.00	10.00
1.62	100+600.00	10.00
1.63	100+610.00	10.00
1.64	100+620.00	10.00
1.65	100+630.00	10.00
1.66	100+640.00	10.00
1.67	100+650.00	10.00
1.68	100+660.00	10.00
1.69	100+670.00	10.00
1.70	100+680.00	10.00
1.71	100+690.00	10.00
1.72	100+700.00	10.00
1.73	100+710.00	10.00
1.74	100+720.00	10.00
1.75	100+730.00	10.00
1.76	100+740.00	10.00
1.77	100+750.00	10.00
1.78	100+760.00	10.00
1.79	100+770.00	10.00
1.80	100+780.00	10.00
1.81	100+790.00	10.00
1.82	100+800.00	10.00
1.83	100+810.00	10.00
1.84	100+820.00	10.00
1.85	100+830.00	10.00
1.86	100+840.00	10.00
1.87	100+850.00	10.00
1.88	100+860.00	10.00
1.89	100+870.00	10.00
1.90	100+880.00	10.00
1.91	100+890.00	10.00
1.92	100+900.00	10.00
1.93	100+910.00	10.00
1.94	100+920.00	10.00
1.95	100+930.00	10.00
1.96	100+940.00	10.00
1.97	100+950.00	10.00
1.98	100+960.00	10.00
1.99	100+970.00	10.00
2.00	100+980.00	10.00
2.01	100+990.00	10.00
2.02	100+1000.00	10.00
2.03	100+1010.00	10.00
2.04	100+1020.00	10.00
2.05	100+1030.00	10.00
2.06	100+1040.00	10.00
2.07	100+1050.00	10.00
2.08	100+1060.00	10.00
2.09	100+1070.00	10.00
2.10	100+1080.00	10.00
2.11	100+1090.00	10.00
2.12	100+1100.00	10.00
2.13	100+1110.00	10.00
2.14	100+1120.00	10.00
2.15	100+1130.00	10.00
2.16	100+1140.00	10.00
2.17	100+1150.00	10.00
2.18	100+1160.00	10.00
2.19	100+1170.00	10.00
2.20	100+1180.00	10.00
2.21	100+1190.00	10.00
2.22	100+1200.00	10.00
2.23	100+1210.00	10.00
2.24	100+1220.00	10.00
2.25	100+1230.00	10.00
2.26	100+1240.00	10.00
2.27	100+1250.00	10.00
2.28	100+1260.00	10.00
2.29	100+1270.00	10.00
2.30	100+1280.00	10.00
2.31	100+1290.00	10.00
2.32	100+1300.00	10.00
2.33	100+1310.00	10.00
2.34	100+1320.00	10.00
2.35	100+1330.00	10.00
2.36	100+1340.00	10.00
2.37	100+1350.00	10.00
2.38	100+1360.00	10.00
2.39	100+1370.00	10.00
2.40	100+1380.00	10.00
2.41	100+1390.00	10.00
2.42	100+1400.00	10.00
2.43	100+1410.00	10.00
2.44	100+1420.00	10.00
2.45	100+1430.00	10.00
2.46	100+1440.00	10.00
2.47	100+1450.00	10.00
2.48	100+1460.00	10.00
2.49	100+1470.00	10.00
2.50	100+1480.00	10.00
2.51	100+1490.00	10.00
2.52	100+1500.00	10.00
2.53	100+1510.00	10.00
2.54	100+1520.00	10.00
2.55	100+1530.00	10.00
2.56	100+1540.00	10.00
2.57	100+1550.00	10.00
2.58	100+1560.00	10.00
2.59	100+1570.00	10.00
2.60	100+1580.00	10.00
2.61	100+1590.00	10.00
2.62	100+1600.00	10.00
2.63	100+1610.00	10.00
2.64	100+1620.00	10.00
2.65	100+1630.00	10.00
2.66	100+1640.00	10.00
2.67	100+1650.00	10.00
2.68	100+1660.00	10.00
2.69	100+1670.00	10.00
2.70	100+1680.00	10.00
2.71	100+1690.00	10.00
2.72	100+1700.00	10.00
2.73	100+1710.00	10.00
2.74	100+1720.00	10.00
2.75	100+1730.00	10.00
2.76	100+1740.00	10.00
2.77	100+1750.00	10.00
2.78	100+1760.00	10.00
2.79	100+1770.00	10.00
2.80	100+1780.00	10.00
2.81	100+1790.00	10.00
2.82	100+1800.00	10.00
2.83	100+1810.00	10.00
2.84	100+1820.00	10.00
2.85	100+1830.00	10.00
2.86	100+1840.00	10.00
2.87	100+1850.00	10.00
2.88	100+1860.00	10.00
2.89	100+1870.00	10.00
2.90	100+1880.00	10.00
2.91	100+1890.00	10.00
2.92	100+1900.00	10.00
2.93	100+1910.00	10.00
2.94	100+1920.00	10.00
2.95	100+1930.00	10.00
2.96	100+1940.00	10.00
2.97	100+1950.00	10.00
2.98	100+1960.00	10.00
2.99	100+1970.00	10.00
3.00	100+1980.00	10.00
3.01	100+1990.00	10.00
3.		

Ashley Miller

From: Mark Shipley
Sent: Thursday, March 05, 2015 4:20 PM
To: Richard E. LeMay Jr.; Matthew Sturgill
Cc: Ashley Miller; Darryl Smith; David Sparks
Subject: hanover court final plat

Guys,

Below are our remaining comments on the final plat for Hanover Court. Please let us know if you have any questions. Thanks.

March 5, 2015

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

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

Dear Matt:

The Town staff has reviewed the above referenced revised 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, March 16, 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.

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

1. Please re-submit the preliminary plat with the subject to's from the planning commission's approval being addressed;
2. Please correct the typo on Note # 8 (it is very minor);
3. The revised copy of the plat had a printing or copying flaw and is streaked in a vertical line;
4. Please ensure that any lines reflected in the legend are distinguishable on and consistent with the plat;
5. Since there will likely be an entrance sign at some point please plat an easement area that is outside the buffer strip and where the entrance wall(s) and sign would need to be placed in order to meet setback requirements;
6. In the Lot Area Table, please re-visit Lots 35-38 that are listed so that they are consistent with what is shown on the plat;
7. The walking trails must be constructed prior to the Town signing off on the final plat;
8. Street signage must be installed prior to the Town signing off on the final plat;
9. 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;

10. 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;
11. 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;
12. Please label the 50 foot peripheral setback along Lot 4;
13. Please include as a note on the plat which lots will require engineered approved fill and footers;
14. 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)

15. 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;
16. Please note that all disturbed areas must be fully stabilized prior to recording of plat;
17. 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;
18. 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,

Mark Shipley, AICP
Community Development Director

Darryl W. Smith, P.E.
Town Engineer

MEETING DATE: March 19, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a final plat for the Townhomes at Wentworth Subdivision, located on Old Stage Road at Willow Ridge Way, Parcel 1, Group J, Tax Map 152H, to establish the private access drive as a public right of way (Benchmark Associates, Inc., Applicant)

INTRODUCTION AND BACKGROUND: For a number of years the Town of Farragut has only permitted public streets as part of subdivision development. This was not always the case and some subdivisions were constructed with private access easements that would be maintained by homeowner's associations. In 2002, a number of representatives from subdivisions with private streets requested that the Board of Mayor and Aldermen allow them to re-plat their respective developments as a means of turning over private streets to the Town for maintenance as public rights of ways.

As a result, the Town's engineering staff was asked to prepare an evaluation of all the private streets (mainly in terms of their composition as assessed from core samples) so that each street could be reviewed as to whether it was in a condition for the Town to accept. Private streets were often not constructed to the standards required for public streets and thus the board wanted to ensure that any streets that were accepted would not be a liability for the Town. For those streets that the board accepted, all property owners within each subdivision had to agree to the request and pay for a plat that would convert the private access easements to public rights of ways. The plat would also be the instrument that would officially change the road names from private to public suffixes (e.g. "Way" would become "Lane").

The Townhomes at Wentworth is one of those subdivisions constructed with a private street, Willow Ridge Way. This subdivision was platted in 1997. However, when the private streets were originally taken to the board in 2002 one of the property owners in the Townhomes at Wentworth did not approve and this subdivision was excluded. This individual is no longer residing in the Townhomes at Wentworth and the current residents approached the Town staff last summer to initiate a process whereby Willow Ridge Way could be requested for acceptance by the Board of Mayor and Aldermen and platted as a public right of way.

At the September 25, 2014 Board of Mayor and Aldermen meeting, the Townhomes at Wentworth made a formal request to the board. The Town engineer provided the board with some background information, including the findings on the condition of Willow Ridge Way. The board unanimously agreed to accept this private street as a public right of way provided the requisite plat was prepared and recorded.

DISCUSSION: When the staff began working with the project's surveyor it was noted that in the process of converting the private access easement to a public right of way the front property lines would also be modified and situated much closer to the existing buildings. Essentially, the current front property line is roughly in the center of the existing private street. When this becomes a public right of way the front property line will be roughly 25 feet off the centerline of the street in each direction, creating a 50 foot right-of-way.

At their February 25, 2015 meeting, the Board of Zoning Appeals granted a blanket setback variance for those buildings that would not satisfy the front yard setback requirement as a result of the property line modifications encompassed with this plat. As part of this action, the staff asked that a plat note be added which indicated that the variances granted would be to the buildings as currently constructed and that the Town will not approve any expansions that will exacerbate an existing dwelling unit's condition of nonconformity. The staff also asked that a plat note be added which clarified that the Town would only be responsible for the maintenance of the roadway and sidewalks within the public right of way identified on the plat. The Town will not be responsible for any other improvements in this development.

Included in your packet are the revised final plat.

RECOMMENDATION: The requested plat notes have been added and the staff recommends approval subject to obtaining the required signatures and updating the covenants to reflect the changes encompassed by this plat.

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

I (we) hereby certify that I am (we are) the owner (s) of the property shown and described herein as evidenced in Deed Book 2226, Page 525, County Register's Office, 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.

Unit 1 - Mark T. Hudson	Date
Unit 1 - Ginger Hudson	Date
Unit 2 - Peggy Harrison Boyle, Trustee	Date
Unit 3 - Gary B. North, Trustee	Date
Unit 3 - Martha D. North, Trustee	Date
Unit 4 - Charles F. Carver	Date
Unit 4 - Edna I. Carver	Date
Unit 5 - Clarence E. Packer, III	Date
Unit 5 - Andy Charles Johnson	Date
Unit 6 - Kathy S. Johnson	Date
Unit 7 - Ronnie L. Pierce	Date
Unit 7 - Lana M. Pierce	Date
Unit 8 - Edward Duncan Snyder	Date
Unit 8 - Phyllis Jean Snyder	Date
Unit 9 - Betty Partin Hurst, Trustee	Date
Unit 10 - Ernest F. Dameron	Date
Unit 10 - Julio P. Dameron	Date
Unit 11 - Richard B. Segar, Trustee	Date
Unit 11 - Kathryn A. Segar, Trustee	Date
Unit 12 - Tom E. Cox	Date
Unit 12 - Phyllis D. Cox	Date
Unit 13 - James R. White	Date
Unit 14 - Arthur C. Boyer	Date
Unit 14 - Margaret A. Bayer	Date
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Unit 22 - Kay V. Hicks	Date
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Unit 24 - Ann H. Mowery	Date
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Unit 26 - Jerry Pullen	Date
Unit 26 - Lisa Pullen	Date
Unit 27 - Carolyn J. Tuttle	Date
Unit 28 - Charles E. Mink, Jr.	Date
Unit 28 - Patricia B. Mink	Date
Unit 29 - Doris A. Weaver	Date

CERTIFICATION OF CLASS AND ACCURACY OF SURVEY

I hereby certify that the plan shown and described herein 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 herein, to the specifications 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 as shown herein, and that this survey was done in compliance with the current Minimum Standards of Practice for the State of Tennessee.

Surveyor
Tennessee Certificate No. 1501

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown herein 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 herein 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 _____ Knox County Addressing Division

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) not public streets maintained at public expense.

Date _____ Town Engineer

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 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 WATER AND SEWER AVAILABILITY

I hereby certify that every lot within this subdivision has available to it water and sewer service that is adequate to accommodate the reasonable needs of such lot.

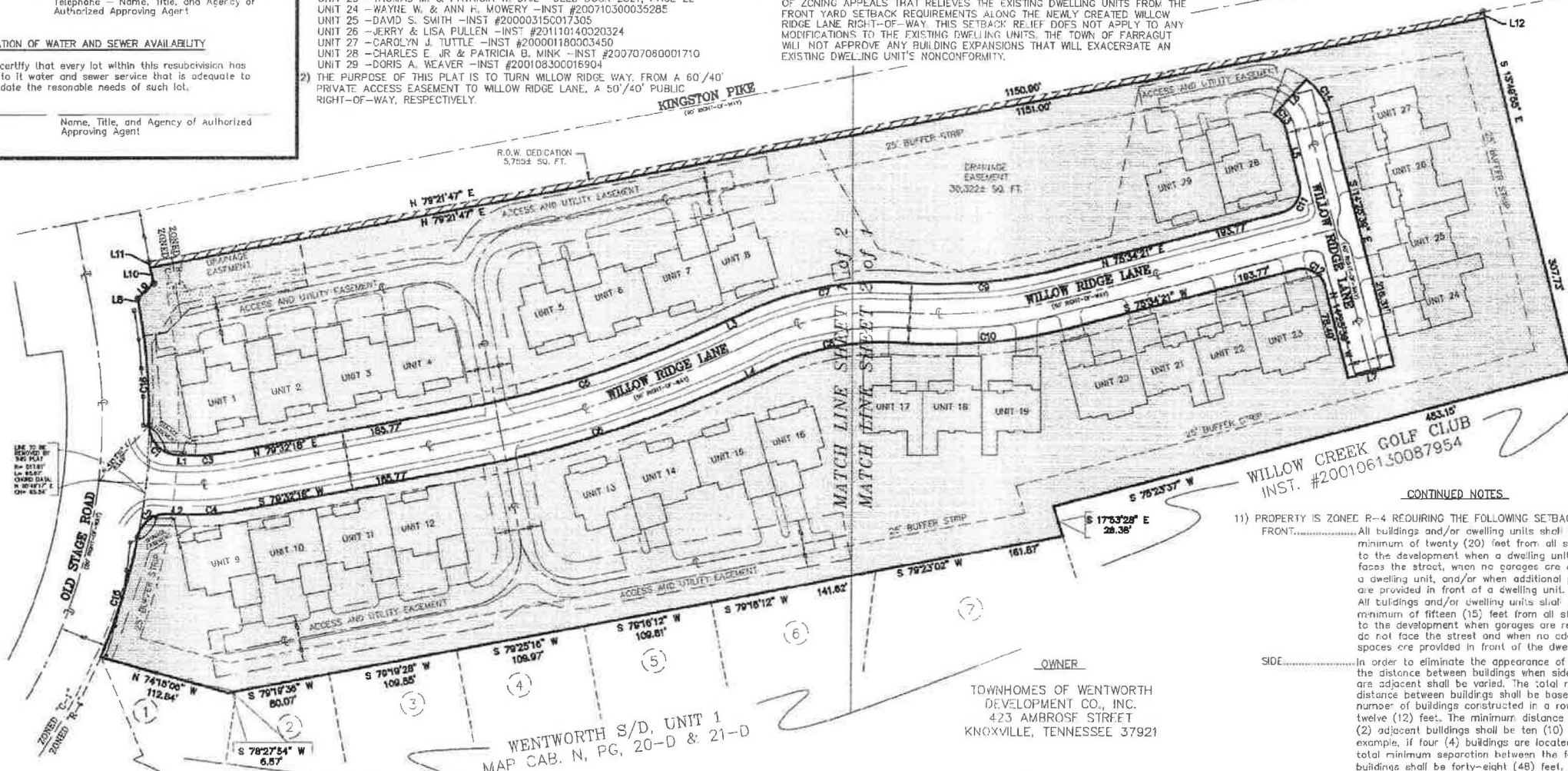
Date _____ Name, Title, and Agency of Authorized Approving Agent

RESUBDIVISION PLAT OF THE TOWNHOMES AT WENTWORTH

SITUATED WITHIN THE SIXTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE
WITHIN THE CORPORATE LIMITS OF THE TOWN OF FARRAGUT, TENNESSEE
CLT MAP 152-H, GROUP "J", PARCEL 001

NOTES

- PROPERTY LIES IN THE NAME OF TOWNHOMES AT WENTWORTH DEVELOPMENT CO., INC. AND IS OF RECORD IN DEED BOOK 2226, PAGE 525 AND BEING SHOWN ON PLAT OF RECORD REFERENCED AS MAP CABINET P, SLIDE 12-A. ALL OF THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE OTHER ENTITIES WITH PROPERTY INTEREST (CONDOMINIUMS):
UNIT 1 - MARK T. & GINGER HUDSON - INST #201303040050802
UNIT 2 - PEGGY HARRISON BOYLE, TRUSTEE - INST #200707300008900
UNIT 3 - GARY B. & MARTHA D. NORTH, TRUSTEES - INST #201212120038636
UNIT 4 - CHARLES F. & EDNA I. CARVER - INST #20080520087243
UNIT 5 - CLARENCE E. PACKER, III - INST #201206270074232
UNIT 6 - ANDY CHARLES & KATHY S. JOHNSON - INST #200403240088465
UNIT 7 - RONNIE L. & LANA M. PIERCE - INST #200707240007313
UNIT 8 - EDWARD DUNCAN & PHYLLIS JEAN SNYDER - INST #200010310030167
UNIT 9 - BETTY PARTIN HURST, TRUSTEE - INST #201012020034223
UNIT 10 - ERNEST F. JULIA P. DAMERON - INST #20104020065567
UNIT 11 - RICHARD B. & KATHRYN A. SEGAR, TRUSTEES - INST #20060802009867
UNIT 12 - TOM E. & PHYLLIS D. COX - INST #200410070029927
UNIT 13 - JAMES R. WHITE - INST #200109050018620
UNIT 14 - ARTHUR C. & MARGARET A. BAYER - DEED BOOK 2282, PAGE 1142
UNIT 15 - JEANETTE L. STRYKER - DEED BOOK 2237, PAGE 517
UNIT 16 - MARY LYNN BUTTRAM - INST #201210130021101
UNIT 17 - TIMOTHY J. & TRACY A. HILBERT - INST #201208280013372
UNIT 18 - JOE A. & PATRICIA T. PACIA - INST #200211050039832
UNIT 19 - DONNA J. FAIN - INST #99910120028877
UNIT 20 - SAMUEL D. JR. & MARY ANN STONE - INST #200803250071343
UNIT 21 - MICHAEL J. LANCASTER - INST #200803180008907
UNIT 22 - C. GARY & KAY V. HICKS - INST #201308230013493
UNIT 23 - THOMAS M. & PATRICIA W. DAIL - DEED BOOK 2321, PAGE 22
UNIT 24 - WAYNE W. & ANN H. MOWERY - INST #200710300035285
UNIT 25 - DAVID S. SMITH - INST #200003150017305
UNIT 26 - JERRY & LISA PULLEN - INST #201110140020324
UNIT 27 - CAROLYN J. TUTTLE - INST #200001180003450
UNIT 28 - CHARLES E. JR. & PATRICIA B. MINK - INST #200707080001710
UNIT 29 - DORIS A. WEAVER - INST #200108300016904
- THE PURPOSE OF THIS PLAT IS TO TURN WILLOW RIDGE WAY, FROM A 60'/40' PRIVATE ACCESS EASEMENT TO WILLOW RIDGE LANE, A 50'/40' PUBLIC RIGHT-OF-WAY, RESPECTIVELY.
- PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
- THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLE AND INCLUDING BUT NOT LIMITED TO: SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND PIPELINES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION. FOR UNDERGROUND UTILITY LOCATION CALL 1-800-351-1111 (TN ONE CALL).
- IRON PIN CORNER MARKERS AT ALL PROPERTY CORNERS, UNLESS DESIGNATED OTHERWISE.
- A TEN FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT OUTSIDE OF ROAD RIGHTS-OF-WAY AND INSIDE EXTERIOR PROPERTY LINES.
- SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", BEING OUTSIDE THE 500-YEAR FLOOD ZONE, PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 47093C0352F, EFFECTIVE 02 MAY 2007.
- FARRAGUT GRID NORTH REFERENCES BEARING S 21° 00' 23" W FROM FARRAGUT CONTROL STATION #015R TO FARRAGUT CONTROL STATION #017R, DISTANCES HAVE NOT BEEN REDUCED TO GRID DISTANCES.
- THE TOWN OF FARRAGUT WILL ONLY BE RESPONSIBLE FOR THE ROADWAY AND SIDEWALKS CONTAINED WITHIN THE PLATTED RIGHT OF WAY. THE TOWN WILL NOT INCUR MAINTENANCE ON ANY OTHER IMPROVEMENTS (SUCH AS THE RETAINING WALL AND HANDRAIL).
- ON 25 FEBRUARY 2015, A VARIANCE WAS GRANTED BY THE FARRAGUT BOARD OF ZONING APPEALS THAT RELIEVES THE EXISTING DWELLING UNITS FROM THE FRONT YARD SETBACK REQUIREMENTS ALONG THE NEWLY CREATED WILLOW RIDGE LANE RIGHT-OF-WAY. THIS SETBACK RELIEF DOES NOT APPLY TO ANY MODIFICATIONS TO THE EXISTING DWELLING UNITS. THE TOWN OF FARRAGUT WILL NOT APPROVE ANY BUILDING EXPANSIONS THAT WILL EXACERBATE AN EXISTING DWELLING UNIT'S NONCONFORMITY.



LEGEND

- IRON PIN FOUND
- IRON PIN SET
- LOT NUMBERS
- FOUND CALLS
- FOR SPECIFIC INFORMATION REGARDING THESE AREAS REFER TO THE CURRENT PLATS AND DEEDS OF RECORD FOR THESE AREAS.
- KINGSTON PIKE RIGHT-OF-WAY DEDICATION
- ACCESS EASEMENT LINES REMOVED BY THIS PLAT

GRAPHIC SCALE



1 inch = 80 ft.

AREA BEFORE:

PARCEL 001 (425.471± SQ. FT. 9.767± ACRES)

TOTAL AREA: 425.471± SQ. FT. 9.767± ACRES

AREA AFTER:

REMAINING OF PARCEL 001 356.641± SQ. FT. 8.233± ACRES

WILLOW RIDGE LAKE RIGHT-OF-WAY 61.075± SQ. FT. 1.402± ACRES

KINGSTON PIKE DEDICATION 5.755± SQ. FT. 0.132± ACRES

TOTAL AREA: 425.471± SQ. FT. 9.767± ACRES

OWNER

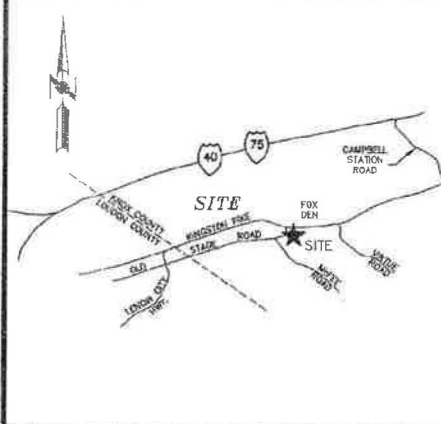
TOWNHOMES OF WENTWORTH DEVELOPMENT CO., INC.
423 AMBROSIE STREET
KNOXVILLE, TENNESSEE 37921

CONTINUED NOTES

- PROPERTY IS ZONED R-4 REQUIRING THE FOLLOWING SETBACK:
FRONT.....All buildings and/or dwelling units shall be set back a minimum of twenty (20) feet from all streets interior to the development when a dwelling unit's garage faces the street, when no garages are constructed for a dwelling unit, and/or when additional parking spaces are provided in front of a dwelling unit.
All buildings and/or dwelling units shall be set back a minimum of fifteen (15) feet from all streets interior to the development when garages are rear loaded and do not face the street and when no additional parking spaces are provided in front of the dwelling unit.
SIDE.....In order to eliminate the appearance of row housing, the distance between buildings when sides of buildings are adjacent shall be varied. The total minimum distance between buildings shall be based on the total number of buildings constructed in a row multiplied by twelve (12) feet. The minimum distance between two (2) adjacent buildings shall be ten (10) feet. For example, if four (4) buildings are located in a row, the total minimum separation between the four (4) buildings shall be forty-eight (48) feet.
REAR.....40'
PERIPHERAL.....All buildings shall be set back a minimum of fifty (50) feet from peripheral front, side, and rear property lines. The buffer strip shall be included in the required peripheral building setback.
- THE ACCESS AND UTILITY EASEMENT IS IN FAVOR OF THE TOWNHOMES AT WENTWORTH HOMEOWNERS ASSOCIATION AND RESPECTIVE UTILITY COMPANIES.
- THE PORTION OF THE WALL THAT LIES WITHIN THE RIGHT-OF-WAY OF OLD STAGE ROAD, AS REPRESENTED HEREON, IS ALLOWED TO REMAIN. HOWEVER, SHOULD SAID WALL EVER NEED MAINTENANCE, THE COST AND SERVICES ASSOCIATED THEREWITH ARE THE RESPONSIBILITY OF THE TOWNHOMES AT WENTWORTH CONDOMINIUMS REGIME, IN THE EVENT THAT SAID PORTION OF THE WALL THAT IS WITHIN SAID RIGHT-OF-WAY REQUIRE RECONSTRUCTION, SAID PORTION OF THE WALL SHALL BE RELOCATED OUTSIDE OF SAID RIGHT-OF-WAY AND WITHIN THE ESTABLISHED SIGN EASEMENT.

THIS PLAT IS REPRESENTED ON THREE SHEETS, WITH ALL APPLICABLE NOTES BEING REPRESENTED ON THIS SHEET, BEING SHEET 1 OF 3.

FARRAGUT GRID NORTH



LOCATION MAP
N.T.S.



BENCHMARK ASSOCIATES, INC.

Land Planners Land Surveyors

10308 Hardin Valley Road
Knoxville, Tennessee 37932

Phone (865) 692-4090

RESUBDIVISION of
TOWNHOMES AT WENTWORTH

12335 WILLOW RIDGE WAY
KNOXVILLE, TENNESSEE 37934

RESUBDIVISION PLAT

DATE: 30 JANUARY 2015
SCALE: 1" = 80'
DRAWN BY: LGAS
CHECKED BY: 14-1478-CN

SHEET

1 OF 3

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

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Unit 1 - Mark T. Hudson	Date
Unit 1 - Ginger Hudson	Date
Unit 2 - Peggy Harrison Boyle, Trustee	Date
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Unit 26 - Jerry Pullen	Date
Unit 26 - Lisa Pullen	Date
Unit 27 - Carolyn J. Tuttle	Date
Unit 28 - Charles E. Mink, JR	Date
Unit 28 - Patricia B. Mink	Date
Unit 29 - Doris A. Weaver	Date

CERTIFICATION OF CLASS AND ACCURACY OF SURVEY

I hereby certify that the plan shown and described herein 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 herein, to the specifications of the Subdivision Regulations. This is a Category 1 Land Survey and the ratio of precision of the unadjusted survey is equal to or greater than 1:10,000 as shown herein, and that this survey was done in compliance with the current Minimum Standards of Practice for the State of Tennessee.

Surveyor
Tennessee Certificate No. 1501

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plot shown herein 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 herein 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
Knox County Addressing Division

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

CERTIFICATION OF WATER AND SEWER AVAILABILITY

I hereby certify that every lot within this resubdivision has available to it water and sewer service that is adequate to accommodate the reasonable needs of such lot

Date
Name, Title, and Agency of Authorized Approving Agent

RESUBDIVISION PLAT OF THE TOWNHOMES AT WENTWORTH

SITUATED WITHIN THE SIXTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE
WITHIN THE CORPORATE LIMITS OF THE TOWN OF FARRAGUT, TENNESSEE
CLT MAP 152-H, GROUP "J", PARCEL 001

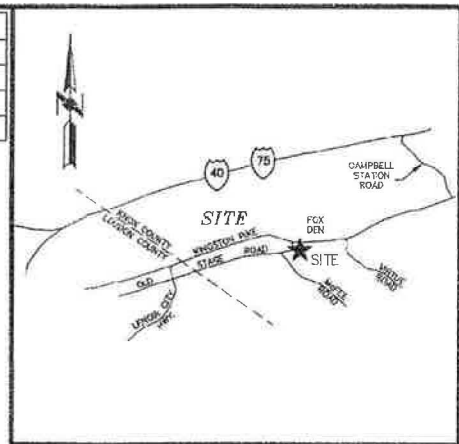
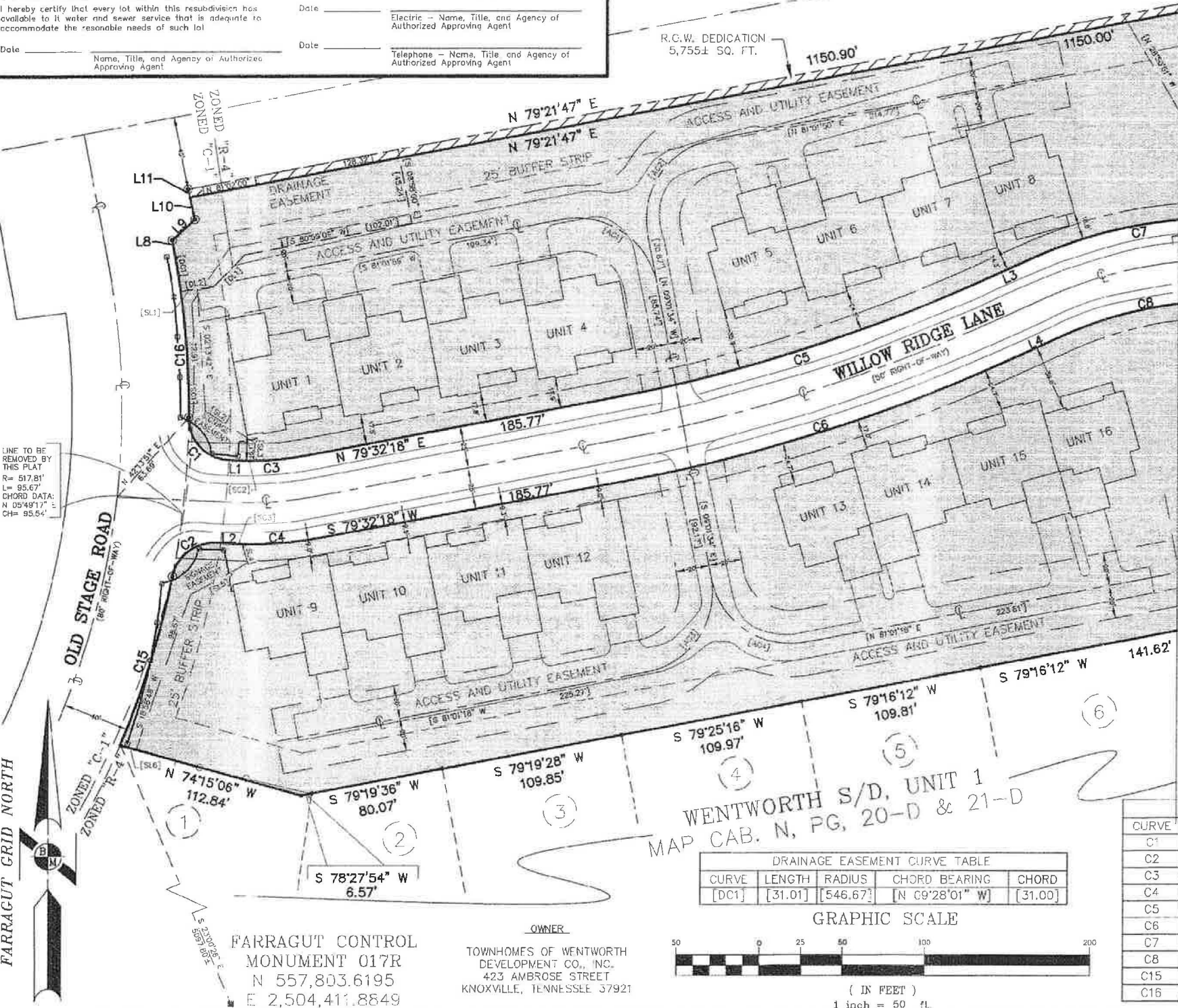
CERTIFICATE OF ELECTRIC, GAS, AND TELEPHONE AVAILABILITY

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 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

SIGNAGE EASEMENT CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
[SC1]	75.22	517.47	N 03°38'23" W	75.15
[SC2]	9.41	175.00	N 88°54'09" W	9.41
[SC3]	4.81	225.00	S 87°58'30" W	4.81

ACCESS EASEMENT CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
[AC1]	76.92	49.00	N 55°38'25" W	69.26
[AC2]	77.01	49.00	N 34°21'22" E	69.33
[AC3]	77.00	49.00	S 34°11'04" W	69.32
[AC4]	77.00	49.00	S 55°36'02" W	69.32



LEGEND		LOCATION MAP
N.T.S.		
●	IRON PIN FOUND	
⊙	IRON PIN SET	
(22)	LOT NUMBERS	
—	FOUND CALLS	
—	FOR SPECIFIC INFORMATION REGARDING THESE AREAS REFER TO THE CURRENT PLATS AND DEEDS OF RECORD FOR THESE AREAS.	
—	RIGHT-OF-WAY LINES REMOVED BY THIS PLAT	

SIGNAGE EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
SL1	9.93	N 81°37'04" E
SL2	35.31	S 56°22'59" E
SL3	10.72	S 06°14'41" W
SL4	11.85	S 16°25'34" E
SL5	39.59	S 60°56'10" W
SL6	10.07	N 72°25'00" W

DRAINAGE EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
DL1	26.72	S 46°31'59" W
DL2	20.01	S 83°17'18" W

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.87	S 87°21'45" E
L2	11.43	N 87°21'45" W
L3	32.90	N 65°40'45" E
L4	32.90	S 65°40'45" W
L8	5.50	N 10°37'44" W
L9	18.59	N 46°43'30" E
L10	13.66	N 12°37'52" W
L11	5.00	N 12°37'52" W

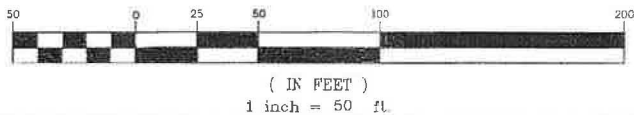
AREA BEFORE:		AREA AFTER:	
PARCEL 001	425,471± SQ. FT. 9.767± ACRES	REMAINING OF PARCEL 001	358,841± SQ. FT. 8.233± ACRES
		WILLOW RIDGE LANE RIGHT-OF-WAY	61,075± SQ. FT. 1.402± ACRES
		KINGSTON PIKE DEDICATION	5,755± SQ. FT. 0.132± ACRES
TOTAL AREA:	425,471± SQ. FT. 9.767± ACRES	TOTAL AREA:	425,471± SQ. FT. 9.767± ACRES

REFER TO SHEET 1 FOR ALL APPLICABLE NOTES.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	38.35	25.00	S 43°25'08" E	34.70
C2	35.57	25.00	S 51°52'40" W	32.64
C3	40.01	175.00	N 86°05'16" E	39.92
C4	51.44	225.00	S 86°05'16" W	51.33
C5	235.84	975.00	N 72°36'31" E	235.27
C6	247.94	1025.00	S 72°36'31" W	247.33
C7	135.96	275.00	N 79°50'34" E	134.58
C8	111.24	225.00	S 79°50'34" W	110.11
C15	108.56	517.47	N 17°01'03" E	106.38
C16	100.73	517.47	N 05°03'08" W	100.57

DRAINAGE EASEMENT CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
[DC1]	31.01	546.67	N 09°28'01" W	31.00

GRAPHIC SCALE



BENCHMARK ASSOCIATES, INC.

Land Planners Land Surveyors

10306 Hardin Valley Road
Knoxville, Tennessee 37932

Phone (865) 692-4090

RESUBDIVISION of
TOWNHOMES AT WENTWORTH

12335 WILLOW RIDGE WAY
KNOXVILLE, TENNESSEE 37934

RESUBDIVISION PLAT

DATE: 30 JANUARY 2015
SCALE: 1" = 50'
DRAWN BY: LGAS
FILE NAME: 14 1470 CD

SHEET

2 OF 3

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CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

I (we) hereby certify that I am (we are) the owner (s) of the property shown and described herein as evidenced in Dec. Book 2226, Page 325, County Register's Office, 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.

Unit 1 -Mark T. Hudson	Date
Unit 1 -Ginger Hudson	Date
Unit 2 -Peggy Harrison Boyle, Trustee	Date
Unit 3 -Gary B. Norlin, Trustee	Date
Unit 3 -Martha D. North, Trustee	Date
Unit 4 -Charles F. Carver	Date
Unit 4 -Edna L. Carver	Date
Unit 5 -Clarence E. Pucker, III	Date
Unit 6 -Andy Charles Johnson	Date
Unit 6 -Kathy S. Johnson	Date
Unit 7 -Ronnie L. Pierce	Date
Unit 7 -Lana M. Pierce	Date
Unit 8 -Edward Duncan Snyder	Date
Unit 8 -Phyllis Jean Snyder	Date
Unit 9 -Betty Portin Hurst, Trustee	Date
Unit 10 -Ernest F. Dameron	Date
Unit 10 -Julia P. Dameron	Date
Unit 11 -Richard B. Sagar, Trustee	Date
Unit 11 -Kathryn A. Sagar, Trustee	Date
Unit 12 -Tom E. Cox	Date
Unit 12 -Phyllis D. Cox	Date
Unit 13 -James R. White	Date
Unit 14 -Arthur C. Boyer	Date
Unit 14 -Margaret A. Boyer	Date
Unit 15 -Jeanette L. Stryker	Date
Unit 16 -Mery Lynn Buttram	Date
Unit 17 -Timothy J. Hilbert	Date
Unit 17 -Tracy A. Hilbert	Date
Unit 18 -Joe A. Pado	Date
Unit 18 -Patricia T. Pado	Date
Unit 19 -Donna J. Fahn	Date
Unit 20 -Samuel D. Stone, JR	Date
Unit 20 -Mary Ann Stone	Date
Unit 21 -Michael J. Lancaster	Date
Unit 22 -C. Gary Hicks	Date
Unit 22 -Key V. Hicks	Date
Unit 23 -Thomas M. Dall	Date
Unit 23 -Patricia W. Dall	Date
Unit 24 -Wayne W. Mowery	Date
Unit 24 -Ann H. Mowery	Date
Unit 25 -David S. Smith	Date
Unit 26 -Jerry Pullen	Date
Unit 26 -Lisa Pullen	Date
Unit 27 -Carolyn J. Tuttle	Date
Unit 28 -Charles E. Mink, JR	Date
Unit 28 -Patricia B. Mink	Date
Unit 29 -Doris A. Weaver	Date

CERTIFICATION OF CLASS AND ACCURACY OF SURVEY

I hereby certify that the plan shown and described herein 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 herein, to the specifications 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 as shown herein, and that this survey was done in compliance with the current Minimum Standards of Practice for the State of Tennessee.

Surveyor
Tennessee Certificate No. 1501

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plan shown herein 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 herein 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
Knox County Addressing Division

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 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 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 WATER AND SEWER AVAILABILITY

I hereby certify that every lot within this subdivision has available to it water and sewer service that is adequate to accommodate the reasonable needs of such lot.

Date
Name, Title, and Agency of Authorized Approving Agent

OWNER

TOWNHOMES OF WENTWORTH-
DEVELOPMENT CO., INC.
423 AMBROSE STREET
KNOXVILLE, TENNESSEE 37921

DRAINAGE EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
DL3	30.54	S 63°54'45" W

LINE TABLE		
LINE	LENGTH	BEARING
L5	47.79	N 14°25'39" W
L6	40.45	N 42°16'45" E
L7	40.00	S 75°36'22" W
L12	5.01	S 13°49'55" E

AREA BEFORE:

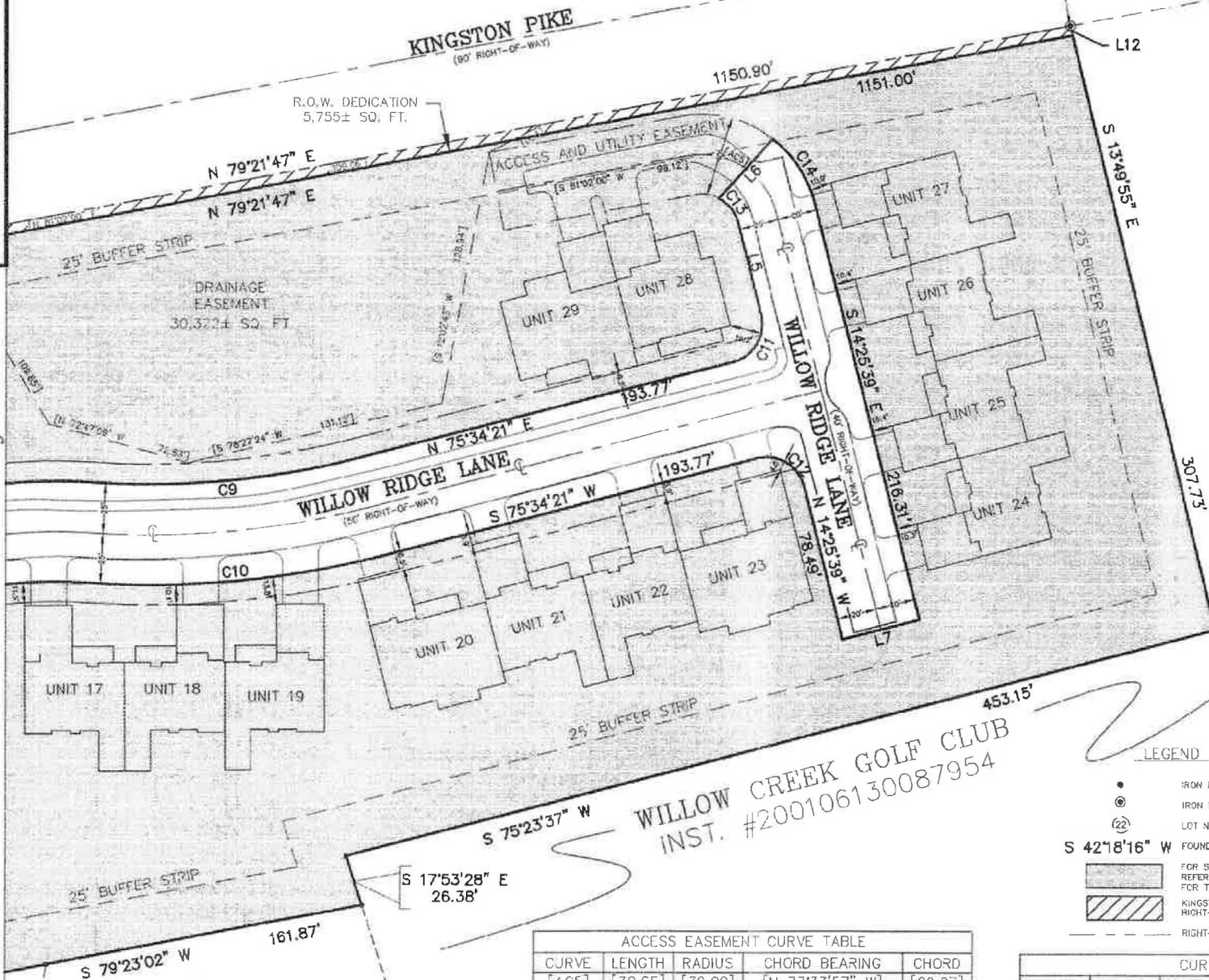
PARCEL 001
425,471± SQ. FT.
9.767± ACRES
TOTAL AREA: 425,471± SQ. FT.
9.767± ACRES

AREA AFTER:

REMAINING OF
PARCEL 001
358,641± SQ. FT.
8.233± ACRES
WILLOW RIDGE
LANE RIGHT-OF-WAY
61,075± SQ. FT.
1.402± ACRES
KINGSTON PIKE
DEDICATION
5,755± SQ. FT.
0.132± ACRES
TOTAL AREA: 425,471± SQ. FT.
9.767± ACRES

REFER TO SHEET 1 FOR
ALL APPLICABLE NOTES.

MATCH LINE SHEET 1 OF 2

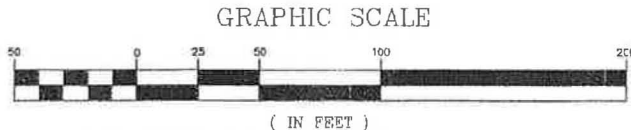


LEGEND

- IRON PIN FOUND
- IRON PIN SET
- LOT NUMBERS
- FOUND CALLS
- FOR SPECIFIC INFORMATION REGARDING THESE AREAS REFER TO THE CURRENT PLATS AND DEEDS OF RECORD FOR THESE AREAS.
- KINGSTON PIKE RIGHT-OF-WAY DEDICATION
- RIGHT-OF-WAY LINES REMOVED BY THIS PLAT

ACCESS EASEMENT CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C9	30.65	39.00	N 77°33'57" W	29.87

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C9	135.13	420.00	N 84°47'21" E	134.54
C10	151.21	470.00	S 84°47'21" W	150.56
C11	31.42	20.00	N 30°34'21" E	28.28
C12	31.42	20.00	N 59°25'39" W	26.28
C13	16.08	19.00	N 38°40'10" W	15.60
C14	39.27	59.00	S 33°29'40" E	38.55



WENTWORTH S/D, UNIT 1
MAP CAB. N, PG. 20-D & 21-D

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BENCHMARK ASSOCIATES, INC.

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Knoxville, Tennessee 37932

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RESUBDIVISION PLAT of the
TOWNHOMES AT WENTWORTH

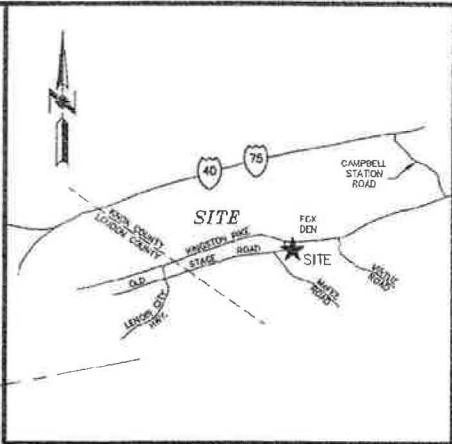
12335 WILLOW RIDGE WAY
KNOXVILLE, TENNESSEE 37934

RESUBDIVISION PLAT

DATE: 30 JANUARY 2015
SCALE: 1" = 50'
DRAWN BY: LGAS
P.L.P. M.A.S.

SHEET

3 OF 3



MEETING DATE: March 19, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a clarification of building materials associated with The Overlook at Campbell Station apartments north of the Holiday Inn Express, Parcels 108 and 109, Tax Map 130, 820 N. Campbell Station Road, 32.31 Acres (Leon Lawson, Applicant)

INTRODUCTION AND BACKGROUND: This request is on the agenda to help clarify the planning commission's action on December 18, 2014 as it relates to the building materials associated with the apartment buildings north of the Holiday Inn Express and known as the Overlook at Campbell Station (formerly known as Farragut Apartments).

The action that was taken at the December meeting was approval of the site plan subject to a number of conditions. A key point of discussion was the building materials that would be used to satisfy the "significant masonry" requirement for buildings in this zoning district (R-6/OSMFR). Commissioner Myers made the following motion as part of the minutes that were approved for the December meeting:

Commissioner Myers moved to approve the site plan for Farragut Apartments subject to staff's recommendation with Item #8 being revised to be 70% brick visible from N. Campbell Station Road Right-of-Way. Commissioner Honken seconded the motion and the motion passed 8-0.

Prior to the recommended revision, Item #8 was worded as follows:

8. Please revise the building materials for the proposed buildings. The ordinance requires a significant masonry element, which fiber cement siding does not meet this requirement. As defined in Webster's Dictionary, masonry is stonework or brickwork. Staff does not feel that the revisions provide for a significant masonry element and thus do not meet the intent of the ordinance provisions;

DISCUSSION: When the applicant submitted revised site plans intended to address the planning commission's conditions, the staff noted that the building materials did not include brick. The applicant indicated to the staff that their understanding of the planning commission's action was that the stone they showed on their plans would satisfy the masonry requirement. Since this did not appear to be consistent with the action taken by the planning commission, the staff indicated that the applicant would need to have this aspect of the approval conditions revisited with the planning commission. The staff did not feel comfortable making such determination.

RECOMMENDATION: This is a planning commission matter. The requirement in the R-6/OSMFR Zoning District is as follows and the staff would support any action that would consistent with this wording:

Building façade requirements. Building façades shall use high-quality, durable, materials that are architecturally compatible and include a significant masonry element. Building façades shall not use fabricated metal panels or vinyl siding and shall include only limited use of synthetic stucco (EIFS) or panelized brick (such materials may be appropriate as accents or on upper floor façades). The use of high-quality, durable, stone veneer may be acceptable when it is detailed to have the appearance of authentic stone. At a building corner, the veneer should wrap around the corner and should, at a minimum, extend to a depth of traditional stone. The objective is to assure that synthetic products convey an authenticity similar to genuine masonry.

Included in your packets are the latest proposed architectural renderings for the Overlook at Campbell Station.

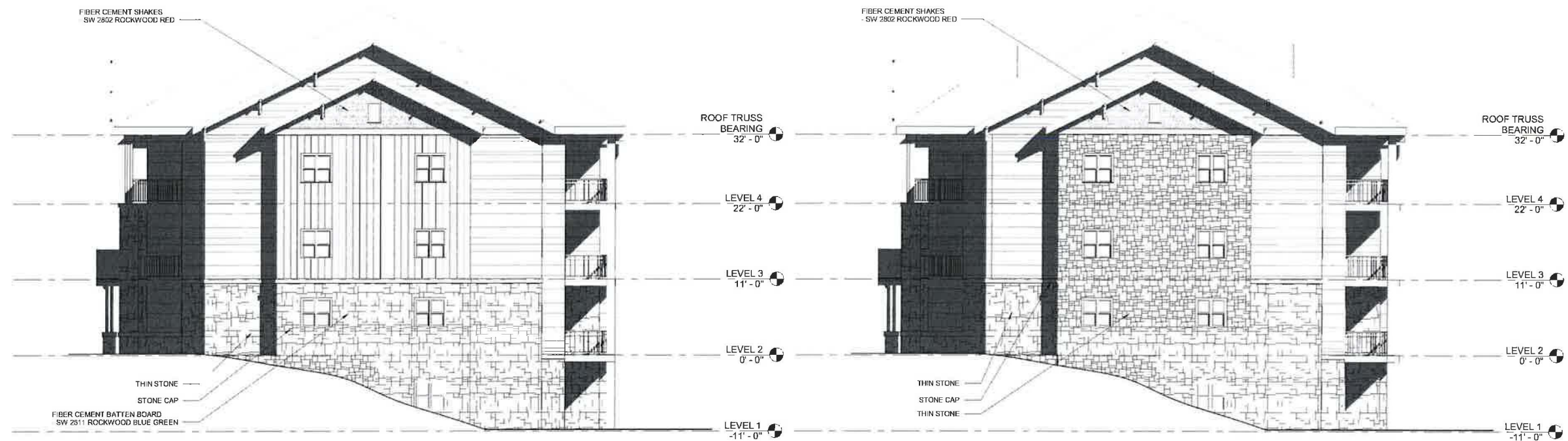
NOT FOR
CONSTRUCTION

THE OVERLOOK AT CAMPBELL STATION
820 North Campbell Station Road
Farragut, Tennessee 37932

B-A201
Building B
Elevations

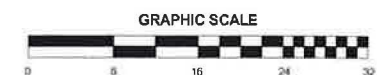


1 ELEVATION - FRONT
1/8" = 1'-0"



3 ELEVATION - SIDE
1/8" = 1'-0"

2 Elevation - Side Building B9
1/8" = 1'-0"





Leon Lawton

NOT FOR
CONSTRUCTION

THE OVERLOOK AT CAMPBELL STATION
820 North Campbell Station Road
Farragut, Tennessee 37932

B-A202
Building B
Elevations



1 ELEVATION - BACK
1/8" = 1'-0"



2 PERSPECTIVE - FRONT

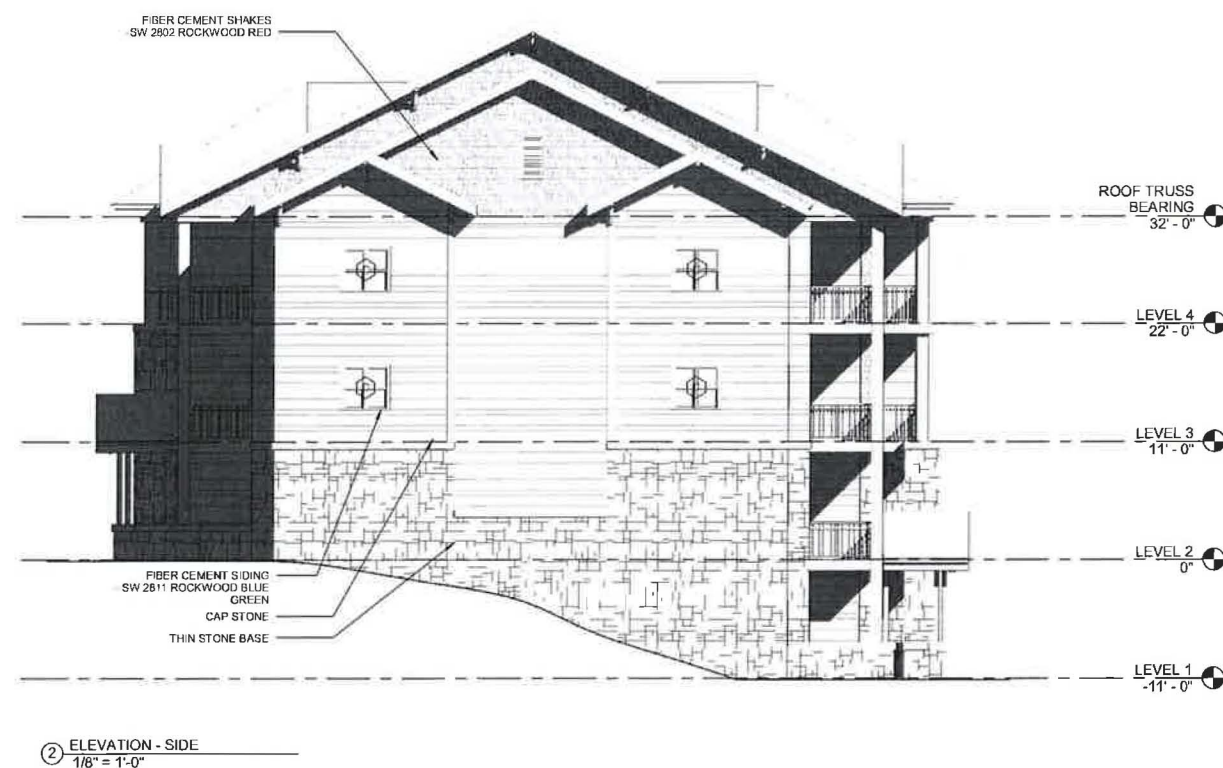


Project # 1407
Sheet issued 02/1/2015

NOT FOR
CONSTRUCTION

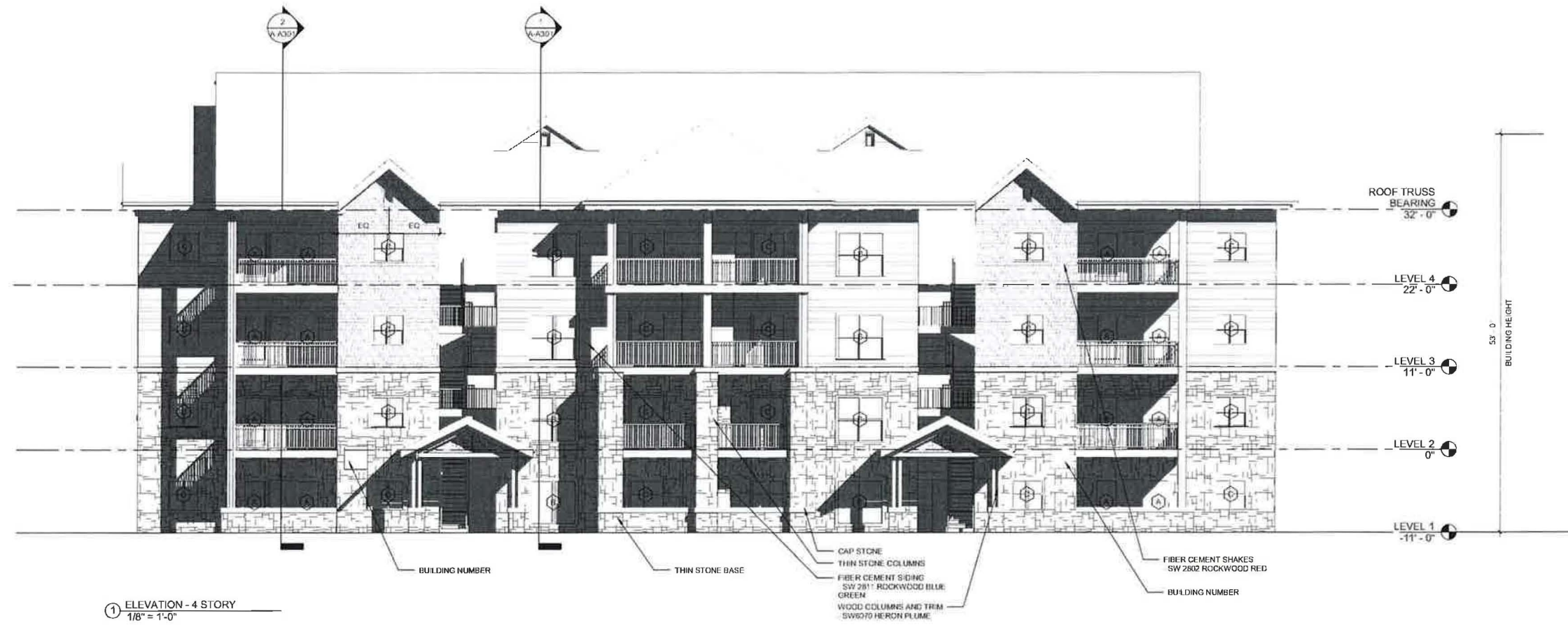
THE OVERLOOK AT CAMPBELL STATION
820 North Campbell Station Road
Farragut, Tennessee 37932

A-A201
Building A
Elevations



NOT FOR
CONSTRUCTION

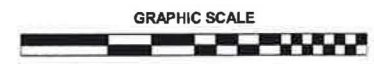
THE OVERLOOK AT CAMPBELL STATION
820 North Campbell Station Road
Farragut, Tennessee 37932



② PERSPECTIVE - ELEVATION



③ PERSPECTIVE - ELEVATION - 4 STORIES

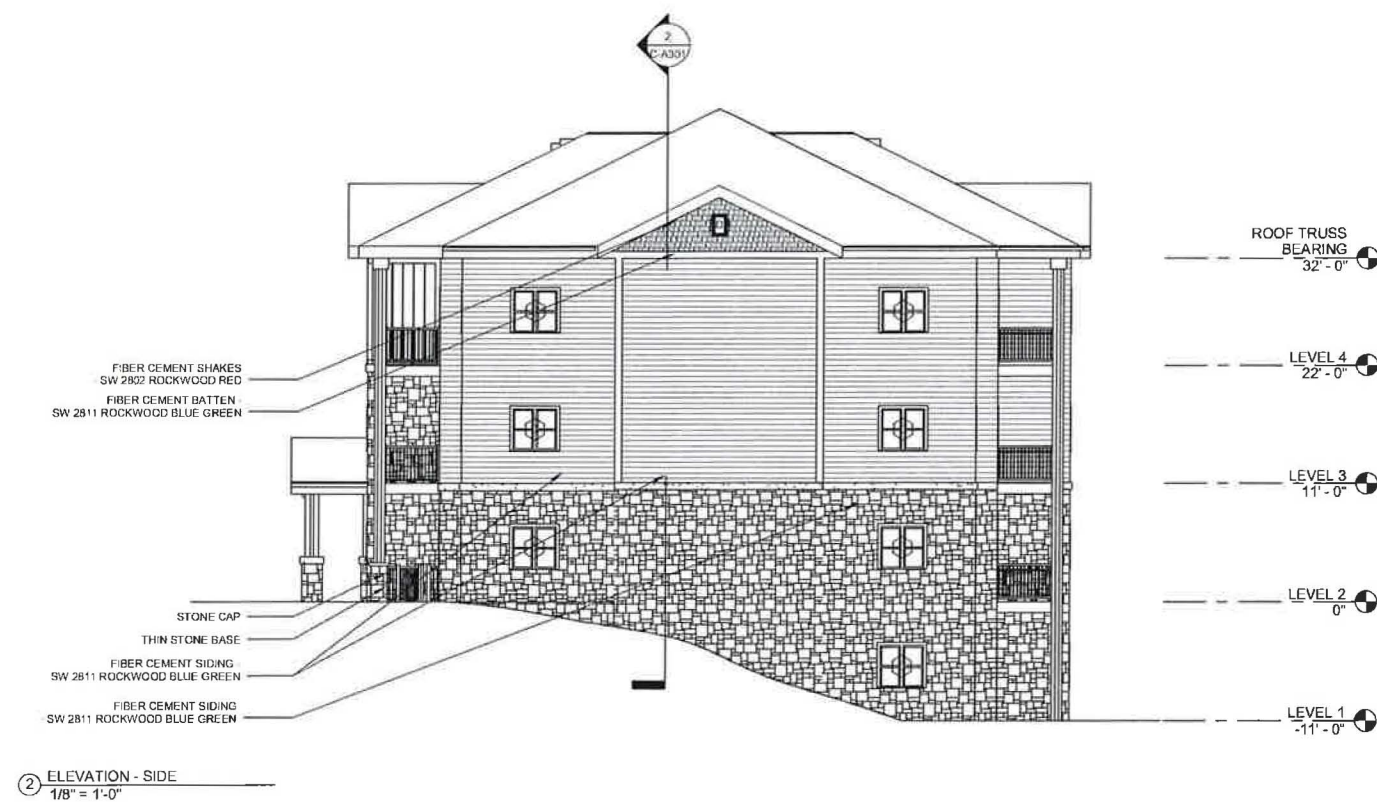
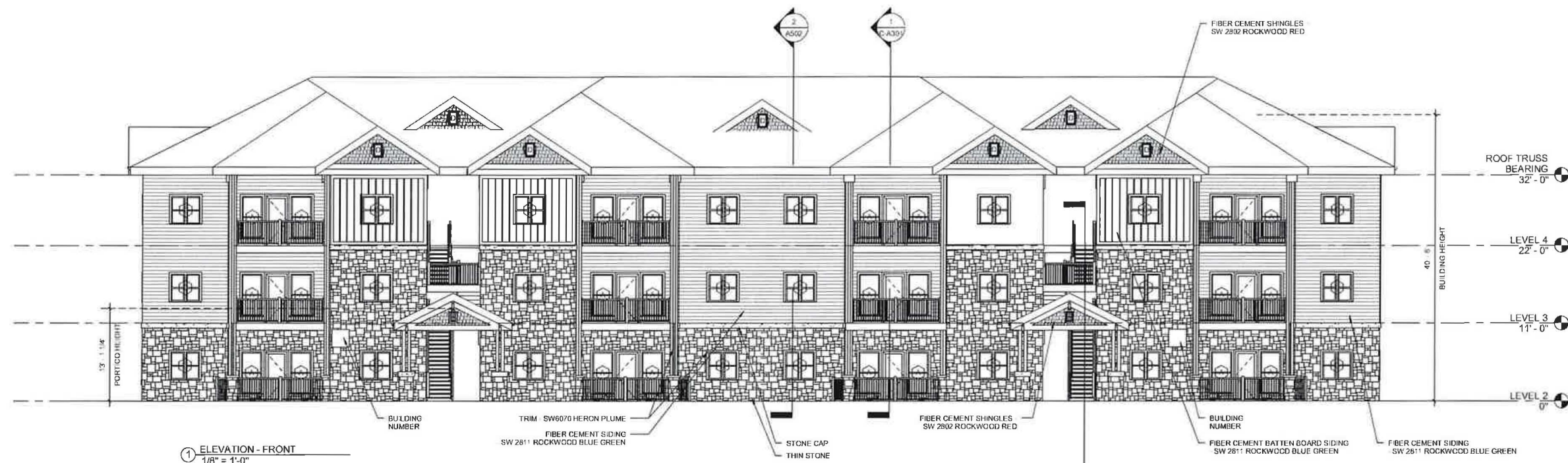


A-A202
Building A
Elevations

NOT FOR
CONSTRUCTION

THE OVERLOOK AT CAMPBELL STATION
820 North Campbell Station Road
Farragut, Tennessee 37932

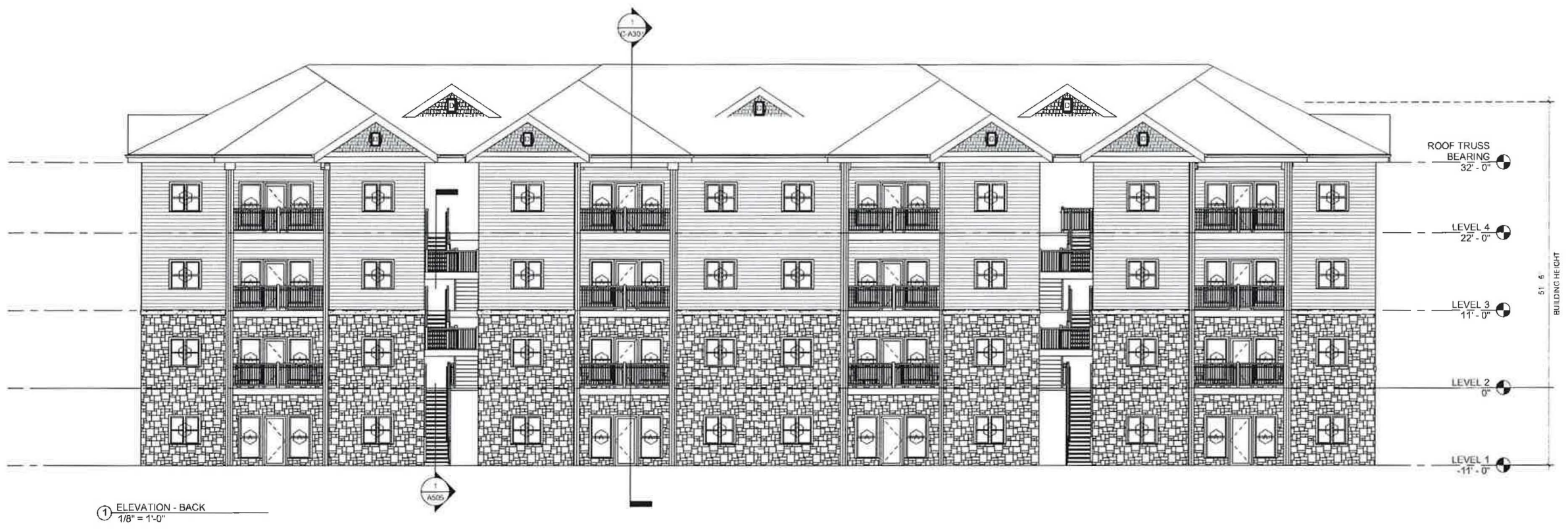
C-A201
Building C
Elevations



NOT FOR
CONSTRUCTION

THE OVERLOOK AT CAMPBELL STATION
820 North Campbell Station Road
Farragut, Tennessee 37932

C-A202
Building C
Elevations



2 PERSPECTIVE - FRONT



MEETING DATE: March 19, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a request to rezone portions of Lot 3 of the Smith Property, portions of Parcels 59 and 59.07, Tax Map 152, located at 11739 Turkey Creek Road and portions of Parcel 15, Group B, Tax Map 153I, located at 735 Anchor Villas Lane, from R-1 to R-1/OSMR and R-1/OSMR to R-1 (Rackley Engineering, Applicant)

INTRODUCTION AND BACKGROUND: This item is related to the resubdivision plat approved last month in relation to the Briarstone Subdivision and the adjacent Smith tract to the west. This plat involved some very minor re-configuration of lot lines in this general area so that they would be more logical and provide for more usable area.

As the staff noted when the plat was approved, since the affected properties are in different zoning districts, the minor adjustments to their boundaries would also have to be reflected with minor amendments to the zoning map so that the zoning lines would follow the adjusted property lines. Included in your packet is the zoning map amendment request and Resolution PC-15-04 which recommends approval of Ordinance 15-04 which is also included in your packet.

RECOMMENDATION: This is a very minor zoning map amendment request that is basically provided in order to ensure that zoning lines follow property lines. The staff recommends approval of Resolution PC-15-04.

RESOLUTION PC-15-04

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF PORTIONS OF PARCELS 59 AND 59.07, TAX MAP 152, LOCATED AT 11739 TURKEY CREEK ROAD AND PORTIONS OF PARCEL 15, GROUP B, TAX MAP 153I, LOCATED AT 735 ANCHOR VILLAS LANE, FROM R-1 (RURAL SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-1 (RURAL SINGLE-FAMILY RESIDENTIAL) DISTRICT AND OSMR (OPEN SPACE MIXED RESIDENTIAL) OVERLAY AND R-1 (RURAL SINGLE-FAMILY RESIDENTIAL) DISTRICT AND OSMR (OPEN SPACE MIXED RESIDENTIAL) OVERLAY TO R-1 (RURAL SINGLE-FAMILY RESIDENTIAL) DISTRICT

WHEREAS, the Tennessee Code Annotated, Section 13-4-201et 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 March 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 15-04.

ADOPTED this 19th day of March, 2015.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	15-04
PREPARED BY:	Shipley
REQUESTED BY:	Rackley Engineering
CERTIFIED BY FMPC:	March 19, 2015
PUBLIC HEARING:	_____
PUBLISHED IN:	_____
DATE:	_____
1ST READING:	_____
2ND READING:	_____
PUBLISHED IN:	_____
DATE:	_____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF FARRAGUT, TENNESSEE, ORDINANCE 86-16, AS AMENDED, PURSUANT TO SECTION 13-4-201, TENNESSEE CODE ANNOTATED.

BE IT ORDAINED the Board of Mayor and Aldermen of the Town of Farragut, Tennessee, that the Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended as follows:

SECTION 1.

The Farragut Zoning Ordinance, Ordinance 86-16, as amended, is hereby amended by rezoning portions of Parcels 59 and 59.07, Tax Map 152, located at 11739 Turkey Creek Road and portions of Parcel 15, Group B, Tax Map 153I, located at 735 Anchor Villas Lane, from R-1 (Rural Single-Family Residential) District to R-1 (Rural Single-Family Residential) District and OSMR (Open Space Mixed Residential) Overlay and R-1 (Rural Single-Family Residential) District and OSMR (Open Space Mixed Residential) Overlay to R-1 (Rural Single-Family Residential) District (Exhibits A and B)

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

Town of

Farragut

Ordinance 15-04
Exhibit A

Rezone
Portions of Parcels 59 and 59.07,
Tax Map 152 and portions of Parcel 15,
Group B, Tax Map 1531

From R-1 Rural Single-Family Residential District
to
R-1 Rural Single-Family Residential District
and OSMR Open Space Mixed Residential District

And

From R-1 Rural Single-Family Residential District
and OSMR Open Space Mixed Residential District
to
R-1 Rural Single-Family Residential District

Legend

- Streets
- Parcels
- R-1, Rural Single-Family Residential
- R-2, General Single-Family Residential
- ▨ OSMR, Open Space Mixed Residential Overlay



1 in = 60 ft

R-1/OSMR

KnoxFi Two, LLC Property

Rezone Area
R-1 to R-1/OSMR

No Change

Rezone Area
R-1/OSMR to R-1

R-1

Smith Property

Lorenz Property

Briarstone Lane

FUTURE DEVELOPMENT



MEETING DATE: March 19, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a request to rezone a portion of Parcel 69, Tax Map 142, north of the Farragut Church of Christ, 19.66 Acres, from R-2 to R-6 (Continental 333 Fund, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This workshop discussion involves a request to rezone a portion of Parcel 69, Tax Map 142 from R-2 to R-6. As you know, the R-6 Zoning District was recently updated at the request of two different applicants and as part of an effort to advance Strategy 3 in the Comprehensive Land Use Plan (CLUP) – Encourage Greater Housing Choice.

The specific property in question is north of the Farragut Church of Christ and south of the Waverly Court Subdivision off Smith Road. On the future land use map in the CLUP the property is designated as medium density residential (6-12 units per acre). Though a request for R-6 is consistent with the future land use designation, it is also on the very high end of the density range. An attached single-family project involving up to 6 units per acre could also be consistent with the CLUP and would be on the very low end of the density range.

DISCUSSION: As a transitional use from commercial or institutional to attached single family residential, multi-family is frequently used in many communities. If it were integrated into the surrounding “neighborhood”, multi-family could be a good small scale neighborhood building transitional use in this context. However, when a rezoning is requested, the staff must not only look at the specific property and its designation on the future land use map but also the Town-wide implications.

As you know, recently a number of amendments have been approved to help implement what was identified as the most important strategy in the CLUP – Bringing About a Downtown. From the staff’s perspective, a key to the success of a downtown will be to enhance the residential density within walking distance of the businesses and services in the town center. This would likely involve residential as part of mixed use buildings and multi-family projects.

RECOMMENDATION: Given the Town’s size and the fact that other multi-family projects are being pursued in the west Knox County area, the opportunity cost of approving any additional rezonings to R-6 in areas outside of the mixed use town center should be thoroughly assessed. If the request before you were in a vacuum and Town-wide implications were of no concern the staff would view this request as something that could advance Strategy 3 in the CLUP – Encourage Greater Housing Choice.

Though the R-6 Zoning District provides for up to 12 units per acre, the staff would view a lesser density that is more balanced between the 6-12 units per acre as a better fit with the surrounding plan of development. The staff would strongly recommend that, should this property be rezoned, the development be fully integrated with the surrounding built and unbuilt environment. This would include adherence to the street connections provided for in the CLUP for this general area. By doing so, the development would help to advance Strategy 4 in the CLUP – Increase Connectivity.

In your packet please find the rezoning application and map, a rough concept plan of the project as currently envisioned, the Executive Summary of the Traffic Impact Study based on the concept plan envisioned, and some background information from the applicant related to their company. Also included in the packet is the future land use map and comprehensive plan map from the CLUP. This shows the future land use designation and general locations for vehicular connections to adjoining properties and streets.

RECEIVED APPLICATION TO AMEND ORDINANCE TEXT
TOWN OF FARRAGUT, TENNESSEE

FEB 16 2015

TOWN OF FARRAGUT

FOR OFFICE USE ONLY
Fee Paid: \$ 300

APPLICANT NAME: Continental 333 Fund LLC
Address: W134 N8675 Executive Parkway
City/State/Zip: Menomonee Falls WI 53218
Phone Number: 262-532-9352
Fax Number: _____
E-mail: gwheeler@cproperties.com

CHANGE REQUESTED

Amend Zoning Ordinance, Sign Ordinance, or Municipal Code text as follows:

Re zone 19.66 ~~15.65~~ AC from R-2 to R-6
as shown on the attached plan

The proposed amendment is necessary due to the following changed or changing conditions: (be specific)

APPLICANT SIGNATURE

DATE

OR

I HEREBY CERTIFY THAT I AM THE LEGAL REPRESENTATIVE FOR THE APPLICANT INVOLVED IN THIS REQUEST.

Gwyn Wheeler Gwyn Wheeler 2/13/15
NAME (SIGNATURE) C333 Fund LLC By: Continental DATE
Properties, Its Manager

W134 N8675 Executive Parkway 262-532-9352
Street Address City/State/Zip Telephone Number
Menomonee Falls, WI 53051

EXHIBIT "B"

LEGAL DESCRIPTION

Situated in the Sixth Civil District of Knox County, Tennessee, within the Town of Farragut and being a portion of a 64.991 acre tract (CLT Map 142, Parcel 69.00), more particularly described as follows:

BEGINNING on a set iron rod and cap (CCI) at the northeastern right-of-way line of Smith Road, corner to Farragut Church of Christ (Deed Book 1816, Page 585), said iron rod being located 937.7 feet, more or less, northwest of the northern right-of-way line of Kingston Pike;

Thence leaving Farragut Church of Christ and with the right-of-way line of Smith Road, the following two (2) calls:

1. N 36° 07' 30" W, 753.57 feet to set iron rod and cap (CCI);
2. N 57° 12' 19" E, 99.95 feet to existing 5/8 inch iron rod and cap (Steelman), corner to Waverly Court Homeowners Association, Inc. (Instrument # 201307300007666);

Thence leaving the northeastern right-of-way line of Smith Road and with the southeastern line of Waverly Court Homeowners Association, Inc., N 57° 12' 19" E, 445.35 feet to an existing 5/8 inch iron rod, corner to Horne Properties, Inc. (Deed Book 2132, Page 490);

Thence leaving the southeastern line of Waverly Court Homeowners Association, Inc. and with the southeastern line of Horne Properties, Inc., N 57° 11' 48" E, 631.16 feet to an set rod and cap (CCI);

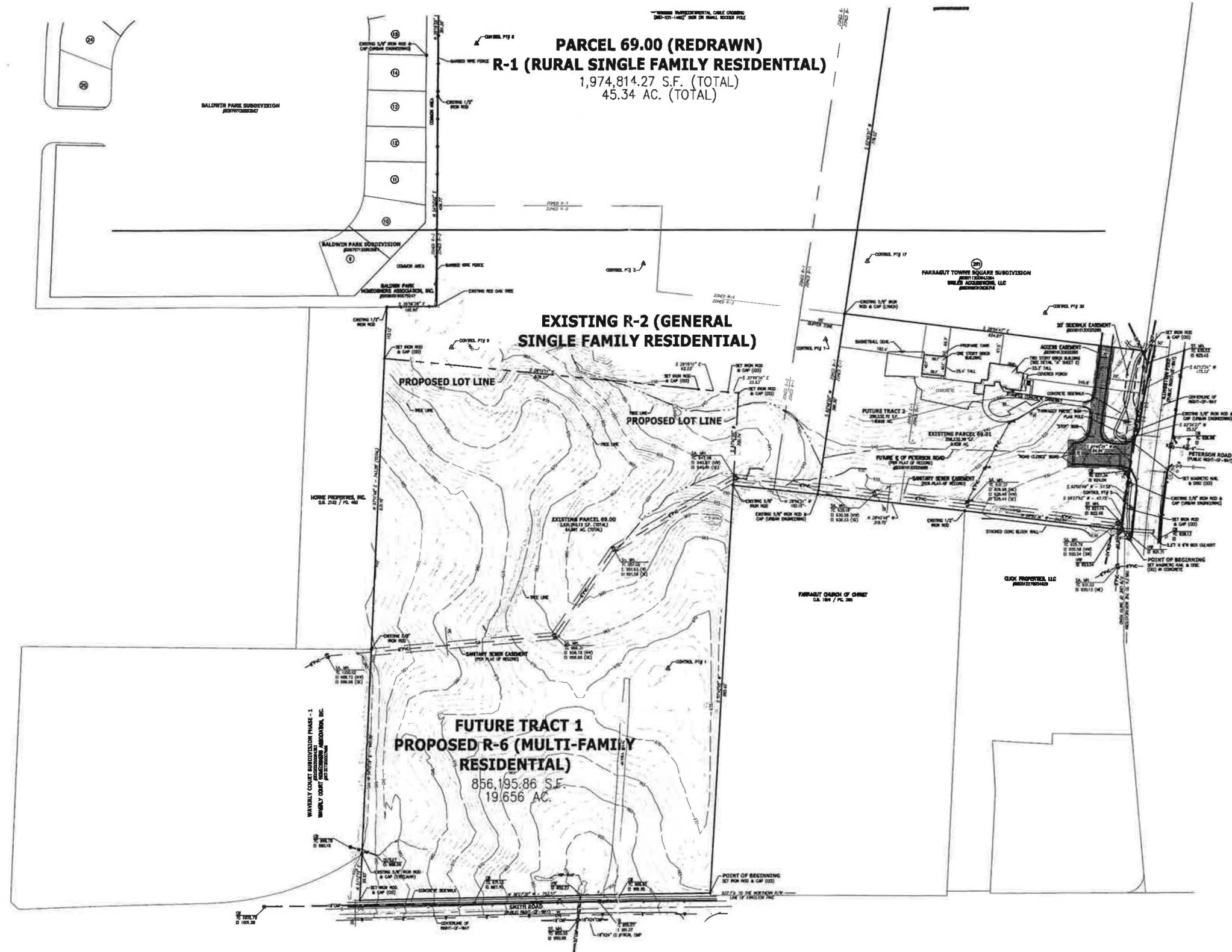
Thence leaving the southeastern line of Horne Properties, Inc. and with the remaining lands of the subject tract, the following three (3) calls:

1. S 29° 15' 11" E, 740.60 feet to a set iron rod and cap (CCI);
2. S 30° 49' 56" E, 22.63 feet to a set iron rod and cap (CCI);
3. S 57° 42' 05" W, 200.74 feet to an existing 5/8 inch iron rod, corner to Farragut Church of Christ;

Thence with the northwestern line of Farragut Church of Christ, S 57° 42' 05" W, 885.45 feet to the Point of **BEGINNING**.

Containing 856,195.86 square feet or 19.656 acres, more or less.

This description was prepared by Cannon & Cannon, Inc., 8550 Kingston Pike, Knoxville Tennessee 37919 and is based upon a survey by same, dated February 13, 2015.



0 250 500
SCALE: 1" = 250

811



Know what's below
Call before you dig

RECEIVED

FEB 16 2015

TOWN OF FARRAGUT

CANNON & CANNON INC
CONSULTING ENGINEERS · FIELD SURVEYORS

TEL 865.670.8555 || 8550 Kingston Pike
WWW.CANNON-CANNON.COM Knoxville, TN 37919

DRAWN BY	WWL
CHECKED BY	BRS
DATE	02-13-2015
SCALE	1"=250'
CCI PROJ. NO.	01166-0000

CONTINENTAL 333 FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MENONONEE FALLS, WI 53501

THE SPRINGS AT FARRAGUT
FARRAGUT, TENNESSEE

Springs at Farragut
 Farragut, TN
 Peterson Road at Kingston Pike



SITE SUMMARY		
MULTIFAMILY AREA	19.66 ACRES	
TOTAL ACREAGE	19.66 ACRES	
TOTAL UNIT COUNT	236 UNITS	
DENSITY	12.00 UNITS / AC	
BUILDING INFORMATION		
BUILDING TOTALS:		
BUILDING CT / TYPE	UNITS	GARAGES
B20 - BUILDINGS (20 DU/BLDG)	140	56
G24 - BUILDINGS (24 DU/BLDG)	96	0
TOTAL:	236	56
GENERAL UNIT MIX:		
STUDIO	30	13%
1BR	88	37%
2BR	96	41%
3BR	22	9%
	236	100%
PARKING INFORMATION		
GARAGE TOTALS:		
NUMBER OF ATTACHED	56 GARAGES	
NUMBER OF STAND ALONE	61 GARAGES	
TOTAL GARAGES	117 GARAGES	
UNITS WITH ATTACHED GARAGES	23.7%	
OVERALL GARAGES per UNIT	0.50	
PARKING REQUIRED PER CODE	413 SPACES	
SURFACE PARKING AMOUNT:	307 SPACES	
TOTAL PROVIDED PARKING:	424 SPACES	
	(14 ADA)	
UNIT PARKING RATIO	1.80	
COVERED PARKING RATIO	0.28	
CLUBHOUSE PARKING	17 SPACES*	
	(2 ADA)	
*Not included in Parking Cals		
DESIGN CRITERIA / SITE INFORMATION:		
PARKING STALLS:	Perp - 9.5' X 19'	
ADA STALLS	9.5' X 19' (9.5' ACCESS AISLE)	
DRIVES:	25'	
BUILDING HEIGHT:		
BUILDING SETBACKS:	SOUTH 50'	
	WEST 50'	
	NORTH 50'	
	EAST 50'	



Find this site plan and others online, Visit Continental Properties Company, Inc., at www.cproperties.com

TRAFFIC IMPACT STUDY

SPRINGS AT FARRAGUT RESIDENTIAL DEVELOPMENT

PETERSON ROAD
FARRAGUT, TN

CCI PROJECT NO 01166-0000



PREPARED FOR
Civil Engineering Services
Continental 333 Fund LLC,
W134 N8675 Executive
Parkway
Menomonee Falls, WI 53501

SUBMITTED BY



FEBRUARY 16

2015

I.0 EXECUTIVE SUMMARY

This report provides a summary of a traffic impact study that was performed for a proposed multi-family residential development to be located in the Farragut Community of Knox County. The project site is located on the east side of Smith Road approximately 900 feet north of Kingston Pike. The conceptual development plan for this project, Springs at Farragut, proposes a maximum of 236 residential apartment units. The project is to have a single access driveway onto Kingston Pike, which will involve extending the portion of Peterson Road north of Kingston Pike further to the north, where it will become the access driveway into the site. A secondary emergency only driveway will also be constructed, to be located on Smith Road on the west side of the site.

The purpose of this study was the evaluation of the traffic operational and safety impacts of the proposed residential development upon roadways in the vicinity of the site. Of particular interest were the signalized intersections of Kingston Pike and Smith Road, Kingston Pike and Federal Boulevard, and Kingston Pike and Peterson Road at the proposed site driveway. Appropriate intersection evaluations were conducted at these locations for existing and future conditions, both with and without traffic volumes generated from the proposed residential development, in order to determine the anticipated impacts and to establish recommended measures to mitigate these impacts. These evaluations included intersection capacity analyses and other assessments as appropriate.

The primary conclusion of this study is that traffic generated from the proposed multi-family residential development will not have a significant negative impact on the study intersections. This is illustrated by the project capacity analyses which indicate that none of these intersections are anticipated to operate at a level-of-service worse than "B" during the peak traffic hours. In addition, the appropriate intersection roadway geometry is already in place, including left and right turn lanes on Kingston Pike. An actuated traffic signal also exists, with the appropriate signal phasing, pedestrian features and signal system infrastructure.

Several pavement marking, traffic signing and traffic signal related improvements are recommended to be implemented in conjunction with the extension of Peterson Road northward to provide access to the project site. These are primarily intended to address the fact that a shopping center driveway intersects Peterson Road a relatively short distance north of Kingston Pike. These improvements are listed below:

- 1) The site access driveway (Peterson Road extended) should remain a full four lanes in width for a minimum distance of 100 feet north of the existing shopping center driveway.
- 2) A stop bar with an associated "DO NOT BLOCK DRIVEWAY" sign should be installed for the site access driveway southbound traffic, on the immediate north approach to the existing shopping center driveway.
- 3) White lane line markings on Peterson Road should be extended between the existing stop bar at Kingston Pike, northward to a point just south of the existing shopping center driveway.
- 4) A double dotted yellow line (2' line-4' gap) should be placed on Peterson Road across the existing shopping center driveway, connecting the two double yellow lines.

5) Signal detection zones should be provided for the existing shopping center driveway and for the site access driveway, at the associated stop bars. These zones would then function with the signal side street phase, and could be provided via standard detector loops, video detection or radar detection.

Mark Shipley

From: Gwyn Wheeler <gwheeler@cproperties.com>
Sent: Friday, February 27, 2015 10:20 AM
To: Mark Shipley
Cc: John Minahan; Sara Johnson; Ashley Miller
Subject: Springs at Farragut - Introduction

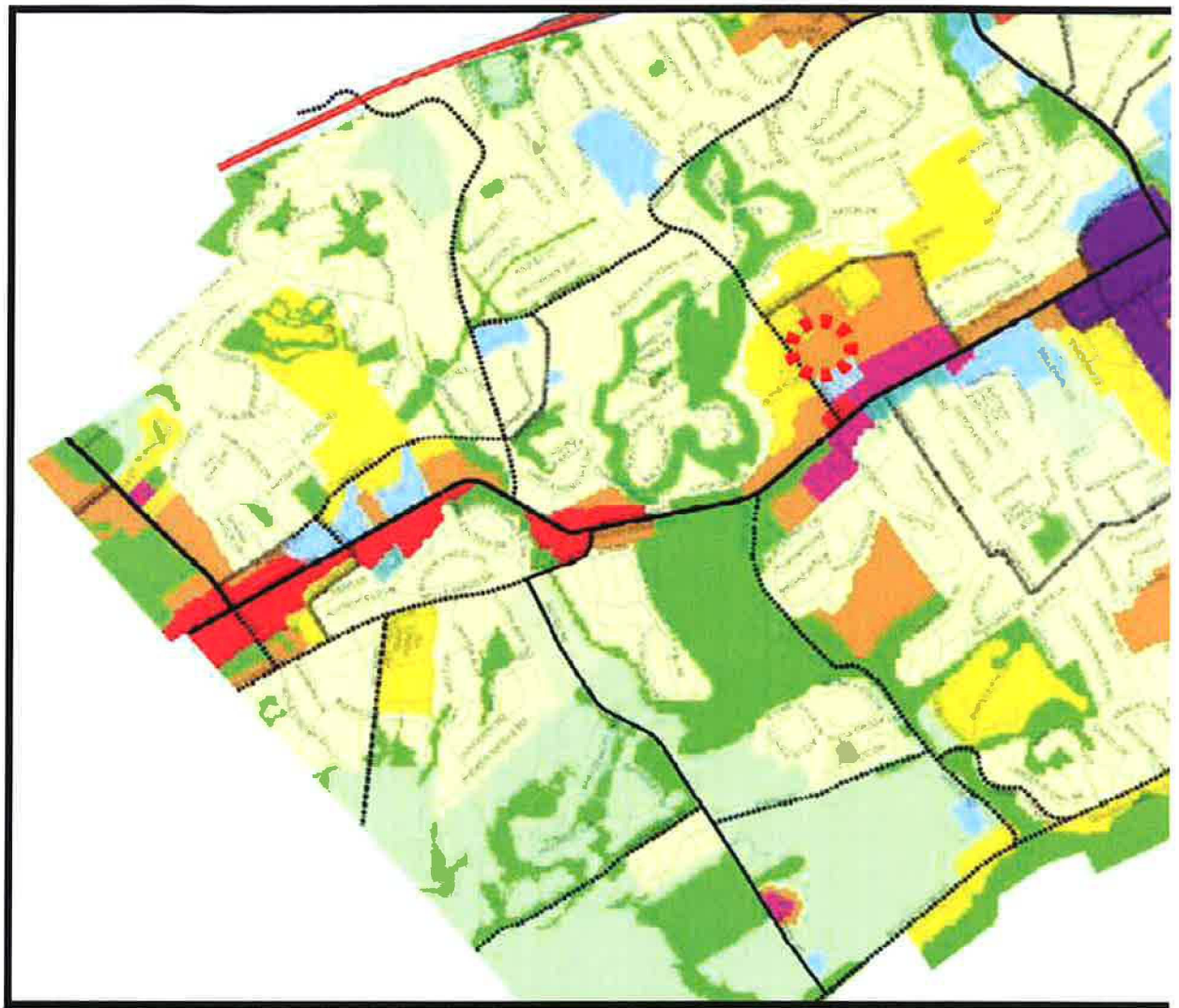
Mark,
Please forward the following message to the Planning Commission members.

Thank you,
Gwyn Wheeler

Farragut Municipal Planning Commission Members,

My name is Gwyn Wheeler. I work for Continental Properties Company, Inc., a privately held organization based in suburban Milwaukee, WI. Founded in 1979, Continental is a developer of retail and upscale apartment properties throughout the United States. Continental has developed approximately 4.25 million square feet of retail space nationwide; 10,456 multi-family units in 27 communities and 471 rooms in 2 hotels. We develop, own, and manage all of our Springs® apartment communities. To date, Continental has completed projects in 23 different states. We are currently working with Doug Horne to purchase 19.66 acres just north of Kingston Pike at Peterson Road. As you may know, we submitted a formal application on February 16th to rezone this property from R-2 to R-6, falling in line with the existing Comprehensive Land Use Plan Designation of Medium Density Residential. We expect to be placed on the March 19th Planning Commission Workshop agenda. In anticipation of that workshop, I wanted to provide you with some quick facts about our proposed development.

- **The Springs at Farragut is consistent with the Comprehensive Land Use Plan designation of Medium Density Residential (6-12 DUs/Acre)**
 - The Land Use Plan identifies a need for:
 - Greater housing choices
 - Significant residential uses within walking distance of pedestrian oriented commercial uses
 - Transitional uses from commercial to single family residential
 - Future Land Use Map:



- **The Springs at Farragut:**

- Is a Class A, upscale, apartment community
- Consists of two- story structures with private ground level entries
- Provides a comparable scale to existing development in the area

- **Additional details:**
 - Continental has a develop and hold strategy
 - Continental develops, owns, and manages each of its Springs® apartment communities
 - Resident access will be off of Kingston Pike via Peterson Road (NO tenant access on Smith Road)
 - Continental's resident screening and first class management team mitigate impacts on public services
 - Substantial setbacks, tree preservation and landscape buffers will provide ample project screening
 - Lighting will be kept internal to site









Thank you for your time and we look forward to hearing your feedback on March 19th. Feel free to reach out to me for additional information.

Gwyn Wheeler
Development Associate



Continental Properties Company, Inc.
W134 N8675 Executive Parkway
Menomonee Falls, WI 53051-3310
Direct: (262) 532-9352
Cell: (414) 659-7990
Fax: (262) 502-5522
gwheeler@cproperties.com
www.cproperties.com



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This email has been scanned for email related threats and delivered safely by Mimecast.
For more information please visit <http://www.mimecast.com>

Ashley Miller

From: Mark Shipley
Sent: Tuesday, March 10, 2015 5:29 PM
To: Ashley Miller; Alexis Crawford
Cc: Gwyn Wheeler (gwheeler@cproperties.com)
Subject: FW: Springs at Farragut - Community Outreach
Attachments: Springs at Farragut - Community Outreach.pdf

Please include this in the FMPC packet. Thanks.

From: Gwyn Wheeler [mailto:gwheeler@cproperties.com]
Sent: Tuesday, March 10, 2015 5:19 PM
To: Mark Shipley
Cc: Sara Johnson; John Minahan
Subject: Springs at Farragut - Community Outreach

Mark,
Please forward the following message to the Planning Commission members.

Thank you,
Gwyn Wheeler

Farragut Municipal Planning Commission Members,

I just wanted to share some information with you about our community outreach efforts. We always try to be mindful of our neighbors and reach out to gain feedback on our proposal. Attached please find facts about our project in response to neighborhood perceptions.

In addition, I have sent Springs at Farragut Project Information binders to Mark Shipley for distribution. These binders will provide you will more detailed information about our proposal. Hopefully you will be receiving these by the end of the week.

Thank you for your time and we look forward to hearing your feedback on March 19th. Feel free to reach out to me for additional information.

Gwyn Wheeler
Development Associate



Continental Properties Company, Inc.
W134 N8675 Executive Parkway
Menomonee Falls, WI 53051-3310
Direct: (262) 532-9352
Cell: (414) 659-7990
Fax: (262) 502-5522
gwheeler@cproperties.com

SPRINGS

at farragut

NEIGHBORHOOD MEETING

We are mindful of our neighbors and wanted to reach out to gain feedback on our proposal. On Wednesday, January 7, 2015 Continental 333 Fund LLC ("Continental") held a neighborhood meeting to discuss its proposed multifamily development. The meeting was held at the Town Hall Community Room at 5:30 PM. One hundred and thirty two (132) invitations were mailed to parcels in the nearby vicinity, and approximately thirty four (34) residents were in attendance.

Continental presented a conceptual site plan, conceptual elevations and photographs and renderings from past Springs projects in order to obtain feedback from the neighbors on the proposal. In response to the neighborhood meeting, Continental reviewed and revised its site plan to address neighbor concerns. One on one follow up meetings were held on January 22nd, 2015.

The following is our response to the common perceptions discussed at the meetings:

Traffic:

- Springs at Farragut will only have resident access off of Kingston Pike, putting no traffic directly onto Smith Road.
- A Traffic Impact Study was completed on February 16th, 2015 by Cannon & Cannon Inc. The intersections of Kingston Pike and Smith Road, Kingston Pike and Peterson Road and Kingston Pike and Federal Blvd. were analyzed.
 - The report shows that the Kingston Pike and Smith Road intersection will have **no change in level of service** due to the Springs at Farragut.
 - The report shows that all three intersections are anticipated to operate at a highly efficient level of service during am and pm peak hours at full project build out on 2017.
 - The report recommends some minor stripping improvements at the northward extension of Peterson Road in order to optimize traffic flows out of the shopping center to the east.

Landscape Buffers:

- The Springs at Farragut will exceed all landscaping ordinances set by the Town.
 - 50' perimeter buffer required on all sides of the property
 - 50% open space provided overall
 - Existing wooded areas will be preserved
 - Fully opaque screening and masonry pylons will be provided along Smith Road

SPRINGS

at farragut



Viewshed – Baldwin Park:



View of the Springs at Farragut from the south west corner of the Baldwin Park subdivision looking south west

S P R I N G S

at farragut

Viewshed – Waverly Court:



View of the Springs at Farragut from the south side of the Waverly Court looking south east

Viewshed – Smith Road:



View of the Springs at Farragut from Smith Road as seen driving north bound

S P R I N G S

at farragut

Impact on public services:

- Continental's project will not create a disproportionate burden on public services.
 - Property Management: Continental's first class management team will oversee the project.
 - On-site Management: Continental's property managers and maintenance staff typically live on-site.
 - Courtesy Officer: Continental offers discount to police officers living on-site, who in turn provide services after-hours- reducing service calls needed.
 - Resident Screening: Continental has a stringent screening process.
 - Historical Record: Continental prides itself on maintaining Class-A multifamily communities with a low per-capita impact on public services.
- Within Continental's portfolio- we took a look at one of our more established communities to compare.
 - Springs at Greystone, constructed in 2005 with a total of 300 units, had 22 total calls in the last calendar year.

Capital Preservation:

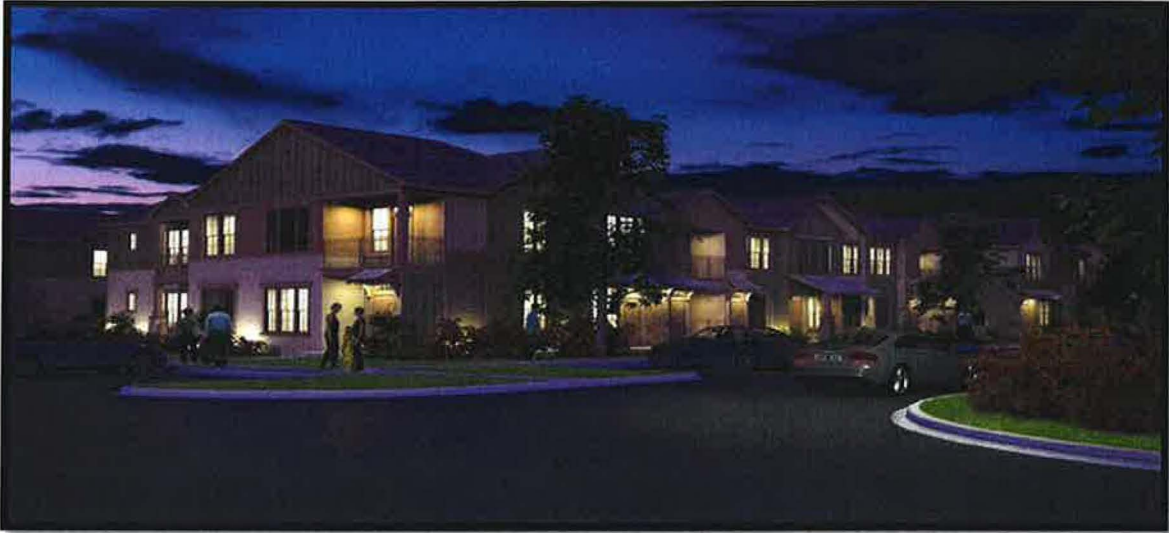
- Springs' Property Management and Maintenance teams are first class- proof may be found in existing communities throughout the US.
- The Springs at Palma Sola (2001), Springs at Braden River (2002) and the Springs at Bloomingdale (2003) are also some of Continental's earliest developments.
 - Approximately **\$3.5 million** has been invested in these properties since 2011.
 - Improvements to these properties include new exterior paint, mechanical upgrades, pavement resurfacing, new outdoor kitchen by the pool area, pool furniture upgrades, landscaping upgrades, sand volleyball addition, chipping green addition, and interior upgrades as unit turns.
- These properties are still outperforming the comps in each respective submarket, especially in revenue index (takes into account rent roll in relation to occupancy).
- Current occupancies at each community (not within initial lease up stage) are in mid- to high- 90%'s.

SPRINGS

at farragut

Lighting:

- The lighting plan will meet all ordinances set by the Town.
- Parking lot light poles will not exceed 20'.
- Directional lighting fixtures will be used instead of spread fixtures.
- Lighting will be kept internal to site, not extending beyond the site boundaries.



Schools:

- Historically, Springs resident mix includes less than 5% school age children
- The current proposal of 50% studio and 1 bedroom units will primarily attract single young professionals
- Urban Land Institute report cited Bureau of the Census data that multifamily housing generates far fewer children, on per-unit basis, than single family housing
- National Multifamily Housing Council research completed in 2014 shows that 37% of single family owners have school age children compared to only 13% of apartment renters
- Springs at Farragut will generate approximately \$220,000 in taxes.

Future Land Use

- Civic/Institutional
- Office/Light Industrial
- Commercial
- Regional Commercial
- Open Space

Comprehensive Plan Concepts

- **Civic/Institutional**
- **Office/Light Industrial**
- **Commercial**
- **Regional Commercial**
- **Open Space**
- **Parks and Rec**
- **Open Space Cluster Residential**
- **Rural Residential (> 1 Acre lots)**
- **Very Low Density Residential (2-4 DUs / Acre)**
- **Low Density Residential (3-6 DUs / Acre)**
- **Med Density Residential (6-12 DUs / Acre)**
- **Mixed Use Neighborhood (6-10 DUs / Acre)**
- **Mixed Use Town Center (8-15 DUs / Acre)**

Strategic Plan Hub

- Future Parks
- Downtown Gateway
- Town Gateway
- Pedestrian Crossing
- Potential Pedestrian Way
- Potential Roadway

Please be advised that the applicant, Continental Properties, has submitted a binder of information for the Farragut Municipal Planning Commission.

Due to the size of this supplemental information it has not been included on the website, however a copy of the information is available for public inspection at Farragut Town Hall, 11408 Municipal Center Drive, Farragut, TN 37934, during normal business hours.

MEETING DATE: March 19, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a request to rezone Parcel 36, Tax Map 142, 12422 Union Road, 25.75 Acres, from R-2 to R-1/OSR (Homestead Land Holdings, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This workshop discussion involves a request to rezone a 25 acre tract off a section of Union Road on the east side of Everett Road. The property in question has two wooded drainage areas and is relatively open in the middle. On the future land use map in the Comprehensive Land Use Plan (CLUP), the property is shown as very low density residential.

DISCUSSION: Given the land's physical characteristics, the applicant is requesting a rezoning to the R-1/OSR Zoning District. From the staffs' perspective, this request is consistent with the CLUP and is the best residential designation for this property given its environmental characteristics. The most significant issue with the rezoning or any subdivision development on the property is the reality that this section of Union Road does not physically meet the Town's specifications for a collector street as provided for in the subdivision regulations. Nor does the road follow the Complete Streets provisions that have been adopted by the Town.

RECOMMENDATION: Though this is a workshop item, the staff does feel that the requested zoning district is a good match for the property. Any rezoning approval or development of the property under the current zoning, however, would be subject to Union Road being improved (at least from the proposed entrance to Smith Road) to the specifications of the subdivision regulations for a local collector street and to the Complete Streets provisions that have been adopted by the Town.

The staff would not support any rezoning or development of the property without the above noted improvements to Union Road.

Included in your packet is the rezoning request, a letter from the current property owners, and map of the property. Also included is a concept plan (known as Union Grove) for the development of the property were it to be rezoned to R-1/OSR.

RECEIVED

APPLICATION TO AMEND ZONING MAP

TOWN OF FARRAGUT, TENNESSEE

FEB 16 2015

TOWN OF FARRAGUT

FOR OFFICE USE ONLY

Fee Paid: \$300

APPLICANT NAME: HAMBLETON LAND HOLDINGS, LLC
Address: 122 PORINGTON PARK DR City/State/Zip: KNOXVILLE, TN, 37933
Phone Number: 865-392-5616 Fax Number: _____
E-mail: BMOHNGY@SADDLEBROOKPROPERTIES.COM

DESCRIPTION OF PROPERTY (Attach map of property):

Address: 12422 UNION RD Size of Tract: 25.748 AC
Lot(s)/Parcel(s) No.: 36.00 Tax Map No. 142

Previous Rezoning Applications: _____

Change Requested:

From: R-2 To: OSR/R-1

Proposed Use of Property (Be specific): SINGLE FAMILY DETACHED SUBDIVISION

Existing Land Use: _____

ALL OWNERS OF PROPERTY INVOLVED MUST SIGN OR NAMES MUST BE LISTED:

NAME	ADDRESS (Street/City/Zip)	PROPERTY OWNED
<u>KIM HUNTLEY KNOTT</u>	<u>12422 UNION RD.</u>	<u>142 03600</u>
<u>DAVID V. HUNTLEY</u>	<u>12422 UNION RD.</u>	<u>142 03600</u>

I HEREBY CERTIFY THAT THE OWNERS OF ALL PROPERTY INVOLVED IN THIS REQUEST HAVE SIGNED OR ARE LISTED ABOVE AND HAVE CONSENTED TO THIS APPLICATION.

[Signature] APPLICANT SIGNATURE 02/13/15 DATE

OR

I HEREBY CERTIFY THAT I AM THE LEGAL REPRESENTATIVE FOR ALL OWNERS INVOLVED IN THIS REQUEST.

NAME (SIGNATURE)

DATE

Street Address/City/State/Zip

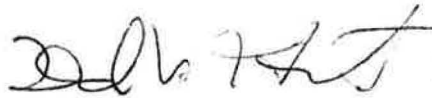
Telephone Number

Town of Farragut
Mark Shipley
mark.shipley@townoffarragut.org

This letter is a request to rezone our property on 12422 Union Road in Farragut from R2 to R1 with an OSR overlay as requested/applied for by the proposed developer: Homestead Land Holding, LLC. It is on the March 19th planned minutes of the Farragut Planning committee. Since this property is already zoned for development and appraised for such, we really want to see this deal go through. Thank you for your attention to this matter. Two of us plan to make the March 19th meeting.

 3/9/15

Kim Knott 310-1782
8801 Hwy 11 East, Lenoir City, TN 37772

 3/9/15

David Huntley 678 571 3331
370 Huntsman Way, Marietta, GA 30067

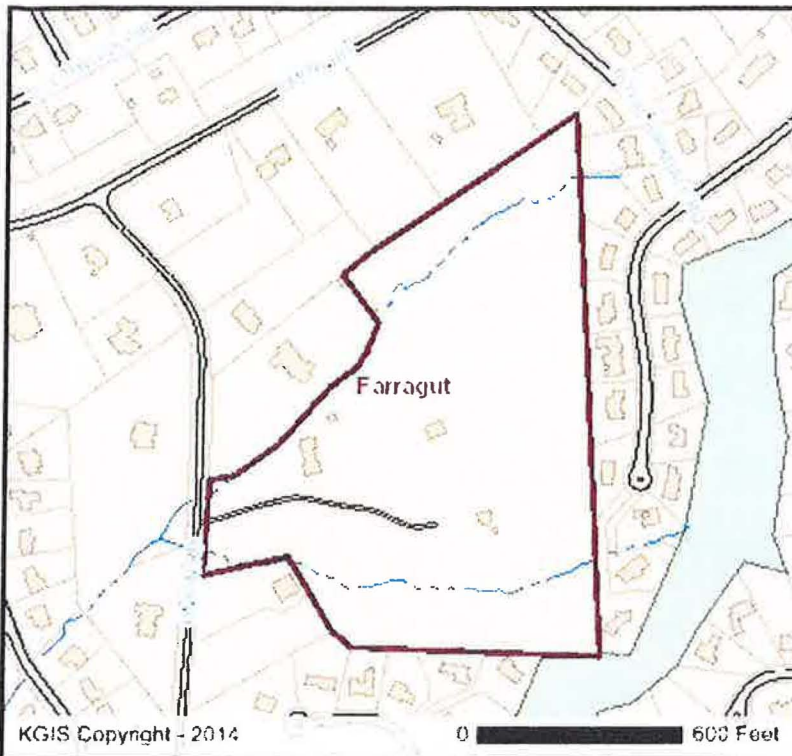
 865-272-1807

Steve Huntley
11124 Concord Woods Dr., Knoxville, TN 37934

 931-215-3680

Dean Huntley
119 Teal Lane, Winchester, KY 40391

12422 UNION RD - Property Map and Details Report



Property Information

Location Address: 12422 UNION RD
CLT Map: 142
Insert:
Group:
Condo Letter:
Parcel: 36
Parcel ID: 142 036
Parcel Type:
District: FW
Ward:
City Block:
Subdivision: GREENBELT APP# A-3573
Rec. Acreage: 25.74
Calc. Acreage: 0
Recorded Plat: 20030627 - 0121150
Recorded Deed: 20120810 - 0009148
Deed Type: Deed:Administra
Deed Date: 8/10/2012

Address Information

Site Address: 12422 UNION RD
KNOXVILLE - 37934
Address Type: RESIDENTIAL
Site Name:

Owner Information

HUNTLEY DAVID V & KNOTT KIM HUNTLEY
124422 UNION RD
KNOXVILLE, TN 37934

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
City / Township: Farragut

MPC Information

Census Tract: 58.10
Planning Sector: Southwest County
Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 66N
Voting Location: Farragut High School
11237 KINGSTON PIKE
TN State House: 14 Ryan Haynes
TN State Senate: 7 Stacey Campfield
County Commission: 5 Richard Briggs
Bob Thomas
Ed Brantley

City Council:

School Board: 5 Karen Carson

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

School Zones

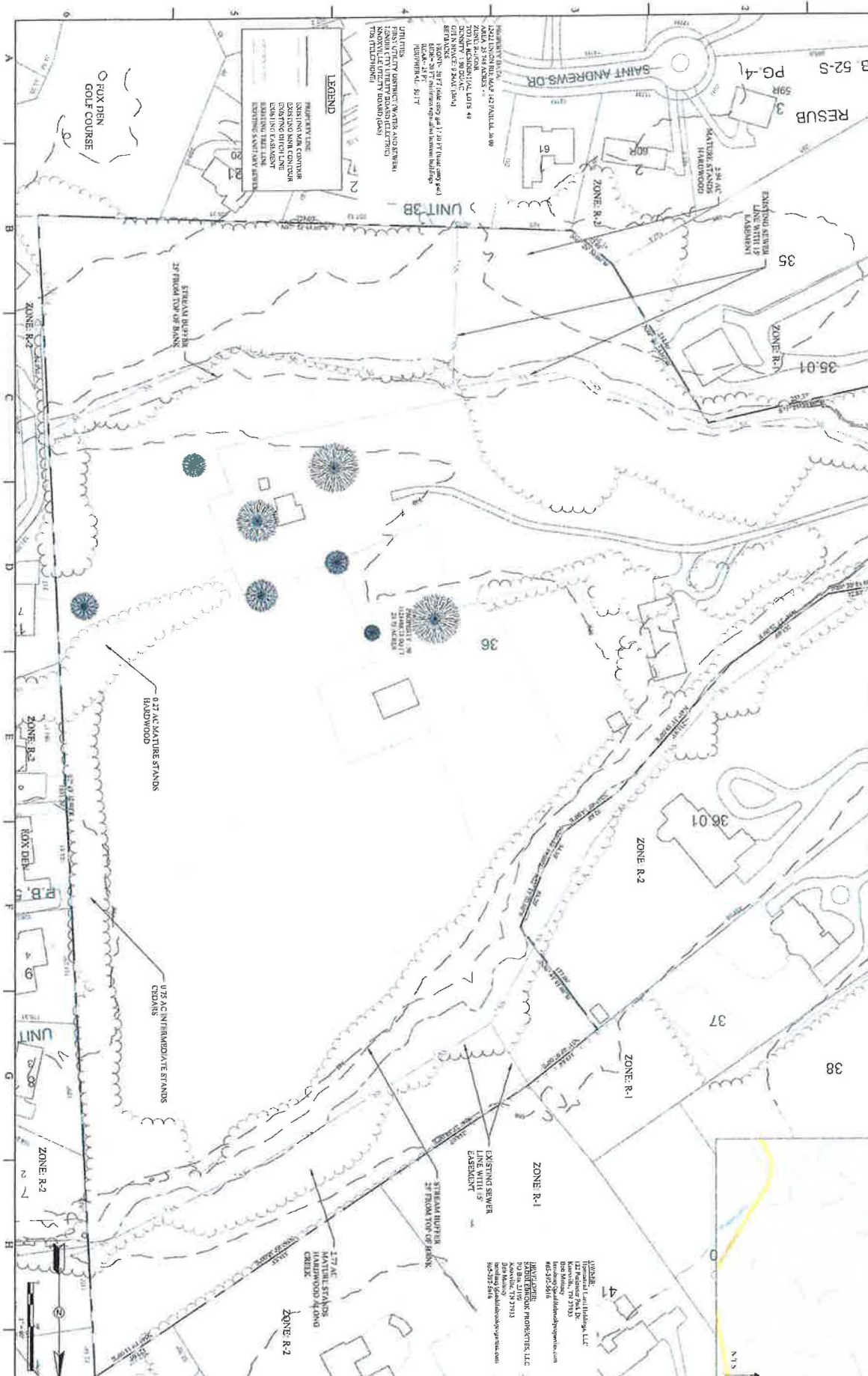
Elementary: FARRAGUT PRIMARY
Intermediate: FARRAGUT INTERMEDIATE
Middle: FARRAGUT MIDDLE
High: FARRAGUT HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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CONVEYANCE MAPS
 1. EXISTING TOPOGRAPHY, ELEVATIONS, AND DRAINAGE PATTERNS SHALL BE SHOWN.
 2. EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER, GAS, AND TELEPHONE, SHALL BE SHOWN.
 3. EXISTING BUILDINGS, STRUCTURES, AND OTHER IMPROVEMENTS SHALL BE SHOWN.
 4. EXISTING ROADS, HIGHWAYS, AND OTHER TRANSPORTATION FEATURES SHALL BE SHOWN.
 5. EXISTING ZONING, SETBACKS, AND OTHER REGULATORY REQUIREMENTS SHALL BE SHOWN.
 6. EXISTING EASEMENTS, RIGHTS-OF-WAY, AND OTHER INTERESTS SHALL BE SHOWN.
 7. EXISTING SURVEY DATA, INCLUDING BUT NOT LIMITED TO, CORNERS, MONUMENTS, AND ELEVATIONS, SHALL BE SHOWN.
 8. EXISTING ADJACENT PROPERTIES SHALL BE SHOWN.
 9. EXISTING ENVIRONMENTAL FEATURES, INCLUDING BUT NOT LIMITED TO, WETLANDS, WOODLANDS, AND OTHER SENSITIVE AREAS, SHALL BE SHOWN.
 10. EXISTING AESTHETIC FEATURES, INCLUDING BUT NOT LIMITED TO, LANDSCAPE ARCHITECTURE, AND OTHER VISUAL QUALITY FACTORS, SHALL BE SHOWN.



CP.00

Sheet 1 of 3

**UNION GROVE
FARRAGUT, TN
EXISTING CONDITIONS**

THIS PLAN IS CONCEPTUAL AND NOT TO BE USED FOR CONSTRUCTION. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.

DEVELOPER:
SAINT ANDREWS, FARRAGUT, TN
KNOWLEDGE IN DESIGN

RE Rackley Engineering

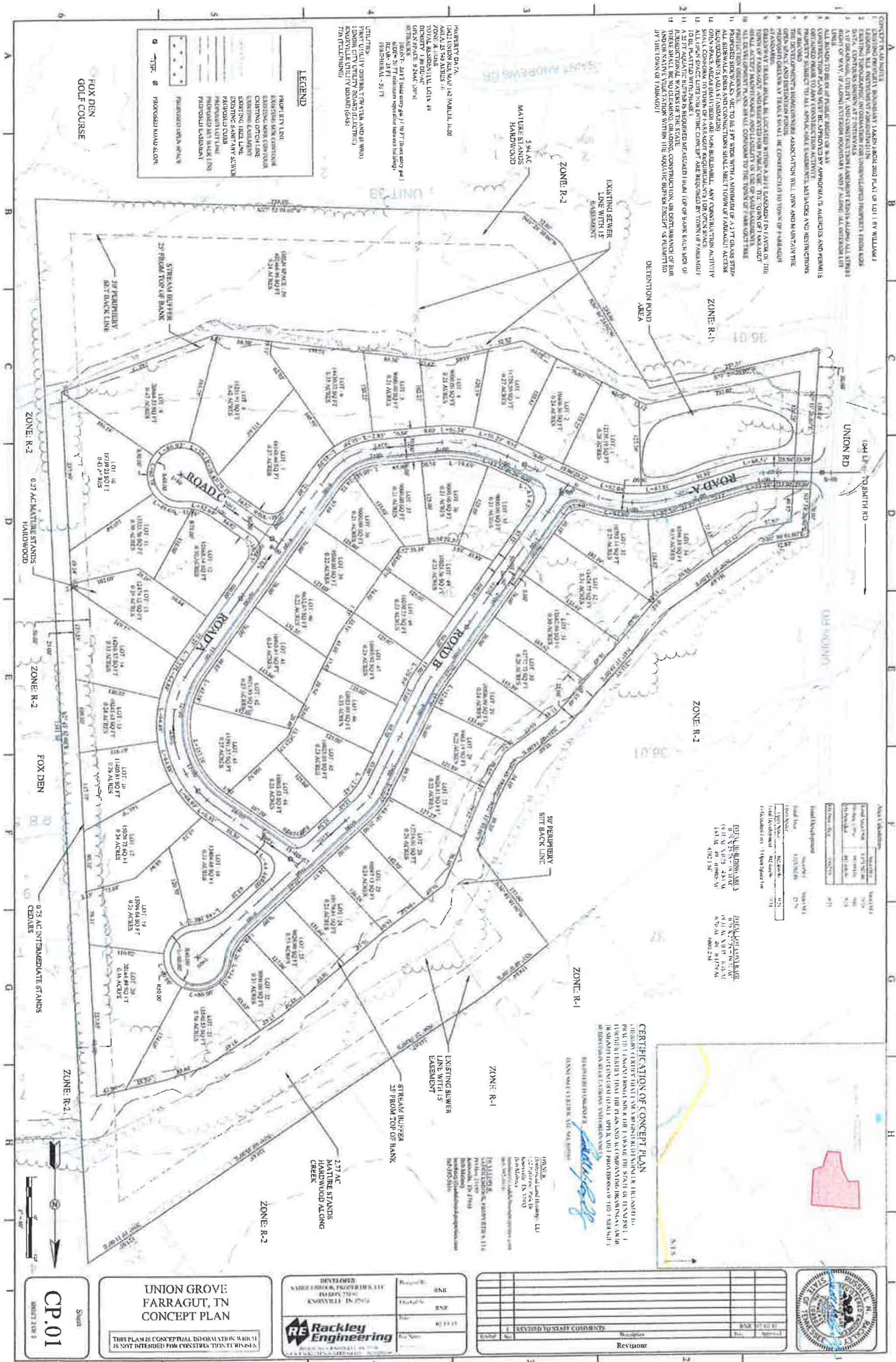
1200 N. 10TH ST.
SUITE 100
FARRAGUT, TN 37601
615-251-5846

DATE: 12/15/2010
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

Revisions

No.	Description	Date	By
1	Initial Issue	12/15/2010	[Signature]

Seal of the State of Tennessee
Professional Engineer
[Signature]
[Stamp]



CP.01

Sheet

UNION GROVE FARRAGUT, TN CONCEPT PLAN

THIS PLAN IS CONCEPTUAL IN NATURE AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

RECKLEY Engineering

1000 N. 10th St. Suite 100
Farragut, TN 37641
615.751.1111
www.reckley-engineering.com

APPROVED

DATE: 08/11/2011

BY: [Signature]

REVISIONS

1. [Description]

2. [Description]

3. [Description]

CERTIFICATE OF CONCEPT PLAN

I, [Name], a Professional Engineer, do hereby certify that this plan complies with the requirements of the Tennessee Code Annotated, Title 55, Chapter 1, Part 1, and I am not aware of any facts or circumstances which would render this plan inaccurate or misleading.

DATE: 08/11/2011

BY: [Signature]

NOTES

1. [Note]

2. [Note]

3. [Note]

FOOTING

1. [Footing]

2. [Footing]

3. [Footing]

MEETING DATE: March 19, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a request amend the 2012 Comprehensive Land Use Plan for the property located at 12639 Kingston Pike, 30.13 Acres, from Medium Density Residential and Low Density Residential to Commercial (Horne Real Estate, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This request involves the property on the west side of Little Turkey Creek on the north side of Kingston Pike across from and slightly east of Way Station Trail. The applicant is requesting to amend the future land use map in the Comprehensive Land Use Plan (CLUP) from Medium Density Residential (6-12 Units/Acre) and Low Density Residential (3-6 Units/Acre) to General Commercial. The floodplain portion of the property would remain as an Open Space designation.

DISCUSSION: When the CLUP was being formulated, the property in question was seen as a good candidate for a higher density residential use that would capitalize on the floodplain as an amenity and serve as a transition between Kingston Pike and Union Road. Since the adoption of the CLUP in 2012 and aided by amendments to the R-6 Zoning District, interest in multi-family residential projects has increased substantially with one project being approved north of I-40 and one other project in the rezoning stage.

Also in relation to the CLUP, the Town has made significant progress recently in trying to move forward on the development of a mixed use town center (MUTC) in the area identified for this designation on the future land use map. Key to the success of the mixed use town center will be to encourage significantly more residential density within walking distance of what would become the “downtown” for Farragut. This would likely involve mixed use buildings and multi-family projects. Consequently, the designation of the property at 12639 Kingston Pike for medium density residential would, from the staff’s perspective, be far less desirable than once envisioned.

RECOMMENDATION: For this reason and to be consistent with the recent plan of development in the immediate area (e.g. Renaissance Farragut and the 4-story office building on the south side of Kingston Pike) the staff would view the request to amend the future land use map for the portion of this property that is designated as medium density residential to commercial as reasonable. A civic/institutional designation for this area on the future land use map would also be reasonable since it would be consistent with the properties to the west and that are on the north side of Kingston Pike.

The staff, however, has some reservations about amending the area shown as low density residential on the northern third of the property even though adjacent properties to the west have General Commercial

(C-1) zoning that extends to Union Road. This is something that needs to be discussed at the meeting and, since this would affect any rezoning of the property, will mean that this item will be a workshop discussion item only.

Regardless of what future land use designation is used for the area currently shown as low density residential, a public street will need to be constructed along the western portion of the subject property that would line up with Way Station Trail and extend to Union Road. This would be consistent with the street connections provided for in the CLUP and would help advance Strategy 4 in the CLUP – Increase Connectivity. Since the property fronts along a very substandard portion of Union Road, the staff would recommend as part of any rezoning that, at a minimum, Union Road be improved to the specifications of the subdivision regulations and incorporate the Complete Streets cross section from the new public road extension on the west side of the subject property to the Fox Run Subdivision entrance.

Included in your packet is the CLUP amendment request, a copy of the property in question, and a copy of the future land use map and comprehensive plan map from the CLUP. This shows the future land use designation and general locations for vehicular connections to adjoining properties and streets.

RECEIVED

FEB 16 2015

TOWN OF FARRAGUT

APPLICATION TO AMEND THE TOWN OF FARRAGUT FUTURE LAND USE PLAN
FARRAGUT MUNICIPAL PLANNING COMMISSION
TOWN OF FARRAGUT, TN

The undersigned hereby makes application to amend the Town's Future Land Use Plan.

PETITIONER INFORMATION

Name: Horne Real Estate, LLC.

Full address: 412 N. Cedar Bluff Rd, Suite 205 Knoxville, TN 37923

Contact information (phone and email):

John Baker (865)560-1100 jbaker@hpiknox.com

OWNER INFORMATION (if not petitioner)

Name(s): Paul Russell Swan & Bill Joe Swan

Full address(es): 12639 Kingston Pike

Contact information (phone and email):

N/A

PROPERTY/AREA INFORMATION:

Physical Address(es) of **ALL** Property to be considered for amendment:

12639 Kingston Pike Farragut, TN

Current Future Land Use Designation(s): Medium Density

Proposed Future Land Use Designation(s): Commercial C-1

Zoning of Each Property to be Considered: Commercial C-1

Existing Use of Property to be Considered : Agricultural

Proposed Future Use of Property (if known):

Proposed Grocery/Retail/Assisted Living

Explain why the current future land use designation of this property/area should be changed:

Due to continued heavy growth of this area, there is an immediate need for grocery/retail/assisted living uses to service the community.

Describe the amendment's benefit to the Town:

Retail use services for the residences and Assisted Living benefits for the community. Obviously, this services will create sales tax benefits for the Town of Farragut.

Describe the amendment's environmental impact on the surrounding properties:

There should be no negative environmental impact.

Describe the amendment's impact on the Town's infrastructure if developed (ie. traffic impact):

A proposed traffic signal to be located at the intersection of Weigh Station Trail and Kingston Pike will service the property and benefit the community. A proposed roadway from the new traffic signal at Kingston Pike servicing to Union Road will benefit traffic flow for the community.

Required Attachments:

- Map or sketch plan clearly illustrating the property/area to be considered

Recommended Attachments:

- Statements of support from surrounding property owners

Petitioner Signature:

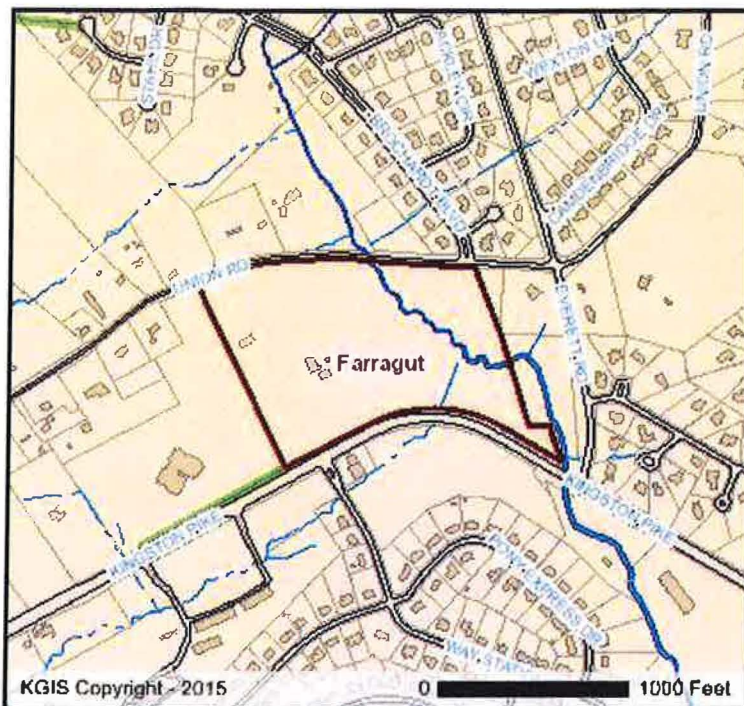


Date: 2/16/15

Property Owner Signature:

Date:

Parcel 151 058 - Property Map and Details Report



Property Information

Location Address: 12639 KINGSTON PIKE
 CLT Map: 151
 Insert:
 Group:
 Condo Letter:
 Parcel: 58
 Parcel ID: 151 058
 Parcel Type:
 District: FW
 Ward:
 City Block:
 Subdivision: ROLL BACK TAXES
 EFFECTIVE APP #A-501
 Rec. Acreage: 0
 Calc. Acreage: 30.13
 Recorded Plat: -
 Recorded Deed: 20100312 - 0058003
 Deed Type: Deed:Special Wa
 Deed Date: 3/12/2010

Address Information

Site Address: 12639 KINGSTON PIKE
 KNOXVILLE - 37934
 Address Type: RESIDENTIAL
 Site Name:

Owner Information

SWAN PAUL RUSSELL
 12639 KINGSTON PK
 CONCORD, TN 37922

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
 City / Township: Farragut

MPC Information

Census Tract: 58.10
 Planning Sector: Southwest County

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 66N
 Voting Location: Farragut High School
 11237 KINGSTON PIKE
 TN State House: 14 Ryan Haynes
 TN State Senate: 7 Richard Briggs
 County Commission: 5 John Schoonmaker
 Bob Thomas
 Ed Brantley

City Council:

School Board: 5 Karen Carson

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

School Zones

Elementary: FARRAGUT PRIMARY
 Intermediate: FARRAGUT INTERMEDIATE
 Middle: FARRAGUT MIDDLE
 High: HARDIN VALLEY ACADEMY

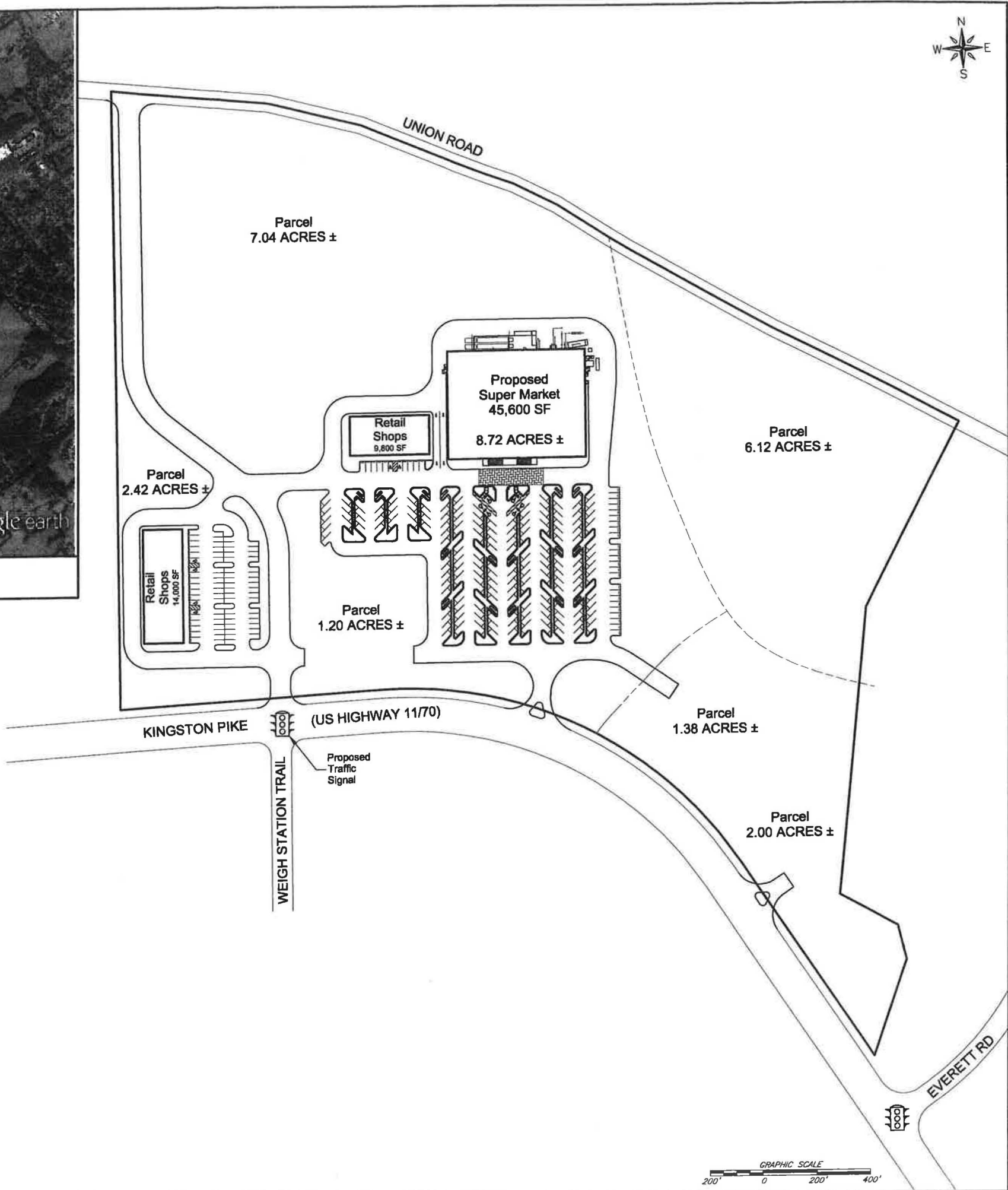
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LOCATION MAP



HORNE PROPERTIES, INC.
412 N. Cedar Bluff Rd., Suite 205 • Knoxville, Tennessee 37923 • Telephone 865.560.1100

RETAIL
HWY 11/70 & EVERETTE ROAD
Farragut, Tennessee

X-REF DRAWINGS	
01	
02	
03	
04	
PROJ. NUMBER • Farragut_TN	
FILE NUMBER • FarragutSiteExhibit	
ISSUE DATE • 02/13/2015	
DRAWING SCALE • 1"= 200'	
Site Plan Exhibit	
DRAWING NO: EX-1	

TH STATE PLANE
(NAD 83)
SCALE: 1" = 60'
COORDINATES HAVE BEEN DATUM
ADJUSTED BY A FACTOR OF 1.0001



- NOTES**
1. OWNERSHIP AND REFERENCE
PARCEL 50.00
PAUL RUSSELL SWAN
18659 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37954
(865) 861-1379
CLT MAP 151, PARCEL 50.00
DEED BOOK 1180, PAGE 28; DEED BOOK 890, PAGE 210
DEED BOOK 1190, PAGE 258; DEED BOOK 870, PAGE 388
 2. ABOVE GROUND AND UNDERGROUND UTILITIES AS SHOWN WERE
LOCATED FROM VISIBLE FIELD EVIDENCE, UTILITY MAPS AND
AND/OR DRAWINGS BY OTHERS. VERIFICATION AS TO
EXISTENCE, LOCATION, SIZE, MATERIAL AND DEPTH SHOULD BE
PURSUED PRIOR TO ANY DECISIONS BEING MADE RELATIVE TO
UTILITIES. TO AVOID CONFLICTS AND/OR HAZARDS, NOTIFY
TENNESSEE ONE CALL AT 1-800-351-1111 PRIOR TO ANY
EXCAVATION OR GRADING ACTIVITIES.
 3. DATE OF SURVEY: SEPTEMBER 5, 2007
 4. SUBJECT PROPERTY LIES WITHIN ZONES "X" & "A" AS SHOWN
ON FLOOD INSURANCE RATE MAP 352 OF KNOX COUNTY, TN.
COMMUNITY PANEL NO. 470630030P DATED 5/02/2007.
 5. TITLE WORK PROVIDED BY TENNESSEE VALLEY TITLE INSURANCE
COMPANY. REFERENCE FILE NO. 88843, DATED OCTOBER 20,
2007.
 6. TOTAL AREA: 1,388,113.08 S.F. / 31.489 AC.
 7. EASEMENT AGREEMENTS FOR BILLBOARDS TO THE LAMAR
CORPORATION RECORDED IN THE KNOX COUNTY REGISTER OF
DEEDS OFFICE AS INSTRUMENT NUMBERS 1889628200753 &
1889628200754.
 8. EASEMENTS TO THE FIRST UTILITY DISTRICT OF KNOX COUNTY
OF RECORD IN DEED BOOK 1861, PAGE 246; AS CORRECTED
IN DEED BOOK 1867, PAGE 994; DEED BOOK 1873, PAGE 919;
DEED BOOK 1894, PAGE 37; DEED BOOK 1891, PAGE 308;
AND DEED BOOK 1894, PAGE 308. ALL IN THE KNOX COUNTY
REGISTER'S OFFICE. (UNABLE TO LOCATE ON SURVEY)

- LEGEND**
- STORM SEWER LINE
 - OVERHEAD UTILITY LINE
 - SANITARY SEWER LINE
 - FENCE LINE
 - CATCH BASIN
 - CORRUGATED METAL PIPE
 - REINFORCED CONCRETE PIPE
 - POWER POLE
 - MAN BOX
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - SIGN
 - SANITARY MANHOLE

INCLUDED TRACT II TO DRAWING PER DEED BOOK 890, PAGE 210.	11/29/2007
INCLUDED TRACT IV TO DRAWING PER DEED BOOK 1180, PAGE 290.	12/30/2007
REVISIONS	DATE

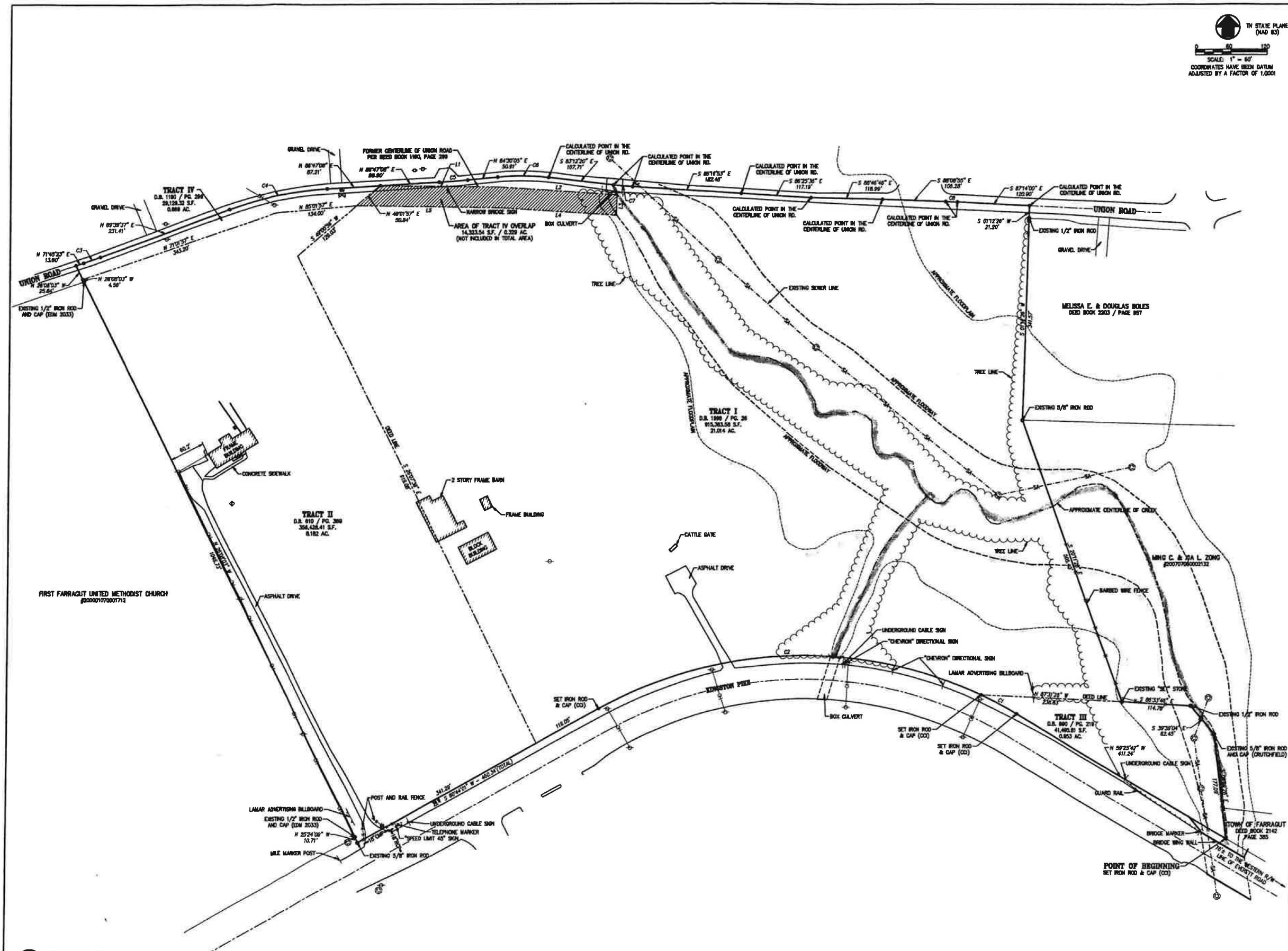
Cannon & Cannon, Inc.
Creating Imagines • Field Surveys
2040 Kingston Pike
Knoxville, Tennessee 37954
Phone: 865-896-0000
Fax: 865-896-0001
E-Mail: info@cannon-cannon.com

CLIENT: PAUL RUSSELL SWAN &/O ROBERT BEVELL
FIRST COMMERCIAL REAL ESTATE
P.O. BOX 10058
KNOXVILLE, TENNESSEE 37960
(865) 861-1379

PROJECT: PAUL RUSSELL SWAN PROPERTY
18659 KINGSTON PIKE
DISTRICT 6, KNOX COUNTY

BOUNDARY SURVEY

308-01



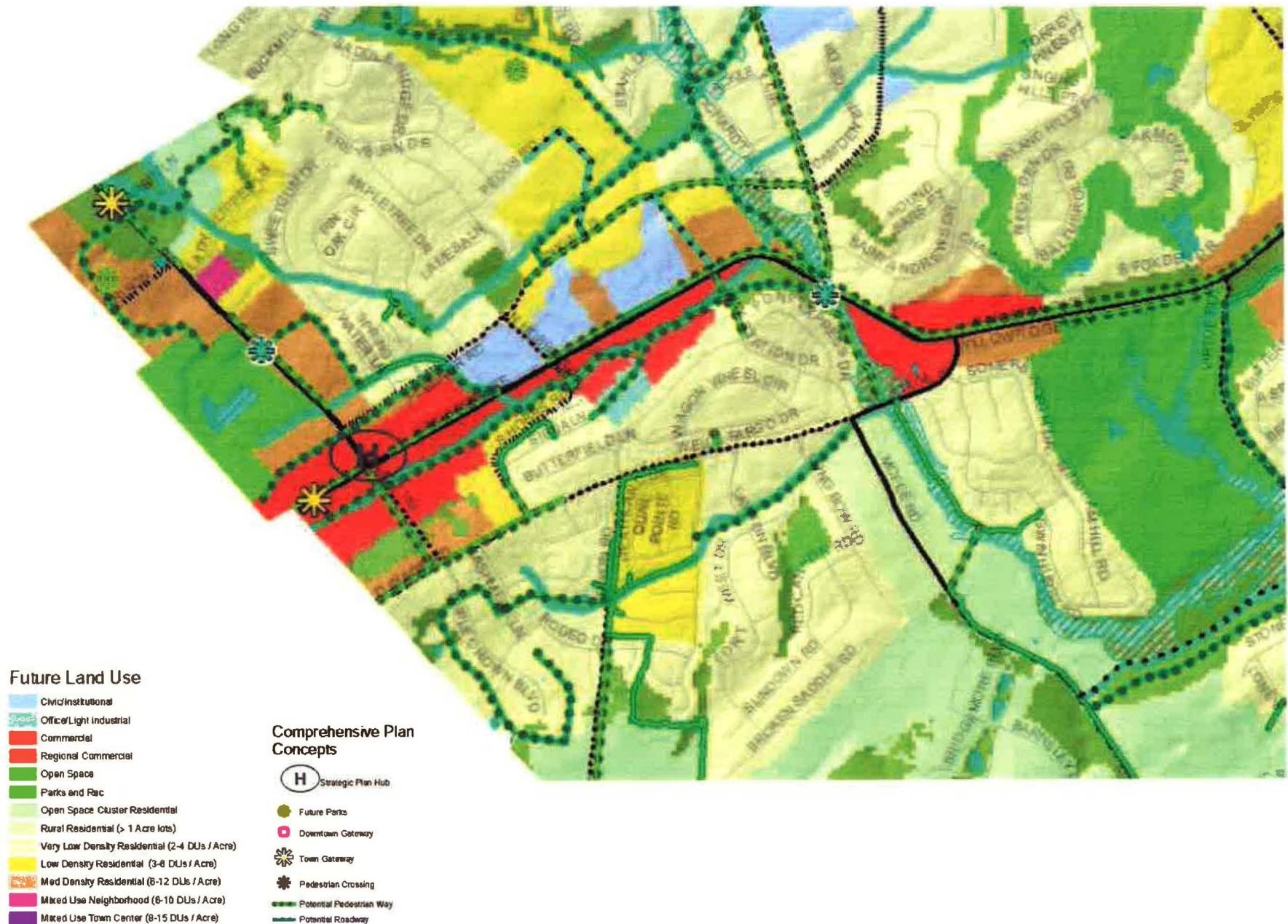
CURVE TABLE			
CURVE	DELTA ANGLE	RADIUS	TANGENT
C1	254.21°	703.62'	34.24'
C2	54.78°	703.62'	300.57'
C3	7.95°	860.00'	14.84'
C4	12.92°	860.00'	84.32'
C5	17.70°	1200.00'	23.85'
C6	12.71°	400.00'	43.08'
C7	3.04°	600.00'	18.11'
C8	0.84°	1200.00'	9.52'

CHORD			
C1	N 62°12'52" W	68.41'	
C2	S 87°31'39" W	841.78'	
C3	N 70°44'30" E	29.77'	
C4	N 78°34'21" E	155.78'	
C5	N 82°58'36" E	47.84'	
C6	S 89°21'07" E	85.06'	
C7	S 84°44'58" E	32.21'	
C8	S 87°41'27" E	18.17'	

1 hereby certify that this is a survey I have
and the title of the same is as shown on the map
is not less than 1/4 inch on all sides.

Tenn. Stat. Sec. 13-2-101

Comprehensive Plan Concepts



MEETING DATE: March 19, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a request to rezone Parcel 58, Tax Map 151, 12639 Kingston Pike, 30.13 Acres, from R-2 and Floodplain to C-1 and Floodplain (Horne Real Estate, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This item is directly related to the previous item. Please see the introduction and discussion related to the previous item.

RECOMMENDATION: This is a workshop item because there needs to be a discussion concerning whether the entire tract (other than the floodplain district) should be rezoned to General Commercial (C-1). As noted in the previous item, any rezoning of this property should be conditioned on the staff recommended improvements to Union Road and the construction of a public street from Kingston Pike to Union Road along the western portion of the property and that would line up with Way Station Trail.

Included in your packet is the zoning map amendment request. Also included and in relation to the recommended improvements to Union Road are the Complete Streets cross section for a major collector and the roadways specifications for a major collector street as provided for in the subdivision regulations.

APPLICATION TO AMEND ZONING MAP

TOWN OF FARRAGUT, TENNESSEE

RECEIVED

FEB 10 2015

FOR OFFICE USE ONLY
Fee Paid: \$300.00APPLICANT NAME: HORNE REAL ESTATE, LLC.Address: 412 N. CEDAR BLUFF RD STE 205 City/State/Zip: KNOXVILLE, TN 37923Phone Number: (865) 560-1100 Fax Number: (865) 560-1180E-mail: jbaker@hpi-knox.com

DESCRIPTION OF PROPERTY (Attach map of property):

Address: 12639 KINGSTON PIKE Size of Tract: 30.13 ACRESLot(s)/Parcel(s) No.: 151 058 PARCEL 1D Tax Map No. 151 058

RECORDED PLED 20100312-0058003

Previous Rezoning Applications: _____

Change Requested: _____

From: _____ To: _____

Proposed Use of Property (Be specific): GROCERY/RETAIL/ASSISTED LIVING (C-1)Existing Land Use: R-1 SA - AGRICULTURAL USE CURRENTLY

ALL OWNERS OF PROPERTY INVOLVED MUST SIGN OR NAMES MUST BE LISTED:

NAME	ADDRESS (Street/City/Zip)	PROPERTY OWNED
<u>PAUL RUSSELL SWAN</u>	<u>12639 KINGSTON PIKE</u>	_____
<u>BILL JOE SWAN</u>	<u>12639 KINGSTON PIKE</u>	_____

I HEREBY CERTIFY THAT THE OWNERS OF ALL PROPERTY INVOLVED IN THIS REQUEST HAVE SIGNED OR ARE LISTED ABOVE AND HAVE CONSENTED TO THIS APPLICATION.

APPLICANT SIGNATURE

DATE

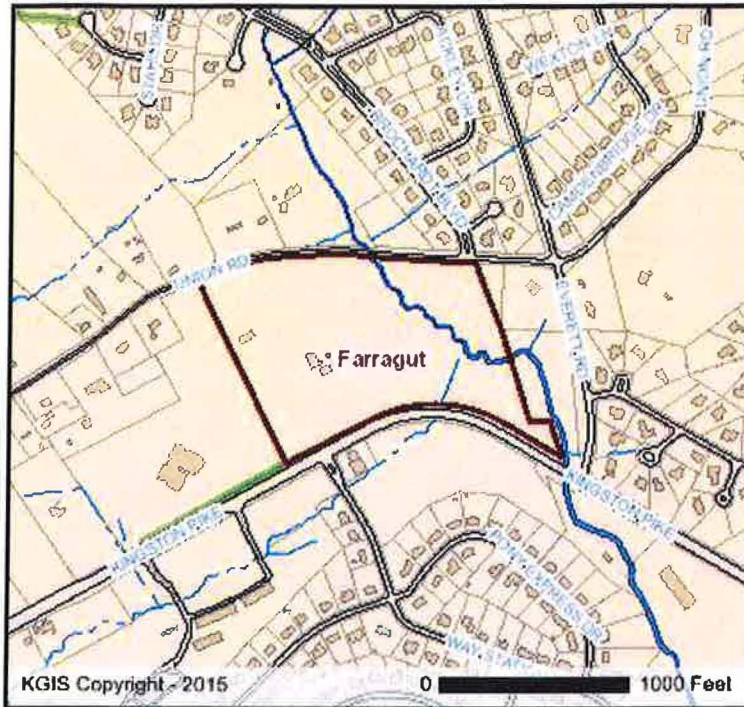
OR

I HEREBY CERTIFY THAT I AM THE LEGAL REPRESENTATIVE FOR ALL OWNERS INVOLVED IN THIS REQUEST.

NAME (SIGNATURE)

DATE

412 N. CEDAR BLUFF RD, SUITE 205 KNOXVILLE, TN 37923 (865) 560-1100
Street Address/City/State/Zip Telephone Number

Parcel 151 058 - Property Map and Details Report**Property Information**

Location Address: 12639 KINGSTON PIKE
 CLT Map: 151
 Insert:
 Group:
 Condo Letter:
 Parcel: 58
 Parcel ID: 151 058
 Parcel Type:
 District: FW
 Ward:
 City Block:
 Subdivision: ROLL BACK TAXES
 EFFECTIVE APP #A-501
 Rec. Acreage: 0
 Calc. Acreage: 30.13
 Recorded Plat:
 Recorded Deed: 20100312 - 0058003
 Deed Type: Deed:Special Wa
 Deed Date: 3/12/2010

Address Information

Site Address: 12639 KINGSTON PIKE
 KNOXVILLE - 37934
 Address Type: RESIDENTIAL
 Site Name:

Owner Information

SWAN PAUL RUSSELL
 12639 KINGSTON PK
 CONCORD, TN 37922

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Census Tract: 58.10
 Planning Sector: Southwest County

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 TN State Senate: 7 Richard Briggs
 County Commission: 5 John Schoonmaker
 Bob Thomas
 Ed Brantley

City Council:

School Board: 5 Karen Carson

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

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Elementary: FARRAGUT PRIMARY
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b. Minor Arterial Streets

right-of-way	80 feet
curb & gutter (TDOT 6-30)	30 inches
lane width	12 feet*

*Reduction in lane width may be permitted due to existing conditions based on the recommendation of the Town Engineer.

Such streets are used primarily to handle moderate to high traffic speeds and volumes. These streets should be reflected on the Major Road Plan. Turn lanes may be required by the planning commission if warranted by the Traffic Impact Study.

The Planning Commission may, at the recommendation of the Town Engineer, elect to allow three (3) twelve (12) foot lanes distributed as follows:

right-of-way	70 feet
curb & gutter (TDOT 6-30)	30 inches
lane width	12 feet*

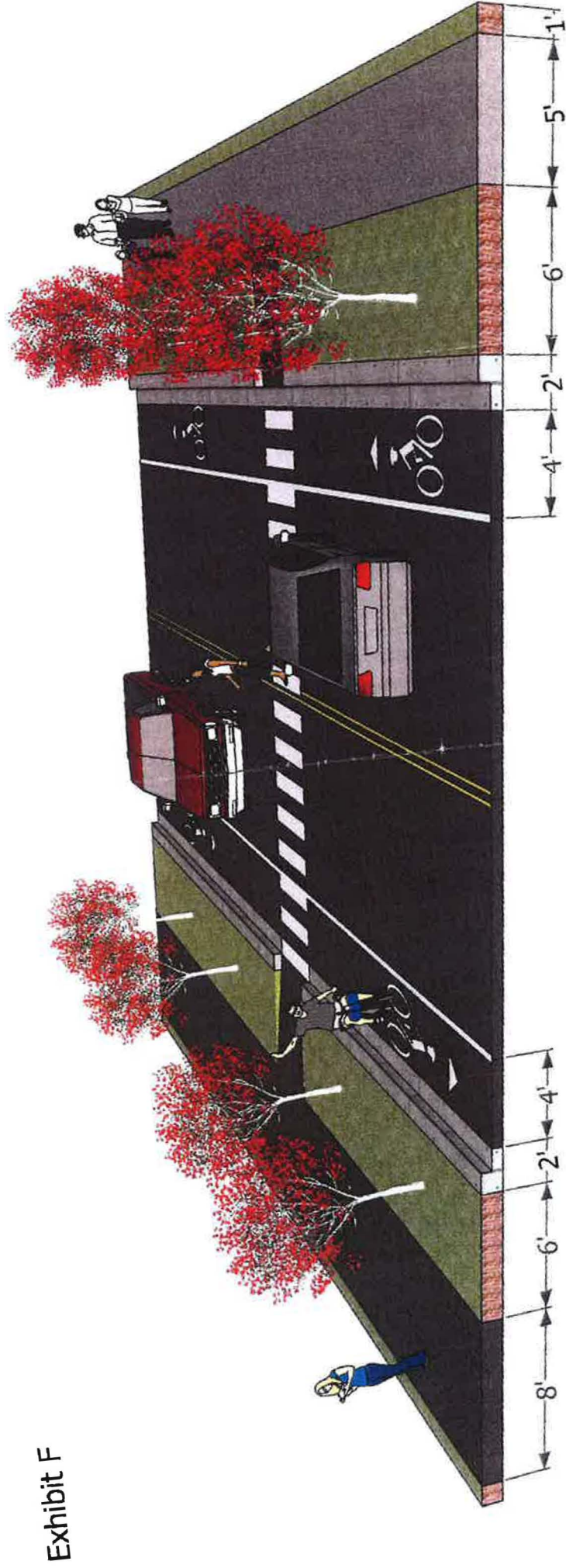
c. Major Collector Streets

right-of-way	60 feet
curb & gutter (TDOT 6-30)	30 inches
lane width	12 feet

Such streets are used primarily to carry slow to moderate traffic speeds and volumes. These streets act primarily as the transition between local traffic and through traffic. These streets should be reflected on the Major Road Plan. Turn lanes may be required by the planning commission if warranted by the Traffic Impact Study.

d. Local Collector Streets

right-of-way	50 feet
curb, extruded	8 inches
lane width	13 feet



Town of Farragut
Complete Streets Cross Section
Major Collector- 2 Lane Scenario

Exhibit F