

A G E N D A
FARRAGUT MUNICIPAL PLANNING COMMISSION

April 16, 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 agenda**
- 3. Approval of minutes – March 19, 2015**
- 4. Discussion and public hearing on a preliminary plat for Phase 2 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, a portion of Parcel 59, Tax Map 152, 19.37 Acres (Saddlebrook Properties, LLC, Applicant)**
- 5. 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)**
- 6. Discussion and public hearing 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)**
- 7. 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)**
- 8. Discussion and public hearing on a request to 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)**
- 9. 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)**

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

- 10. Discussion on a request to rezone Parcels 54.01, 57, and a portion of 54, Tax Map 151, 12723, 12733 and 12743 Union Road, 111.5 Acres, from A to R-1/OSR (Development Ventures, G.P., Applicant)**
- 11. Discussion on a request to amend the 2012 Comprehensive Land Use Plan for the property located to the west of Village Veterinary and to the east of the former Phillips 66 on Kingston Pike, 16.23 Acres, from Office/Light Industrial to Mixed Use Town Center (Craig Allen, Applicant)**
- 12. Discussion on a request to rezone Parcel 131, Tax Map 142, located to the west of Village Veterinary and to the east of the former Phillips 66 on Kingston Pike, 16.23 Acres, from O-1 to TCD (Craig Allen, Applicant)**
- 13. Discussion and public hearing on the FY 2016-2020 Capital Investment Plan**
- 14. Public hearing on proposed locations for new utilities**

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**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

March 19, 2015

MEMBERS PRESENT

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

MEMBERS ABSENT

Rita Holladay, Chairman
Noah Myers
Louise Povlin

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

Vice-Chairman St. Clair called the meeting to order at 7 p.m.

CITIZEN FORUM

None

APPROVAL OF MINUTES

*Commissioner Dick moved to approve the February 19, 2015 minutes as submitted.
Commissioner Whiting seconded the motion and the motion passed 5-0-1 with Commissioner Honken abstaining because he was absent.*

AGENDA ITEMS

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)

Commissioner Honken moved to postpone due to remaining field and plat items. Commissioner Whiting seconded the motion and the motion passed 6-0.

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)

Commissioner Honken moved to approve the final plat for the Townhomes at Wentworth Subdivision subject to staff's recommendation. Commissioner Whiting seconded the motion and the motion passed 6-0.

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)

The staff explained that after a review of the plat it was a two lot subdivision plat that did not need to be heard by the full planning commission.

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)

Commissioner Brun moved to approve stone as an acceptable material to satisfy the significant masonry requirement in the zoning ordinance for the Overlook at Campbell Station Apartments. Commissioner Dick seconded the motion and the motion passed 6-0.

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)

Commissioner Whiting moved to postpone due to the site plan comments not being addressed. Commissioner Dick seconded the motion and the motion passed 6-0.

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)

The staff noted that this item will be discussed in general as part of the discussion related to Item #11.

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)

The staff recommended approval of Resolution PC-15-04.

Commissioner Honken moved to approve Resolution PC-15-04. Commissioner Brun seconded the motion and the motion passed 6-0.

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)

For discussion purposes only.

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)

For discussion purposes only.

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)

For discussion purposes only.

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)

For discussion purposes only.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 10:15 p.m.

Edwin K. Whiting, Secretary

MEETING DATE: April 16, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a preliminary plat for Phase II 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, a portion of Parcel 59, Tax Map 152, 19.37 Acres (Saddlebrook Properties, LLC, Applicant)

INTRODUCTION AND BACKGROUND: At the August 21, 2014 planning commission meeting, a concept plan was approved for the Briarstone Subdivision as part of a rezoning request that would permit the construction of single-family detached homes on the property that was originally approved for duplexes and known as the Villas at Anchor Park.

At the same August 2014 meeting, a preliminary plat for roughly 10 acres of the 29 acre tract was approved as Phase I. The work encompassed by this preliminary plat was then initiated and a final plat for Phase I was approved at the February 19, 2015 planning commission meeting. Now, the developer is requesting to initiate the construction of public improvements on the remaining 19 acres and has submitted a preliminary plat for your consideration.

Included in the packet is a copy of the revised preliminary plat sheets and the staffs' comments on the original preliminary plat sheets that were submitted for review.

RECOMMENDATION: The staff will make a recommendation at the meeting based on whether the original comments have been addressed.

PRELIMINARY PLAT FOR:
BRIARSTONE PHASE 2
FARRAGUT, TN

OWNER:
KNOX FI TWO, LLC
DAVID FISER
132 SHERLAKE LANE
KNOXVILLE, TN 37922
865-693-0991
dfiser@fiserinc.com

DEVELOPER:
SADDLEBROOK PROPERTIES, LLC
BOB MOHNEY
PO BOX 23190
KNOXVILLE, TN 37933
865-392-5630
bmohney@saddlebrookproperties.com



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21		KUB GAS PLAN

SURVEYING BY:

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



ENGINEERING BY:



P.O. BOX 30456, KNOXVILLE, TN, 37930
WWW.RACKLEYENGINEERING.COM 865-622-6560
mrackley@rackleyengineering.com



TURKEY CREEK ROAD, FARRAGUT, TN 37934
DEED: 20050920-002608 & 20140331-0055680
CLT MAP 152 PARCEL 59

MARCH 16, 2015
REVISED APRIL 3, 2015

Area Calculations

	Phase 1	Phase 2	Total Development	Total Dev (ac)
Total Area OSMR	430,155.00	824,329.44	1,254,484.44	28.80
OS Req. (35%)	150,554.25	288,515.30	439,069.55	10.08
OS Provided	152,242.20	372,873.60	525,115.80	12.06

OS Prov - Req.	1,687.95	84,358.30	86,046.25	1.98
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Phase 1	Area (SF)	Area (AC)
Total Area	430,155.00	9.88

Open Space

Open Space 56	85,900.32	1.97
Open Space 57	66,341.88	1.52

Total Phase 1 152,242.20 3.50

19 Detached Lots + 2 Attached Lots + 2 Open Space Lots

Phase 2	Area (SF)	Area (AC)
Total Area	824,329.44	18.92

Open Space

Open Space 58	365,424.84	8.39
Open Space 20	7,448.76	0.17

Total Phase 2 372,873.60 8.56

34 Detached Lots + 2 Open Space Lot

TOTAL BUILDING AREA
 $0.75 \times 28.80 = 21.60 \text{ AC}$
 $21.60 \text{ AC} \times 0.25 = 5.40 \text{ AC}$
 $5.40 \text{ AC} / 55 = 0.0982 \text{ AC}$
 $= 4276.8 \text{ SF}$

TOTAL LOT COVERAGE
 $0.75 \times 28.80 = 21.60 \text{ AC}$
 $21.60 \text{ AC} \times 0.35 = 7.56 \text{ AC}$
 $7.56 \text{ AC} / 55 = 0.1375 \text{ AC}$
 $= 5987.5 \text{ SF}$

PHASE II
TOTAL AREA = 18.924 AC
TOTAL OPEN SPACE = 8.560 AC
TOTAL R.O.W. = 1.759 AC
TOTAL LOTS = 36

SHEET 3
SHEET 2

The main map shows a subdivision of 36 lots along Briarstone Lane. Lots are numbered 1 through 36. The map includes various easements, setbacks, and property lines. Key features include:

- Lot 1:** 11,063 SF, 0.254 AC
- Lot 2:** 10,155 SF, 0.233 AC
- Lot 3:** 10,700 SF, 0.246 AC
- Lot 4:** 10,145 SF, 0.233 AC
- Lot 5:** 10,510 SF, 0.241 AC
- Lot 6:** 10,462 SF, 0.240 AC
- Lot 7:** 10,413 SF, 0.239 AC
- Lot 8:** 10,376 SF, 0.238 AC
- Lot 9:** 10,107 SF, 0.232 AC
- Lot 10:** 12,677 SF, 0.291 AC
- Lot 11:** 10,879 SF, 0.250 AC
- Lot 12:** 10,828 SF, 0.249 AC
- Lot 13:** 10,373 SF, 0.238 AC
- Lot 14:** 10,472 SF, 0.240 AC
- Lot 15:** 10,960 SF, 0.252 AC
- Lot 16:** 11,081 SF, 0.254 AC
- Lot 17:** 10,879 SF, 0.250 AC
- Lot 18:** 10,107 SF, 0.232 AC
- Lot 19:** 12,677 SF, 0.291 AC
- Lot 20:** 10,879 SF, 0.250 AC
- Lot 21:** 10,828 SF, 0.249 AC
- Lot 22:** 10,373 SF, 0.238 AC
- Lot 23:** 10,472 SF, 0.240 AC
- Lot 24:** 10,960 SF, 0.252 AC
- Lot 25:** 11,081 SF, 0.254 AC
- Lot 26:** 10,879 SF, 0.250 AC
- Lot 27:** 10,828 SF, 0.249 AC
- Lot 28:** 10,373 SF, 0.238 AC
- Lot 29:** 10,472 SF, 0.240 AC
- Lot 30:** 10,960 SF, 0.252 AC
- Lot 31:** 11,081 SF, 0.254 AC
- Lot 32:** 10,879 SF, 0.250 AC
- Lot 33:** 10,828 SF, 0.249 AC
- Lot 34:** 10,373 SF, 0.238 AC
- Lot 35:** 10,472 SF, 0.240 AC
- Lot 36:** 10,960 SF, 0.252 AC

GENERAL NOTES

- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED (FINAL PLAT)
- A FIVE (5') FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, A TEN (10') FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR LOT LINES (EXCEPT UNDER BUILDINGS)
- DEED REFERENCE, INSTRUMENT NO. 201409300018574
- PROPERTY SHOWN ON CLT 152, 059
- PROPERTY ZONE P1/OSMR (RURAL SINGLE-FAMILY RESIDENTIAL DISTRICT) (OPEN SPACE MIXED RESIDENTIAL OVERLAY DISTRICT)
- MINIMUM BUILDING SETBACKS FOR (OSMR) ZONING ARE AS FOLLOWS:
FRONT YARD: 20 FEET
FRONT FACING GARAGE: 30 FEET
SIDE YARD: 20 FEET BETWEEN BUILDINGS
PERIPHERY PROPERTY LINE: 50 FEET
- TOTAL AREA UNIT 1: 18.924 ACRES
- ALL WALKING TRAILS SHALL HAVE A 30' EASEMENT IN FAVOR OF THE TOWN OF FARRAGUT AND ARE RESERVED FOR PUBLIC USE. TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF TRAILS AND EASEMENTS UPON THE RELEASE OF THE 3-YEAR MAINTENANCE LETTER OF CREDIT RELATED TO THE WALKING TRAILS
- A 15' UTILITY EASEMENT EXISTS, 7.5' EITHER SIDE OF WATER AND SEWER LINES AS INSTALLED
- LOT 20 IS OPEN SPACE
- AREA WITHIN THE 8' FOOT WALKING TRAIL EASEMENT 4 FEET FROM THE CENTER-LINE OF TRAIL IS MAINTAINED BY THE TOWN OF FARRAGUT, AREA OUTSIDE THE 8' FOOT TRAIL EASEMENT IS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION

LOCATION MAP NO SCALE

The location map shows the site (marked with a star) in relation to Farragut and surrounding areas. Key features include:

- Site:** Marked with a star.
- Farragut:** Labeled as the town.
- Highway 100:** Shown as a major road.
- Other Roads:** Various local roads are shown.

SYMBOL LEGEND

- IRON PIN (SIZE&TYPE)
- CATCH BASIN
- IRON PIN SET
- SANITARY MANHOLE

LINE LEGEND

- SA: SEWER LINE
- ST: STORM SEWER LINE

CURVE TABLE

CURVE	BEARING	DISTANCE	RADIUS	TANGENT	ARC LENGTH
C1	N157°45'25"W	206.02	250.00	113.05	213.34
C2	N24°24'51"W	231.95	250.00	130.92	241.31
C3	N103°34'50"W	136.45	318.00	66.07	128.31
C4	N20°24'15"E	101.46	318.00	52.16	102.40
C5	N48°16'18"W	116.83	225.00	60.49	118.16
C6	N72°46'16"W	72.01	225.00	36.78	72.01
C7	N75°26'39"W	63.30	275.00	31.86	63.30
C8	N62°14'25"W	65.19	275.00	31.81	63.33
C9	N49°07'53"W	63.19	275.00	31.81	63.33
C10	N35°51'02"W	63.19	275.00	31.81	63.33
C11	N25°00'51"W	11.89	275.00	5.95	11.89
C12	N40°11'22"E	4.93	243.00	2.46	4.93
C13	N20°18'10"W	42.16	243.00	21.16	42.22
C14	N37°13'52"W	55.15	75.00	29.65	56.46
C15	N64°53'42"W	15.82	75.00	8.30	15.95
C16	N33°13'15"W	61.24	50.00	38.74	65.31
C17	N18°57'48"E	36.52	50.00	24.76	40.07
C18	N12°02'53"E	10.02	50.00	5.03	10.04
C19	N57°13'03"E	69.64	75.00	39.38	72.42
C20	N30°04'03"E	4.36	243.00	2.16	4.36
C21	N13°25'17"E	41.84	75.00	22.92	44.49
C22	N32°01'36"E	57.88	50.00	35.56	61.84
C23	N62°31'44"E	26.00	50.00	13.48	26.50
C24	N42°31'57"E	37.17	50.00	24.84	40.56
C25	N23°00'40"W	59.49	50.00	37.01	63.72
C26	N65°07'11"W	8.31	50.00	4.17	8.33
C27	N47°58'22"W	55.38	75.00	30.17	57.37

CURVE TABLE					
CURVE	BEARING	DISTANCE	RADIUS	TANGENT	ARC LENGTH
C1	N152°45'25"W	206.02	250.00	113.05	212.34
C2	N154°24'51"W	231.86	250.00	130.92	241.21
C3	N157°34'50"W	126.48	216.00	66.07	128.51
C4	N20°24'51"E	101.46	216.00	52.16	102.40
C5	S44°26'18"W	116.83	225.00	60.49	118.18
C6	S72°48'16"W	72.31	225.00	38.73	75.23
C7	S156°26'44"W	63.32	275.00	31.86	63.55
C8	S62°14'35"W	63.19	275.00	31.81	63.53
C9	S49°07'43"W	63.19	275.00	31.81	63.53
C10	N35°51'02"W	63.19	275.00	31.81	63.53
C11	N25°00'51"W	11.89	275.00	5.95	11.89
C12	N40°11'39"W	4.93	245.00	2.46	4.93
C13	N20°38'10"W	42.16	245.00	21.16	42.22
C14	N33°13'52"E	55.15	245.00	29.65	56.48
C15	N64°53'42"W	15.92	75.00	8.30	15.95
C16	N33°15'15"W	61.24	50.00	38.74	65.31
C17	N38°57'48"E	56.52	50.00	34.26	60.07
C18	S27°10'53"E	10.02	50.00	5.03	10.04
C19	S57°13'01"E	69.64	75.00	39.32	72.42
C20	S20°04'03"E	61.54	245.00	21.16	61.56
C21	S33°32'17"E	43.84	225.00	22.92	44.49
C22	S132°01'38"E	57.98	50.00	35.58	61.84
C23	S162°31'49"E	26.00	50.00	16.50	26.50
C24	S25°31'53"E	57.17	50.00	34.84	60.96
C25	S22°50'40"W	59.49	50.00	37.01	63.72
C26	S62°07'11"W	8.31	44.00	4.17	8.33
C27	S12°58'22"W	50.38	50.00	30.17	57.37
C28	S22°44'17"E	21.93	193.00	11.01	22.00
C29	S20°50'08"W	110.88	193.00	57.88	112.46
C30	S27°16'01"E	44.42	193.00	21.85	45.51
C31	S62°18'25"E	51.19	225.00	23.76	51.30
C32	S44°41'58"E	138.02	225.00	72.50	140.28
C33	S73°04'30"E	20.50	275.00	10.27	20.57
C34	S17°17'58"E	44.70	275.00	22.98	44.99
C35	S68°16'42"E	63.25	275.00	31.81	63.54
C36	S23°30'26"E	63.20	275.00	31.81	63.54
C37	S33°56'16"E	62.71	275.00	31.50	62.85

年份	1952	1953	1954	1955	1956	1957	1958	1959	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1952	1953	1954	1955	1956	1957	1958	1959	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	

04/03/15 Date: *PhBQ* Signature: *PhBQ*

REVISIONS	
DRAWN BY: Z. GOINS	1 04/03/2015-TOF COMMENTS
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1"=50'	4
DATE: 03/14/2015	5
	6

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

Briarstone Subdivision Phase 2
Town of Farragut, Tennessee
District 6, Knox County, Tennessee

[illegible]

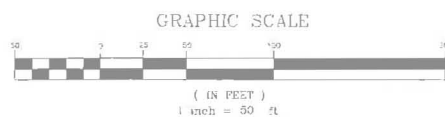
A map showing the proposed site location. The site is marked with a star and the word "SITE". The map includes roads such as Highway 104, Highway 106, and Highway 108. Other features include the "Riverside Park" and "Little Turkey Creek". The map is dated 2014.

SYMBOL LEGEND			
	IRON PIN (SIZE&TYPE)		CATCH BASIN
	IRON PIN SET		SANITARY MANHOLE

LINE LEGEND	
	SEWER LINE
	STORM/ SEWER LINE

CURVE TABLE					
CURVE	BEARING	DISTANCE	RADIUS	TANGENT	ARC LENGTH
C1	N57°42'15" W	206.02	250.00	113.05	212.34
C2	N55°24'37" W	231.96	250.00	130.92	241.21
C3	N102°43'50" W	130.46	218.00	86.07	128.31
C4	N02°14'12" E	101.20	225.00	45.91	102.40
C5	N48°26'18" W	116.83	225.00	60.49	118.18
C6	N37°48'16" W	72.81	225.00	36.79	72.95
C8	N75°36'49" W	63.50	275.00	31.88	63.45
C9	N67°44'25" W	63.19	275.00	31.81	63.33
C10	N40°25'42" W	83.33	275.00	41.31	83.53
C11	N45°51'02" W	63.19	275.00	31.81	63.33
C12	N13°00'31" W	11.89	275.00	5.95	11.89
C13	N42°11'39" W	4.93	243.00	2.46	4.93
C14	N42°38'10" W	42.18	243.00	21.16	42.72
C15	N31°57'47" W	58.55	250.00	28.63	58.46
C16	N65°34'42" W	15.92	75.00	8.00	15.95
C17	N63°31'21" W	61.24	50.00	38.74	60.91
C18	N38°57'48" E	58.55	50.00	34.26	60.07
C19	N78°07'53" E	40.92	50.00	5.03	60.04
C20	N68°30'57" E	69.64	75.00	39.32	72.42
C21	N100°11'01" E	1.56	250.00	0.78	1.56
C22	N61°55'17" E	43.84	75.00	22.82	44.49
C23	N32°01'38" E	57.98	50.00	35.58	61.84
C24	N82°11'48" E	26.00	50.00	13.46	26.50
C25	S42°13'37" E	57.17	50.00	34.84	60.86
C26	S24°20'49" W	63.72	50.00	31.01	63.72
C27	S60°00'17" W	8.31	50.00	4.17	8.32
C28	S47°36'52" W	55.98	75.00	50.17	57.57
C29	S22°24'37" W	21.88	183.00	11.01	22.60
C30	S02°25'00" W	110.88	193.00	57.58	112.46
C31	S00°16'17" E	43.47	193.00	21.87	43.51
C32	S31°18'25" E	51.19	225.00	25.56	51.22
C33	S57°41'58" E	138.02	225.00	72.76	140.58
C34	S78°48'30" E	28.50	225.00	12.27	28.51
C35	S71°27'58" E	44.01	275.00	22.08	44.06
C36	S68°18'42" E	62.20	275.00	31.81	62.34
C37	S43°39'24" E	63.52	275.00	31.81	63.54
C38	S38°58'16" E	52.71	275.00	31.36	63.55

code	code	distance
13	63222222	55.45
14	58622222	55.20
15	58222222	55.20
16	58222222	55.16
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97	58222222	55.08
98	58222222	55.08
99	58222222	55.08



DEVELOPER
SADDLESFOOK PROPERTIES LLC
EMAIL: BMO@H26540DL25FOOKPROPERTIES.CO
ENGINEER: RACKLEY ENGINEERING
EMAIL: MR@RACKLEYENGINEERING.COM
SURVEYOR: LUNDY SURVEYS LLC
EMAIL: PLUN@RACKLEYENGINEERING.COM
OWNER: DAVID PISER
EMAIL: DP@PISERENGINEERING.COM

SURVEY FOR OWNER



RYAN S. LYNCH
JUDGE
TENNESSEE No. 2447
04/03/1

I hereby certify, that the above shown and described parcel is a
 part and parcel of the City of San Jose, the Municipal
 Planning Commission and local ordinances have been
 adopted as shown herein, in the application of the Subdivision
 Regulations. This is a Category I Land Use and is in
 compliance of the unincorporated laws of the State of
 California.
02/03/15 Date PHB Registered Survey
 0167

PRELIMINARY PLAT OF:

SHEET 3/21

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

		REVISIONS
DRAWN BY: Z. GOINS		1 04/03/2015-TDF COMMENTS
CHECKED BY: R. LYNCH		2
APPROVED BY: R.S.L		3
SCALE 1"=50'		4
DATE 03/14/2015		5

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

Briarstone Subdivision Phase 2
Town of Farragut, Tennessee
District 6, Knox County, Tennessee

PROJECT NO.
3718-5

SEE GENERAL NOTES,
STRUCTURE SCHEDULE
AND DETAILS SHEET CD.02

LEGEND

- EXISTING LOT LINE
- PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED CURB
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED SWALE
- PROPOSED STORM DRAIN

EXISTING CONVEYENCE

DETENTION BASIN 3

EXISTING TYPE B
SWALE, RE-WORK
TO DISCHARGE TO
POND

EXISTING CULVERT
UNDER TRAIL

DETENTION BASIN 2

SWALE
TYPE B

EXISTING
CULVERT UNDER
TRAIL

DETENTION BASIN 1

EXISTING INLET
UNDER TRAIL

GREENWAY
TRAIL WITH
GRASS PAVE
SHOULDERS

SWALE
TYPE A

NEW GREENWAY
TRAIL

SWALE
TYPE A

Open Space

3' RETAINING
WALL



Revisions	Symbol	Date	Description
1		04/03/23	REVISED PER TOWN COMMENTS

Designed By	RNR
Checked By	RNR
Date	03/13/15
File Name	
Plot Name	
Plot Scale	

DEVELOPER
SADDLEBROOK PROPERTIES, LLC
PO BOX 23119
KNOXVILLE, TN 37923

RE Rackley Engineering
PLOT WORK SHALL BE REPRESENTED BY THE FIRM
WWW.RACKLEYENGINEERING.COM 865-827-6360

BRIARSTONE PHASE 2
FARRAGUT, TN
GRADING AND DRAINAGE

Sheet
CD.01
SHEET 8 OF 21
1" = 50'

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



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

March 26, 2015

Mr. Russ Rackley
Rackley Engineering
P.O. Box 30456
Knoxville, TN 37930
rnrackley@gmail.com

**SUBJECT: STAFF COMMENTS ON PRELIMINARY PLAT FOR PHASE II
OF THE BRIARSTONE SUBDIVISION**

Dear Russ:

The Town staff has reviewed the above referenced preliminary plat for compliance with the Town's regulations. Please address the following items and submit four (4) full size copies and one (1) 11" x 17" reduced set to the Farragut Town Hall by **Monday, April 6, at 9:00 a.m.** Also, upon resubmittal please include a letter which addresses these comments and that indicates where the information can be found on the plans.

This item will be discussed at the Staff/Developer Meeting at the Farragut Town Hall on Tuesday, March 31, at 9:00 a.m. The purpose of this meeting is to discuss questions you may have on staff comments. Modifications to the plans are not due until Monday, April 6.

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

- 1) Please provide the design load criteria, of 30,000lbs per axle, on the Grasspave and Greenway Fire Access Road section details on sheet CR.04. This is to ensure appropriate loading designs for the apparatus access road;

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

- 2) Please ensure that the preliminary plat is consistent among preliminary plat sheets and with the final plat recorded for Phase I in terms of open space and any other overlapping information;
- 3) Why is Lot 20 not part of Lot 58? Lot 20 is not listed as an open space lot on the cover sheet. It should be combined with Lot 58;
- 4) This sliver of open space (shown as Lot 20) should be situated where the treeline is located. A piped storm sewer is not an open space feature;
- 5) Sheet 3 needs to include the trail connection and note the 20 foot wide walking trail easement between Lots 32 and 33 to Finch Road;

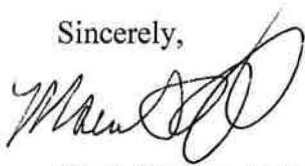
- 6) Please submit the tree preservation/removal plan. As part of this plan and the other preliminary plat sheets, disturbance to tree cover in open space areas should be avoided;
- 7) Please include a detail of the automated fire access gate;
- 8) The street light shown on Sheet 7 does not comply with the Town's requirements for residential subdivision street lighting – e.g. the globe glass must be frosted;
- 9) Please ensure that walking trail ties to the roadway are unimpeded by curbing;
- 10) The plan needs to be clear that, upon release of a 2-year maintenance letter of credit, the town will only be responsible for the walking trail and not the grass pave area on the tie in to Bobolink;
- 11) FUD will need to sign off on the water and sewer plans;
- 12) Other than walking trails are any amenities proposed on open space areas?
- 13) Buffer strips are not mandatory in the R-1/OSMR but may be required by the planning commission in order to promote compatibility with an abutting land use. If the planning commission wishes to continue the buffer strip through this phase some of the grading proposed will likely need to be adjusted. Grading in a buffer strip is only permitted where there is no tree cover and the finished slopes will be no steeper than 4:1 and all of the plant units per 100 linear feet of buffer can be installed. If a buffer strip is required, a landscape plan for the buffer (in addition to and part of the plan required for the detention basins) will be required. The landscape plan will have to be approved and a completion letter of credit provided prior to approval of the final plat;

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

- 14) On the detail for outlet structure for detention basin 2 (sheet CD.02), please check top of dam elevation (881.00?), "riser inlet invert = 8879.00." On detail for outlet structure at Basin 3, please check "12" RCP with 3" orifice" (note that orifice is 6.875");
- 15) Please show swales (with contours) at ends of pipes. CB-9 appears to drain between lots 28 and 29, then to basin via swale. Staff suggests adding catch basin in front of lot line between lots 27 and 28, then divert flow from CB-9 to this new basin, then direct to detention basin. Grading should not exceed 3:1 slopes if possible;
- 16) Proposed contours should be labeled more often for clarity;
- 17) The proposed greenway leading from the cul de sac to Bobolink Road ends at a gate. How will pedestrians connect to Bobolink? Are bollards required? Show details for gate;
- 18) On Sanitary Sewer plans, Existing and Design grades are not printed on submitted sheets. Please include plans for gas, electric, telephone and cable;
- 19) Please submit copy of NOC; and
- 20) Please submit irrevocable letter of credit for \$90,000.

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

Sincerely,

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

Mark Shipley, AICP
Community Development Director

A handwritten signature in black ink, appearing to read 'Darryl W. Smith', with a large, stylized flourish at the end.

Darryl W. Smith, P.E.
Town Engineer

MEETING DATE: April 16, 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 in February, 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 in February and provided for some re-grading of building pads and modifications to walking trail locations. A landscape plan for the buffer strips and detention basin was approved by the VRRB in February. Included in your packet is a copy of the updated final plat.

RECOMMENDATION: The staff will provide a recommendation at the meeting based on whether the remaining comments on the plat have been addressed and whether significant progress has been made in the field to complete the required measures needed for final plat approval.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I (am) (are) the owner(s) of the property shown and described herein as evidenced by the following:

1. Book Number _____ Page _____ County Register's Office, and that I (we) hereby submit this plat of subdivision with my (our) free consent, without the minimum building restrictions, and dedicate all streets, alleys, walks, parks, and other open spaces 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 plat shown here has been found to comply with the Subdivision Regulations for Farragut, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Knox County Register of Deeds.

Date _____ Secretary, Planning Commission _____

CERTIFICATE FOR STREET APPROVAL

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

Date _____ Town Engineer _____

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

HANOVER COURT **HAVE BEEN INSTALLED**

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

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

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

HANOVER COURT **HAVE BEEN INSTALLED**

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

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

SITE NOTES

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFIED EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
- A FIVE (5) FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR LOT LINES, EXCEPT UNDER BUILDINGS
- DEED REFERENCE: INSTR. NO. 20020603201614 (PARCEL 94.02 & 94.03) PLAT REFERENCE: INSTR. NO. 20091219025273
- PROPERTY SHOWN ON CLT. 151, PARCEL 94.02 & 94.03
- TOTAL AREA: 9.87 ACRES
- TOTAL NUMBER OF LOTS: 34
- PROPERTY BOUNDARIES:
 - R4 BUILDING SETBACKS: PERIPHERAL = 30' (BUFFER STRIP INCLUDED); FRONT YARD = GARAGE FACES STREET 20'; SIDE = BUILDINGS CONSTRUCTED IN A ROW X 12'; SIDE = TWO BUILDINGS ADJACENT 10' (MIN.)
 - REAR YARD = BUILDING REARS ARE ADJACENT 40'
 - SIDE/REAR YARD = BUILDING SIDE/REARS ARE ADJACENT 25'
 - BUFFER STRIPS: 25' (MIN.) ON FRONT, SIDE & REAR PERIPHERAL PROPERTY LINES
 - MAXIMUM LOT COVERAGE: 50%
 - DENSITY: (8) UNITS PER ACRE (MAX.)
 - OPEN SPACE: 10% (MIN.) OF THE GROSS LAND AREA OF THE DEVELOPMENT; HEIGHT REGULATIONS: NOT TO EXCEED 2-1/2 STORIES OR 35' HIGH
- THE 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: 1.23 ACRES
- OPEN SPACE PROVIDED: 1.48 ACRES
- BUILDING FOOTPRINTS AS SHOWN INDICATE PORCHES, DECKS, AND ALL APPURTENANCES THEREOF AND ARE THE MAXIMUM BUILDING ENVELOPES. CHANGES TO FOOTPRINTS MUST BE APPROVED BY THE PLANNING COMMISSION AND MUST BE A UNANIMOUS REQUEST BY ALL HOMEOWNERS
- LOT 35 (OPEN SPACE LOT), AND LOT 36 (OPEN SPACE LOT) ARE NOT BUILDABLE
- ACCESS TO ALL LOTS SHALL BE FROM INTERIOR STREETS ONLY
- THE HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL OPEN SPACE
- THERE IS TO BE AT LEAST 400 Sq. Ft. OF PRIVATE OUTDOOR AREA FOR EACH UNIT
- LOT COVERAGE CALCULATIONS: 3.042 ACRES IMPERVIOUS: 30.81% COVERAGE
- DECKS/PATIOS CANNOT BE COVERED WHEN THEY ENROACH WITHIN THE 10' PERIPHERAL BUILDING SETBACK
- ENGINEERED FILL REQUIRED FOR LOTS 23 AND 24 FOR CONSTRUCTION
- THE PURPOSE OF THIS PLAT IS TO CHANGE BUILDING AND LOT SIZES
- LOTS 15-22 TO HAVE ENGINEERED FILL AND FOOTERS AS NEEDED

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 extinguished by this plat, on the condition that raw utility, drainage, and construction easements are provided along the new property lines or on facilities are otherwise installed or shown hereon. The above provisions notwithstanding, prior easements or prior utility easements are not released unless specifically noted hereon. Existing easements or easements shown hereon will not be adversely affected by the development as herein proposed.

Signature (owner) _____ Date _____

Signature (water) _____ Date _____

Signature (sewer/utility) _____ Date _____

Signature (gas) _____ Date _____

Signature (telephone) _____ Date _____

Signature (cable) _____ Date _____

Signature (Town of Farragut) _____ Date _____

CERTIFICATE OF ELECTRIC, GAS, AND TELEPHONE AVAILABILITY

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

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

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

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

CERTIFICATION OF COMMON AREAS DEDICATION

HANOVER COURT
As owner, in recording this plat, I have designated certain areas of land shown hereon as common areas intended for use by the homeowners within said subdivision for:

activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

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

Date _____ Owner _____

CERTIFICATE OF APPROVAL OF STREET NAMES

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

Knox County Addressing Division _____ Date _____

LEGEND

- ① (MIN.) IRON ROD (3/4")
- ② (MIN.) IRON ROD (3/4")
- ③ (MIN.) IRON ROD (3/4")
- ④ (MIN.) IRON ROD (3/4")
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- ㊿ (MIN.) IRON ROD (3/4")



I hereby certify that the survey shown hereon is a category 1 survey and that the notes of the original survey are not used.

Surveyor: _____

Town: _____

Survey: _____

Town: _____

Survey: _____

Town: _____

Survey: _____

Town: _____

Survey: _____

Town: _____

RECEIVED
APR 1 2015
TOWN OF FARRAGUT

Line	Station	Length
1	0+00.00	0.00
2	0+00.00	0.00
3	0+00.00	0.00
4	0+00.00	0.00
5	0+00.00	0.00
6	0+00.00	0.00
7	0+00.00	0.00
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RECEIVED
APR 1 2015
TOWN OF FARRAGUT

LEMA AND ASSOCIATES
CONSULTING ENGINEERS
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934
PH: (865) 671-0183
FAX: (865) 671-0213

FINAL PLAT

HANOVER COURT

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

DATE: 03-22-2010 LAST REVISION DATE: 03-17-2015

DISTRICT: 6 * TOWN OF FARRAGUT

KNOX COUNTY * TENNESSEE

TAX MAP 151, PARCELS 94.02 & 94.03

SHEET 1 OF 2

DRAWING NO.: 3201-1P

OWNER / DEVELOPER
MATTHEW STURCELL
11307 TURKEY CREEK ROAD
KNOXVILLE, TN 37934
865-360-4187

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@townoffarrragut.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: April 16, 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 request was discussed last month as a workshop item. It involves 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. As was noted last month, the most significant issue with the rezoning or any subdivision development on the property is the reality that this section of Union Road which the subdivision would access does not physically satisfy the Town's specifications for a local collector street as provided for in the subdivision regulations.

RECOMMENDATION: With regard to Union Road there are two issues at hand. First, the Municipal Code requires Union Road to be improved in connection with the proposal. Second, given the current road condition and the fact that the proposed development (assuming the rezoning is approved and based on the concept plan for Union Grove) would increase the average daily trips on this section of roadway by around 82% (from roughly 600 trips to nearly 1100 trips), any rezoning approval for subdivision development or development of the property under the current zoning would be subject to Union Road being improved (at least from the proposed entrance to Smith Road). The Union Road improvements would need to be in accordance with the specifications of the subdivision regulations for a local collector street, including pedestrian facilities along at least the frontage of the property. If this requirement is made a condition of the rezoning and right of way must be acquired in order to accommodate the improvements, the Town should bear the cost of both the acquired right of way and the process of acquiring it, except for right of way needed from developer-owned land which shall be donated.

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

Included in your packet is the rezoning request and Resolution PC-15-05 which recommends approval of Ordinance 15-05.

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: HUNTERSTAD LAND HOLDINGS, LLC
Address: 122 PORINGER PARK DR City/State/Zip: KNOXVILLE, TN, 37933
Phone Number: 865-382-5616 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.

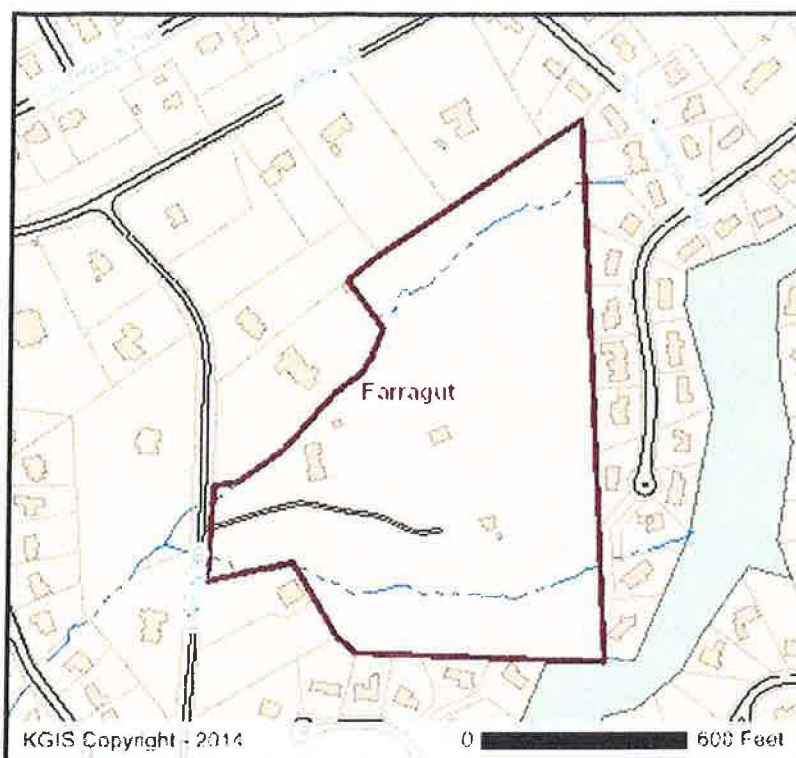
NAME (SIGNATURE)

DATE

Street Address/City/State/Zip

Telephone Number

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

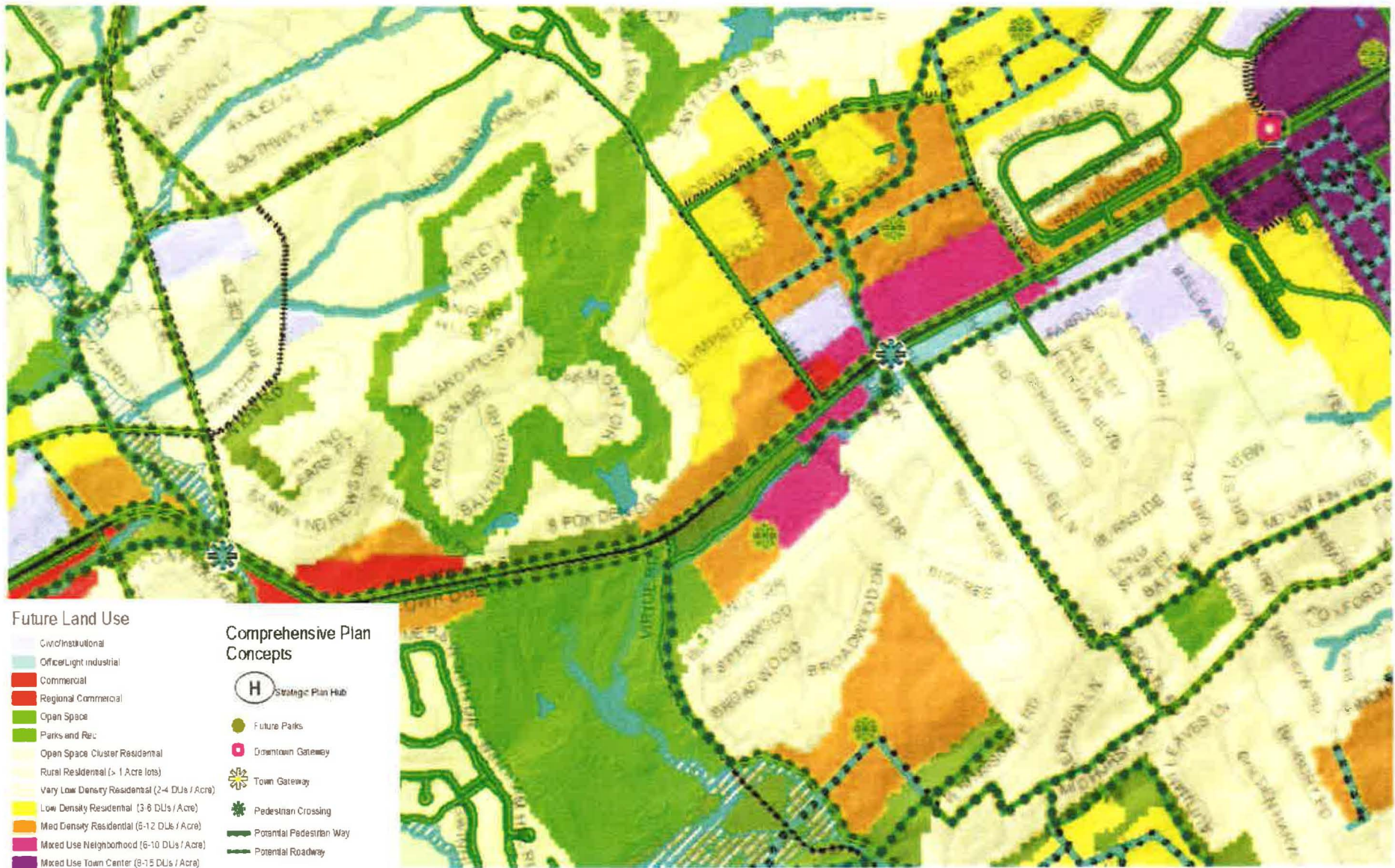
Elementary: FARRAGUT PRIMARY
Intermediate: FARRAGUT INTERMEDIATE
Middle: FARRAGUT MIDDLE
High: FARRAGUT HIGH

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

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Comprehensive Plan Concepts



RESOLUTION PC-15-05

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 PARCEL 36, TAX MAP 142, LOCATED AT 12422 UNION ROAD, APPROXIMATELY 25.75 ACRES, FROM R-2 (GENERAL SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-1 (RURAL SINGLE-FAMILY RESIDENTIAL) DISTRICT AND OSR (OPEN SPACE RESIDENTIAL) OVERLAY

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 April 16, 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 15-05.

ADOPTED this 16th day of April, 2015.

Ed St. Clair, Vice-Chairman

Edwin K. Whiting, Secretary

ORDINANCE: 15-05
PREPARED BY: Shipley
REQUESTED BY: Homestead Land Holdings, LLC
CERTIFIED BY FMPC: April 16, 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 Parcel 36, Tax Map 142, located at 12422 Union Road, approximately 25.75 acres, from R-2 (General Single-Family Residential) District to R-1 (Rural Single-Family Residential) District and OSR (Open Space Residential) Overlay (Exhibit A)

SECTION 2.

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

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

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

Ed St. Clair, Vice-Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

Town of

Farragut

Ordinance 15-05
Exhibit A

Rezone
Parcel 36, Tax Map 142

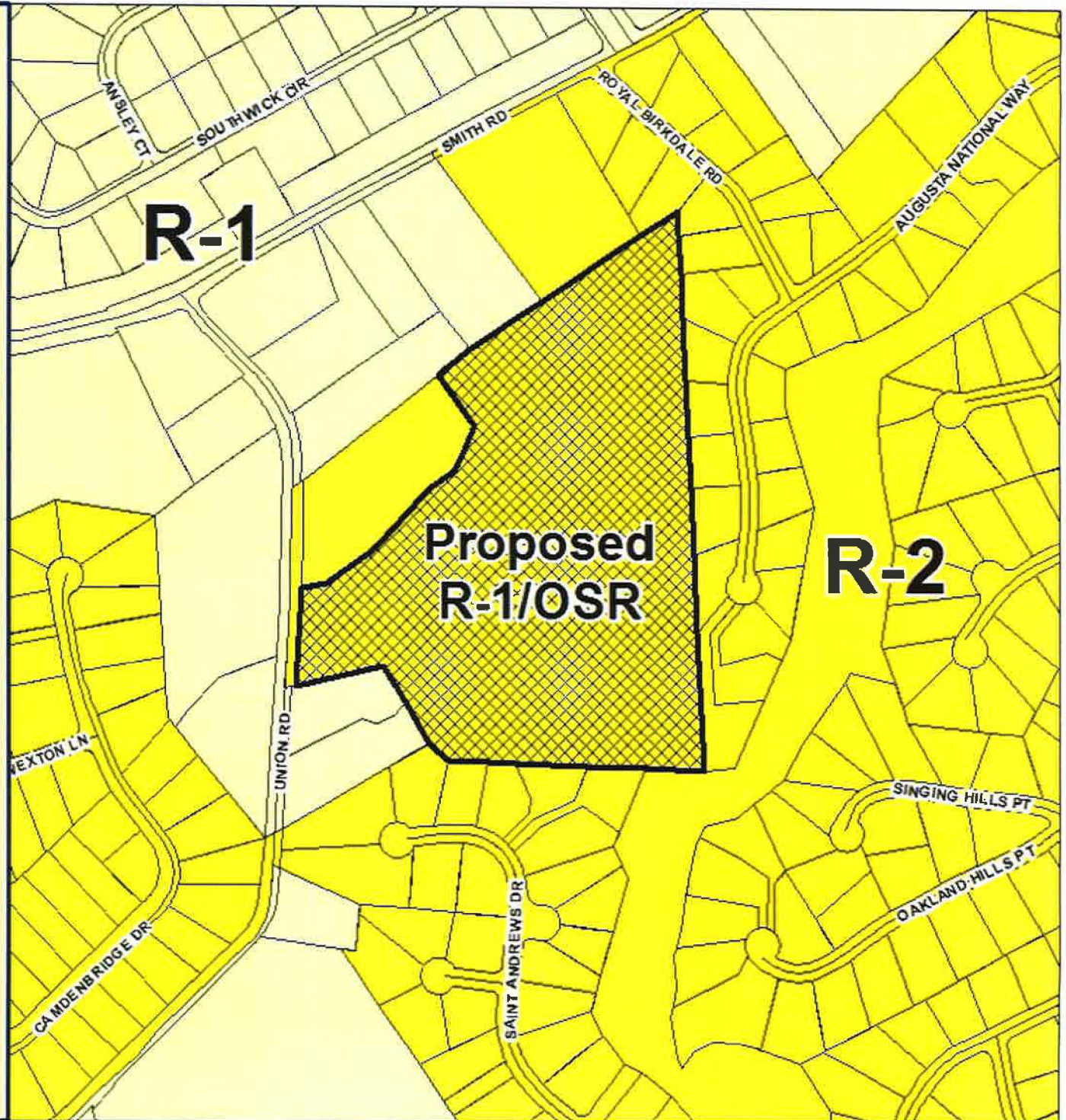
From
R-2 General Single-Family Residential District
to
R-1 Rural Single-Family Residential District
and
OSR Open Space Residential District

Legend

- Streets
-  Subject Property
-  Parcels
-  R-1, Rural Single-Family Residential
-  R-2, General Single-Family Residential



1 in = 400 ft



MEETING DATE: April 16, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: 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)

INTRODUCTION AND BACKGROUND: This concept plan is related to the previous item and would be conditioned on the approval of the requested rezoning.

DISCUSSION: Though the approval of the concept plan would be subject to the rezoning which, from the staffs' recommendation, would also be subject to Union Road being improved to Smith Road, there are a couple of items that need to be discussed in relation to the layout proposed.

One of the staffs' comments on the concept plan was the following:

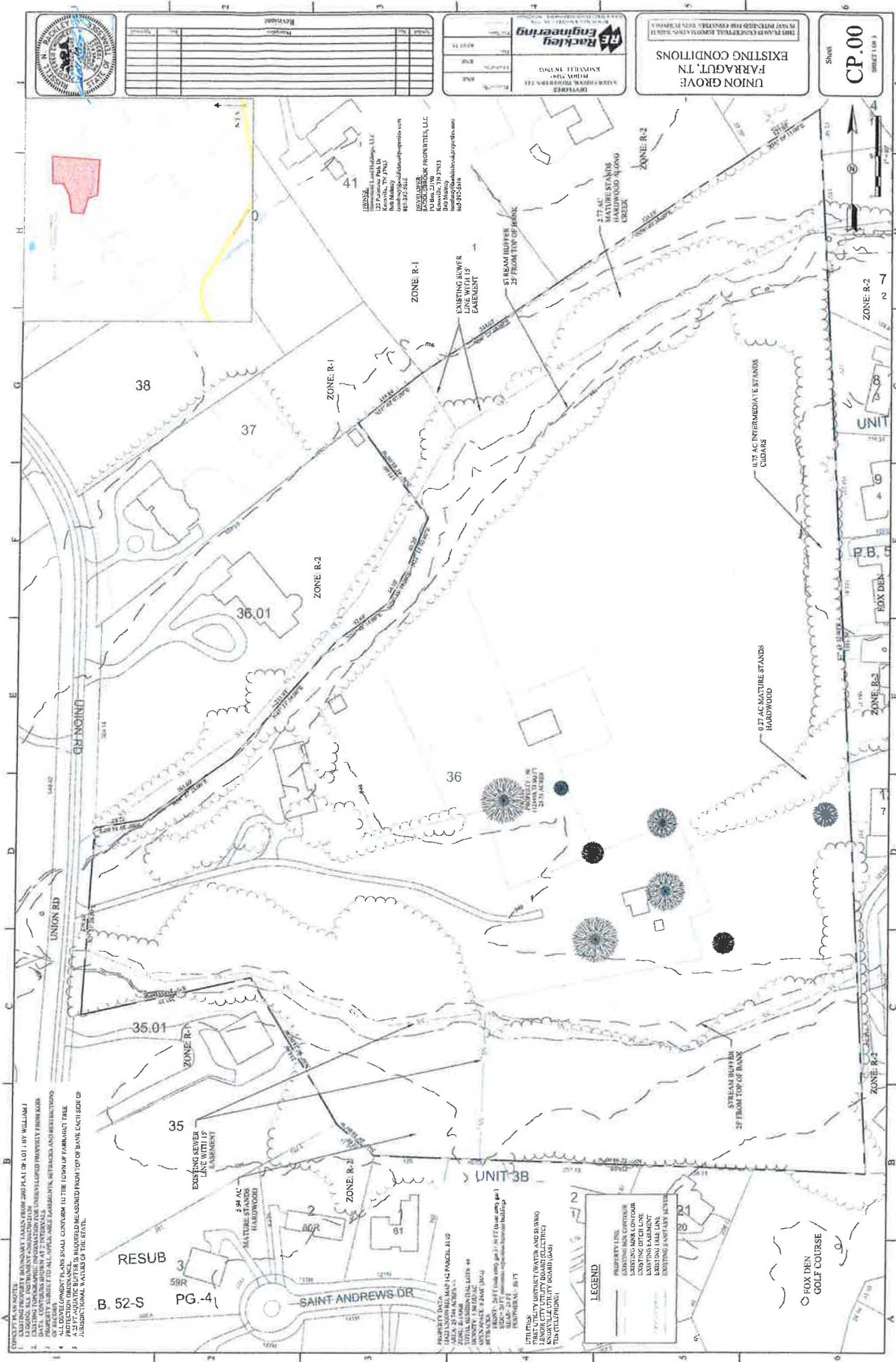
“Since the requested zoning district is Open Space Overlay, please ensure that all of the aquatic buffer is contained on open space lots. This will offer more protection of this environmentally sensitive area than if any of this is contained on homeowner lots.”

In recent years, the Town has consistently avoided having buffer areas on individual houselots. When this was permitted in the past the Town experienced a number of problems with homeowners either unaware of the buffer and/or indifferent to the protection afforded by having the buffer. The staff would strongly recommend that the entire aquatic buffer be on open space lots that would be owned and maintained (if any maintenance were needed) by the homeowner's association.

The staff has also been made aware of a small tree covered drainage area where Lots 11-13 are proposed that may need to be contained within open space, especially since the requested zoning district is specifically designed to provide protection for such areas.

RECOMMENDATION: In addition to improving Union Road to Smith Road, the staff recommends that the aquatic buffer and the tree covered drainage area referenced above be included on open space lots. This should be doable but will require a reconfiguration of the proposed layout. This reconfigured layout would then, if resubmitted in a timely manner, be presented to the planning commission at the next scheduled meeting. By that time, the rezoning request will also be further along in the decision process.

Included in your packet is a copy of the latest concept plan for the Union Grove Subdivision.



CONCEPT PLAN NOTES:
1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO EXTERIOR FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO INTERIOR FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO EXTERIOR FACE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO INTERIOR FACE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO EXTERIOR FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO INTERIOR FACE UNLESS OTHERWISE NOTED.



NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

RE Rackley Engineering
12345 Main Street
Nashville, TN 37203
615-555-1234
www.rackleyengineering.com

UNION GROVE, TN
EXISTING CONDITIONS
THIS PLAN IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE.

Sheet
CP.00
SHEET 1 OF 3

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



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

March 26, 2015

Mr. Russ Rackley
Rackley Engineering
P.O. Box 30456
Knoxville, TN 37930
rnrackley@gmail.com

**SUBJECT: STAFF COMMENTS ON REVISED CONCEPT PLAN FOR THE
UNION GROVE**

Dear Russ:

The Town staff has reviewed the above referenced revised concept plan for compliance with the Town's regulations. Please address the following items and submit four (4) full size copies and one (1) 8 ½" x 11" reduced set to the Farragut Town Hall by **Monday, April 6, at 9:00 a.m.** Also, upon resubmittal please include a letter which addresses these comments and that indicates where the information can be found on the plans.

This item will be discussed at the Staff/Developer Meeting at the Farragut Town Hall on Tuesday, March 31, at 9:00 a.m. The purpose of this meeting is to discuss questions you may have on staff comments. Modifications to the plans are not due until Monday, April 6.

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

1. If the required two separate fire apparatus access roads cannot be installed, all dwelling units must be equipped throughout with an approved automatic sprinkler system as specified in Section D107 of the 2012 International Fire Code;

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

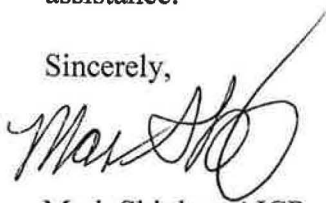
2. Approval of the concept plan will obviously be conditioned on the property being rezoned;
3. As you know, Union Road does not meet the Town's specifications for a Collector Street as provided for in the Subdivision Regulations. Consequently, Union Road will have to be brought up to these standards (including incorporation of complete streets elements) in association with this development;
4. Since the requested zoning district is Open Space Overlay, please ensure that all of the aquatic buffer is contained on open space lots. This will offer more protection of this environmentally sensitive area than if any of this is contained on homeowner lots;
5. Please more clearly identify the aquatic buffer and include this in the legend;

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

6. Development of this property will require improvements to Union Road from the subdivision entrance to either Everett Road or Smith Road, as well as improvements to include pedestrian facilities across frontage of Union Road. A completion letter of credit will be required prior to final approval of any rezoning.

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: April 16, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a request to 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 Commercial and Civic/Institutional. As outlined below, the floodplain portion of the property would need to remain as an Open Space designation.

DISCUSSION: This request was reviewed last month as a workshop item. During that meeting there was considerable discussion related to the proposed designation on the future land use map of the northern portion of the property along Union Road. The applicant is apparently interested in the possibility of developing an assisted living facility within the portion of the property that is currently designated as Low Density Residential. Originally, the applicant requested a Commercial designation for the entire property.

However, at the workshop session, the staff and a number of commissioners expressed a concern with the entire tract being designated as Commercial. The staff indicated that they could support a change to the portion of the property currently designated as Medium Density Residential to a designation of Commercial. The portion of the property currently designated as Low Density Residential, however, would either need to stay unchanged or possibly be considered for a Civic/Institutional designation (which the applicant is now requesting) which would be consistent with some of the properties to the west.

If the intent is to construct an assisted living facility, the staff feels that such a facility and/or a nursing home would be in keeping with the intent of an institutional designation as described in the CLUP. However, if the intent is to develop the area in question as an elderly housing facility, a more appropriate designation for that use would be Medium Density Residential. If approved, a Civic/Institutional designation would limit the uses permitted in the event that the applicant requested that this portion of the property be rezoned to R-6.

It should be noted that there is a concern with the latest concept plan submitted as supplemental information for this and the rezoning request. Though the staff understands that this is a very preliminary concept, there are some proposed outparcels with a requested Commercial designation along the eastern edge of the property from Kingston Pike to Union Road. Given that sections of the eastern portion of the

subject property are located within the special flood hazard area (SFHA) of Little Turkey Creek and have been designated on the future land use map as Open Space, the staff would not support a change in this land use designation.

RECOMMENDATION: In an effort 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 support a request to amend the future land use map for the portion of this property that is designated as Medium Density Residential to Commercial. If the applicant is interested in developing an assisted living vs. an elderly housing project, then the staff would recommend a Civic/Institutional designation for the portion of the property that is currently designated as Low Density Residential. As noted above, the staff would not support any change to the property currently designated as Open Space.

The applicant's concept plan shows a public street to be constructed from Kingston Pike to Union Road along the western portion of the property. Consistent with good planning and Strategy 4 of the CLUP – Increase Connectivity, the staff would support such a connection. However, it should be noted that until Union Road is improved, the staff would recommend that the right of way be platted and the access be completed to Union Road once Union Road is improved. This section of Union Road is seriously substandard and the staff would not support any action that would add more traffic to this roadway without it first being improved.

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):	<u>Medium Density</u>
Proposed Future Land Use Designation(s):	<u>Commercial C-1</u>
Zoning of Each Property to be Considered:	<u>Commercial C-1</u>
Existing Use of Property to be Considered :	<u>Agricultural</u>
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:



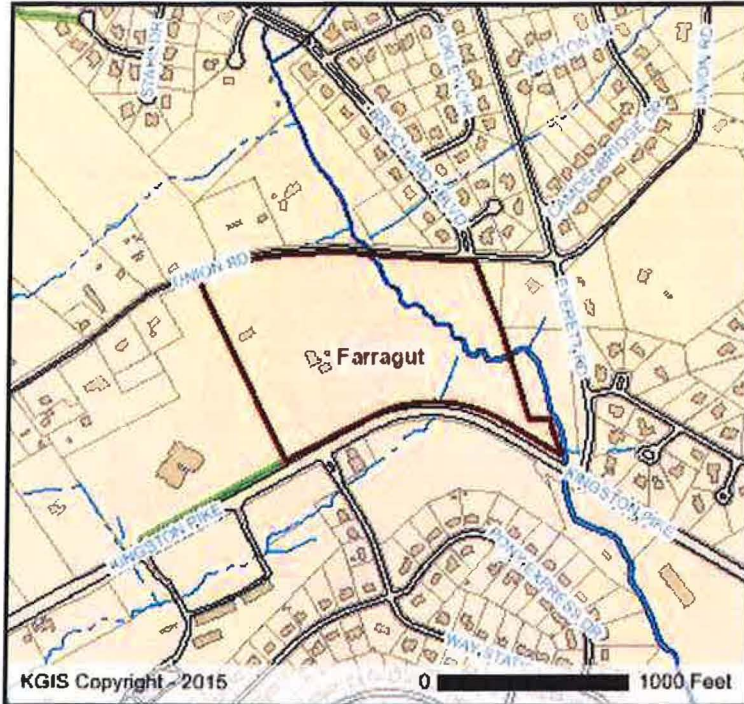
Date:

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.

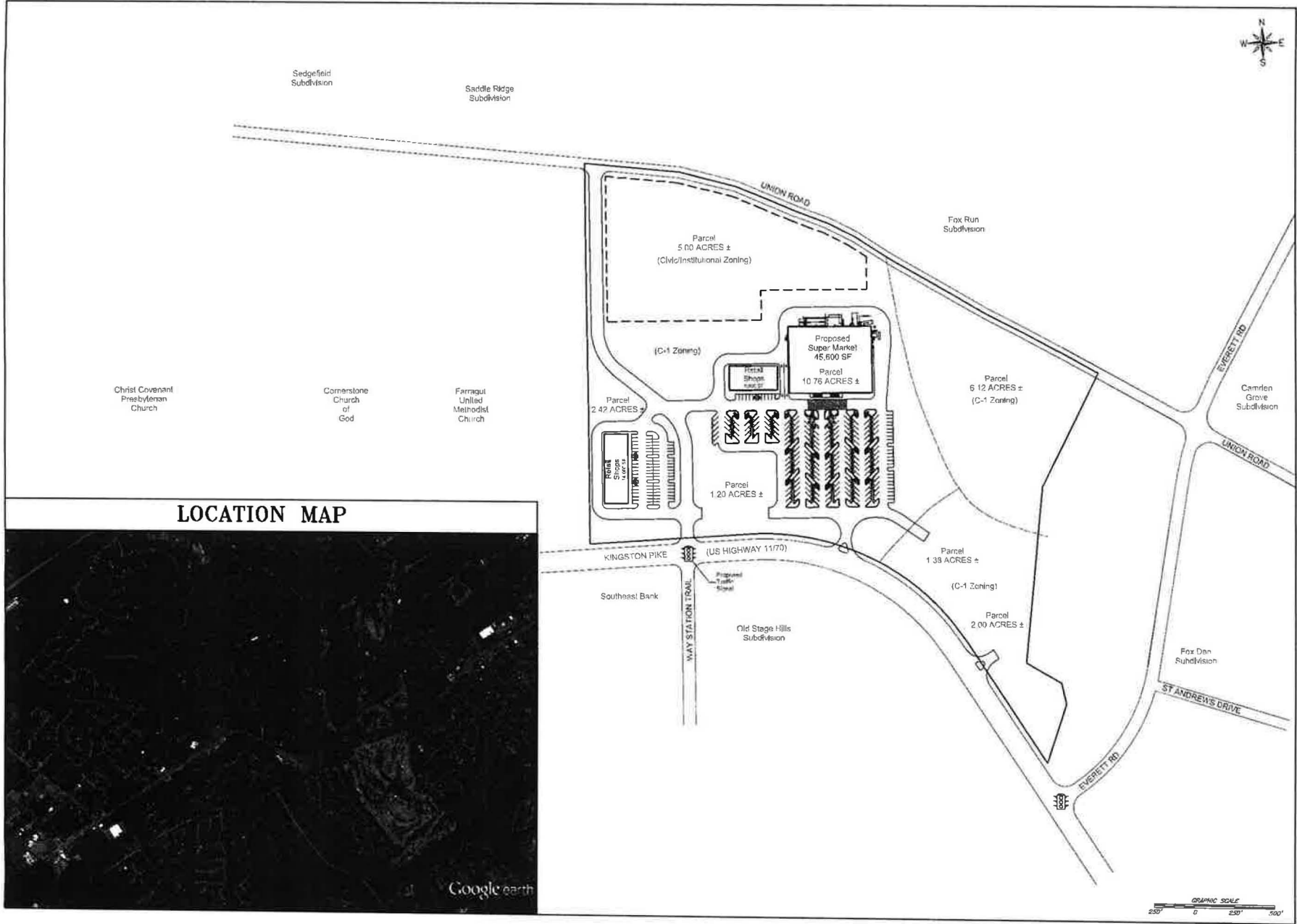
School Zones

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

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

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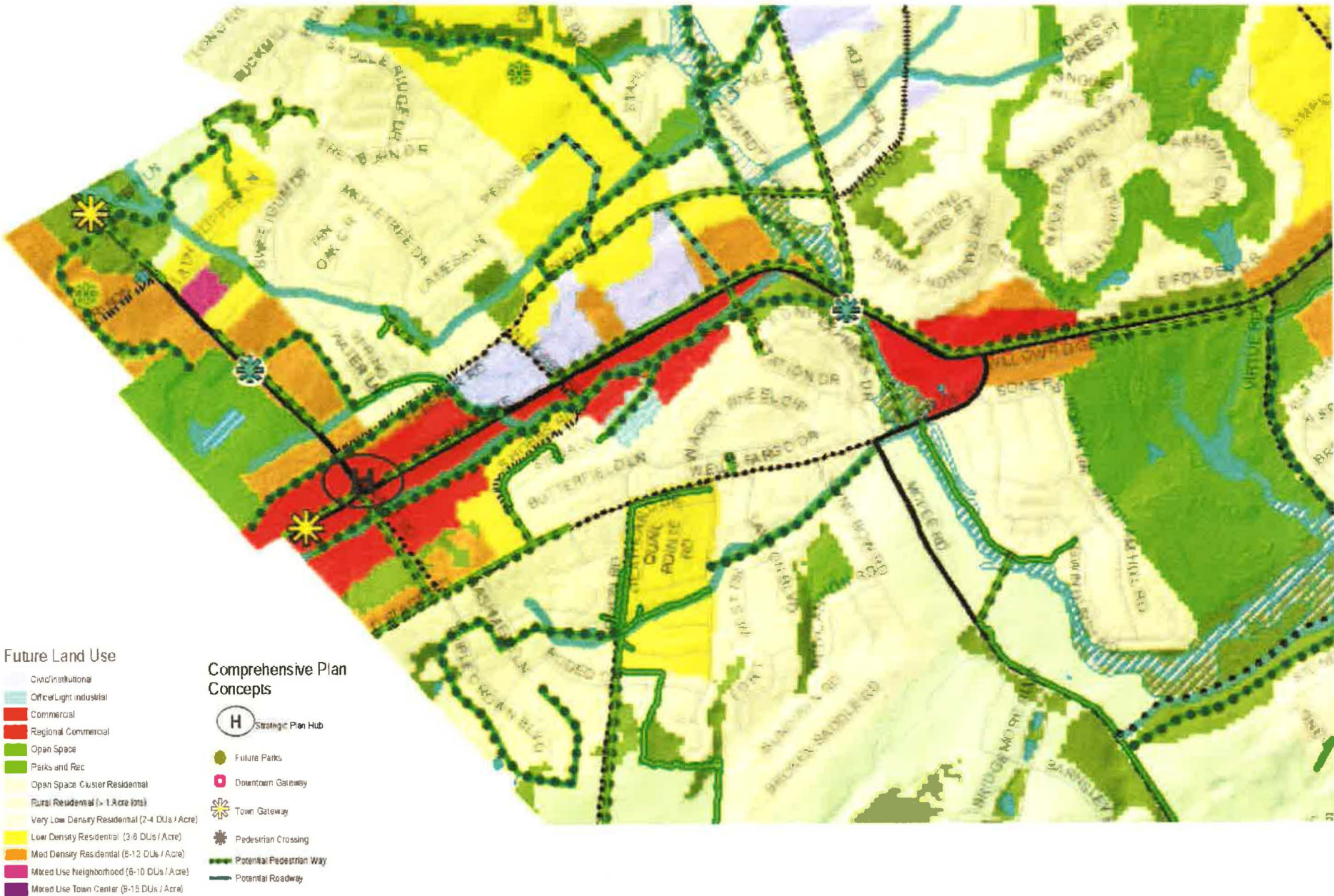
LOCATION MAP

HORNE PROPERTIES, INC.
 412 N. Cedar Unit Rd., Suite 216 • Knoxville, Tennessee 37923 • Telephone 963.590.1100

RETAIL
HWY 11/70 & EVERETT ROAD
Farragut, Tennessee

PREPARED BY DATE CHECKED BY DATE	
PROJECT NAME DATE SCALE	
SHEET NO. EX-1	

Comprehensive Plan Concepts



MEETING DATE: April 16, 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 and is for discussion purposes only. Please see the introduction, discussion, and recommendations related to the previous item.

RECOMMENDATION: Depending on what is determined as the appropriate land use designations for this property, an updated zoning map amendment request will be considered for a recommendation at the May planning commission meeting.

APPLICATION TO AMEND ZONING MAP

TOWN OF FARRAGUT, TENNESSEE

RECEIVED

FEB 16 2015

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

DESCRIPTION OF PROPERTY (Attach map of property):

Address: 12639 KINGSTON PIKESize of Tract: 30.13 ACRESLot(s)/Parcel(s) No.: 151 058 PARCEL IDTax Map No. 151 058

RECORDED PEBB 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

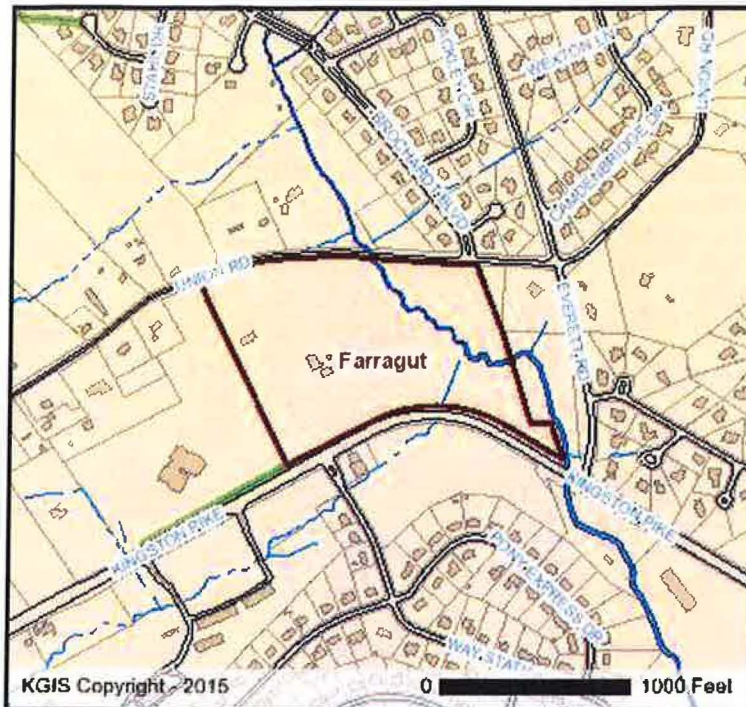
I HEREBY CERTIFY THAT I AM THE LEGAL REPRESENTATIVE FOR ALL OWNERS INVOLVED IN THIS REQUEST.

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

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.

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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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MEETING DATE: April 16, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a request to rezone Parcels 54.01, 57, and a portion of 54, Tax Map 151, 12723, 12733 and 12743 Union Road, 111.5 Acres, from A to R-1/OSR (Development Ventures, G.P., Applicant)

INTRODUCTION AND BACKGROUND: This property is a large farm that is situated between the Fox Run and Saddle Ridge Subdivisions off Union Road. The request before you is a workshop item. The property is currently zoned Agriculture with a 5-acre minimum lot size. The request is to rezone the property to a zoning district that would provide for a density based on a minimum lot size of 20,000 square feet and include up to 241 house lots (approximately 2,410 additional trips added to this section of Union Road).

RECOMMENDATION: Though the R-1/OSR could be an appropriate zoning district for this property, the initial major issue with rezoning this property would be the substandard condition of Union Road. As you know, this section of Union Road is extremely narrow and would need to be completely reconstructed to the specifications in the subdivision regulations in order to accommodate the subdivision development envisioned.

In its current condition Union Road is simply unable to handle additional traffic. The staff could not support the rezoning at this time. When Union Road is improved, a rezoning request could be resubmitted. At this point, such a request is premature. Included in your packet is the zoning map amendment request and a map of the property.

APPLICATION TO AMEND ZONING MAP
RECEIVED TOWN OF FARRAGUT, TENNESSEE

MAR 16 2015

TOWN OF FARRAGUT

FOR OFFICE USE ONLY
Fee Paid: \$300

APPLICANT NAME: Development Ventures, G.P.
Address: 12148 Warrior Trail City/State/Zip: Knoxville, TN 37922
Phone Number: 865-389-5135 Fax Number: 865-675-7795
E-mail: Winston@Landview.co, efrees@aol.com

DESCRIPTION OF PROPERTY (Attach map of property):

Address: Union Road Size of Tract: 111.5 ac
Lot(s)/Parcel(s) No.: 151.057, 151.054, 151.0540 Tax Map No. 151

Previous Rezoning Applications: NONE Parcel #'s

Change Requested:

From: A

To: R-1/OSR

Proposed Use of Property (Be specific): Single Family

Existing Land Use: Farm

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

NAME	ADDRESS (Street/City/Zip)	PROPERTY OWNED
<u>Heritage Partners, L.P.</u>	<u>12744 Union Road, Knoxville, TN 37922</u>	<u>151.054, 151.05401</u>
<u>Mary Ellen Ivey</u>	<u>12744 Union Road, Knoxville, TN 37922</u>	<u>151.057</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.

Emily F. Cox
APPLICANT SIGNATURE Emily F. Cox
OR

March 16, 2015
DATE

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

Emily F. Cox
NAME (SIGNATURE) Emily F. Cox

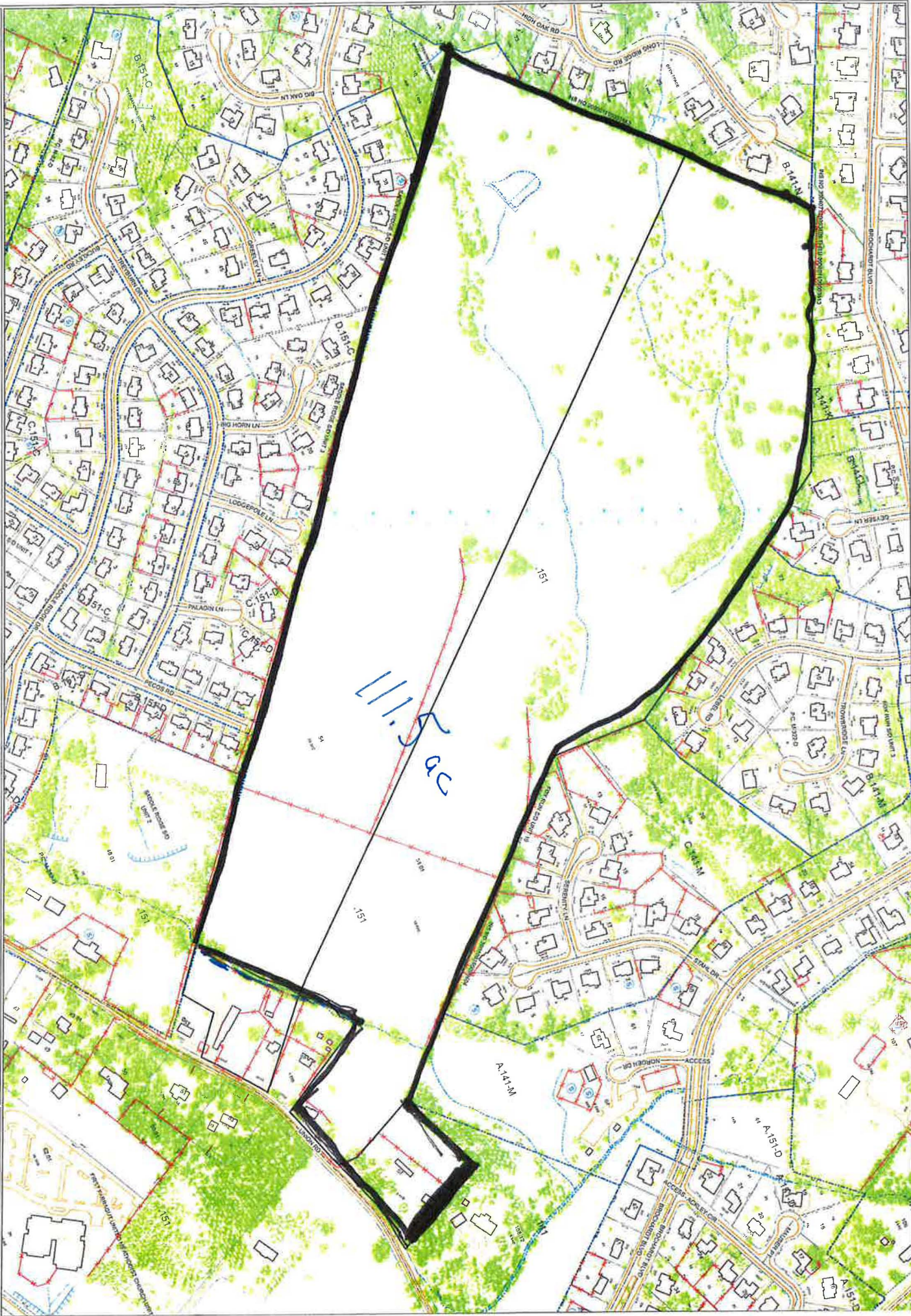
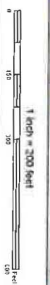
March 16, 2015
DATE

12148 Warrior Trail, Knoxville, TN 37922
Street Address/City/State/Zip Telephone Number 865-250-7000

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Knoxville, Knox County, TN
Geographic Information System
Parcel: 151 027, 151 024, 151 020



Comprehensive Plan Concepts



MEETING DATE: April 16, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a request to amend the 2012 Comprehensive Land Use Plan for the property located to the west of Village Veterinary and to the east of the former Phillips 66 on Kingston Pike, 16.23 Acres, from Office/Light Industrial to Mixed Use Town Center (Craig Allen, Applicant)

INTRODUCTION AND BACKGROUND: When the Comprehensive Land Use Plan (CLUP) was updated in 2012 significant public input was obtained and an area was identified around the intersection of Kingston Pike and N. Campbell Station Road as a preferred location for a mixed use town center (MUTC). One parcel near this area that was not included in the MUTC was Parcel 131, Tax Map 142. At that time, the property owner had expressed a desire to develop this property for offices. Consequently, this parcel was designated on the future land use map in the CLUP as Office/Light Industrial.

Recently, the property owner has explored the possibility of developing a mixed use town center on Parcel 131 and has submitted a request to amend the future land use map in the CLUP in order to include the parcel in the MUTC. The floodplain portion of the property would remain as Open Space since it would not be developed with the MUTC.

RECOMMENDATION: The staff would view this request favorably. Strategy 1 in the CLUP is to "Bring About a Downtown." This could be the first significant step to create such a development for the Town. The property is adjacent to school property and contains a natural amenity (the North Fork of Turkey Creek) that could, in its natural condition, be used for creative outdoor gathering spaces that foster pedestrian activity. The property is also adjacent to the Outdoor Classroom and is within easy walking distance to Campbell Station Park and a larger greenway system.

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: **H. CRAIG ALLEN**

Full address: **7075 DUNCAN'S GLEN DR. KNOXVILLE TN 37919**

Contact information (phone and email): **865 388 0206 FAX 865-450-9977**
EMAIL REINVEST82@AOL.COM

OWNER INFORMATION (if not petitioner)

Name(s): **DORIS C. ALLEN AND H. CRAIG ALLEN**

Full address(es): **SAME**

Contact information (phone and email):

PROPERTY/AREA INFORMATION:

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

PARCEL 131 ON MAP 142

Current Future Land Use Designation(s): **OFFICE AND INDUSTRIAL OFFICE/LIGHT INDUSTRIAL**

Proposed Future Land Use Designation(s): **TOWN CENTER DISTRICT**

Zoning of Each Property to be Considered: **OS O-1**

Existing Use of Property to be Considered: **VACANT**

Proposed Future Use of Property (if known): **MIXED USE TOWN CENTER**

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

THE OFFICE AND INDUSTRIAL LAND USE DESIGNATION IS AN OBSCURE DESIGNATION THAT DOES NOT REFLECT THE AREA IN WHICH OUR PROPERTY IS LOCATED. MOST OF THE LAND SURROUNDING OUR PROPERTY IS IN THE TOWN CENTER LAND USE DESIGNATION AND IS ZONED COMMERCIAL OR IS SCHOOL PROPERTY. THE TOWN CENTER DESIGNATION IS APPROPRIATE FOR OUR PROPERTY. OUR PROPERTY IS CENTRALLY LOCATED, IS EASY WALKING DISTANCE TO AREA PARKS & SHOPPING CENTERS, AND THE DIRECT ACCESS TO BOTH CAMPBELL STATION RD AND KINGSTON PIKE ARE IMPORTANT INGREDIENTS FOR A SUCCESSFUL MIXED USE TOWN CENTER LAND USE. WE FEEL THAT THE AMENDMENT WILL HELP FARRAGUT CREATE AN DOWNTOWN AREA.

RECEIVED

MAR 20 2015

TOWN OF FARRAGUT

Describe the amendment's benefit to the Town: I FEEL THAT AMENDING THE LAND USE TO TOWN CENTER WILL START THE PROCESS FOR CREATING A DOWNTOWN IN FARRAGUT. A DOWNTOWN WILL HELP CREATE AN IDENTITY FOR FARRAGUT. OUR PROPERTY IS AN IMPORTANT PIECE OF THE PUZZLE BECAUSE OF ITS CENTRAL LOCATION AND THE WALKABILITY TO ESTABLISHED SHOPPING CENTERS, PARKS, AND THE LIBRARY. OUR PROPERTY DOESN'T REQUIRE REDEVELOPMENT, ITS VACANT AND IS NESTLED ALONG TURKEY CREEK, IN THE TREES! THE NATURAL SETTING WILL BE MORE APPEALING THAN A DEVELOPMENT STUCK OUT IN SOME FIELD.

Describe the amendment's environmental impact on the surrounding properties: MOST OF THE PROPERTIES SURROUNDING OUR PROPERTY ARE DEVELOPED OR PART OF FARRAGUT HIGH SCHOOL. WE DON'T FEEL THAT AMENDING THE LAND USE TO THE TOWN CENTER DESIGNATION WILL HAVE ANY NEGATIVE IMPACT ON THEIR ENVIRONMENT. OUR PROPERTY IS ZONED FOR OFFICE NOW WE INTEND TO PROMOTE AND ENHANCE THE ENJOYMENT OF THE NATURAL FEATURES OF OUR PROPERTY WITH WALKING AND BIKING TRAILS. THESE TRAILS WILL PROVIDE CONNECTIVITY FROM AND THROUGH OUR PROPERTY TO SURROUNDING PROPERTIES.

Describe the amendment's impact on the Town's infrastructure if developed (ie. traffic impact): OUR PROPERTY IS CURRENTLY ZONED OFFICE. WE FEEL THAT A MIXED USE TOWN CENTER DESIGNATION WILL HAVE LESS OF AN IMPACT ON THE TOWN'S INFRASTRUCTURE. THE GENERAL CONCEPTS OF A TOWN CENTER WHICH PROVIDE ESSENTIAL BUSINESSES FOR ITS RESIDENTS AND THE WALKABILITY OF SITE TO EXISTING SHOPPING AREAS WILL LESSEN THE IMPACT ON TRAFFIC. THE EASY ACCESS TO THE INTERSTATE AND SHOPPING VIA CAMPBELL STATION RD SHOULD LIMIT

Required Attachments: THE IMPACT ON TRAFFIC.

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

Recommended Attachments:

- Statements of support from surrounding property owners

Petitioner Signature:



Date: 3/20/15

Property Owner Signature:



Date: 3/20/15

Town of *Farragut*

Rezone
Parcel 131, Tax Map 142

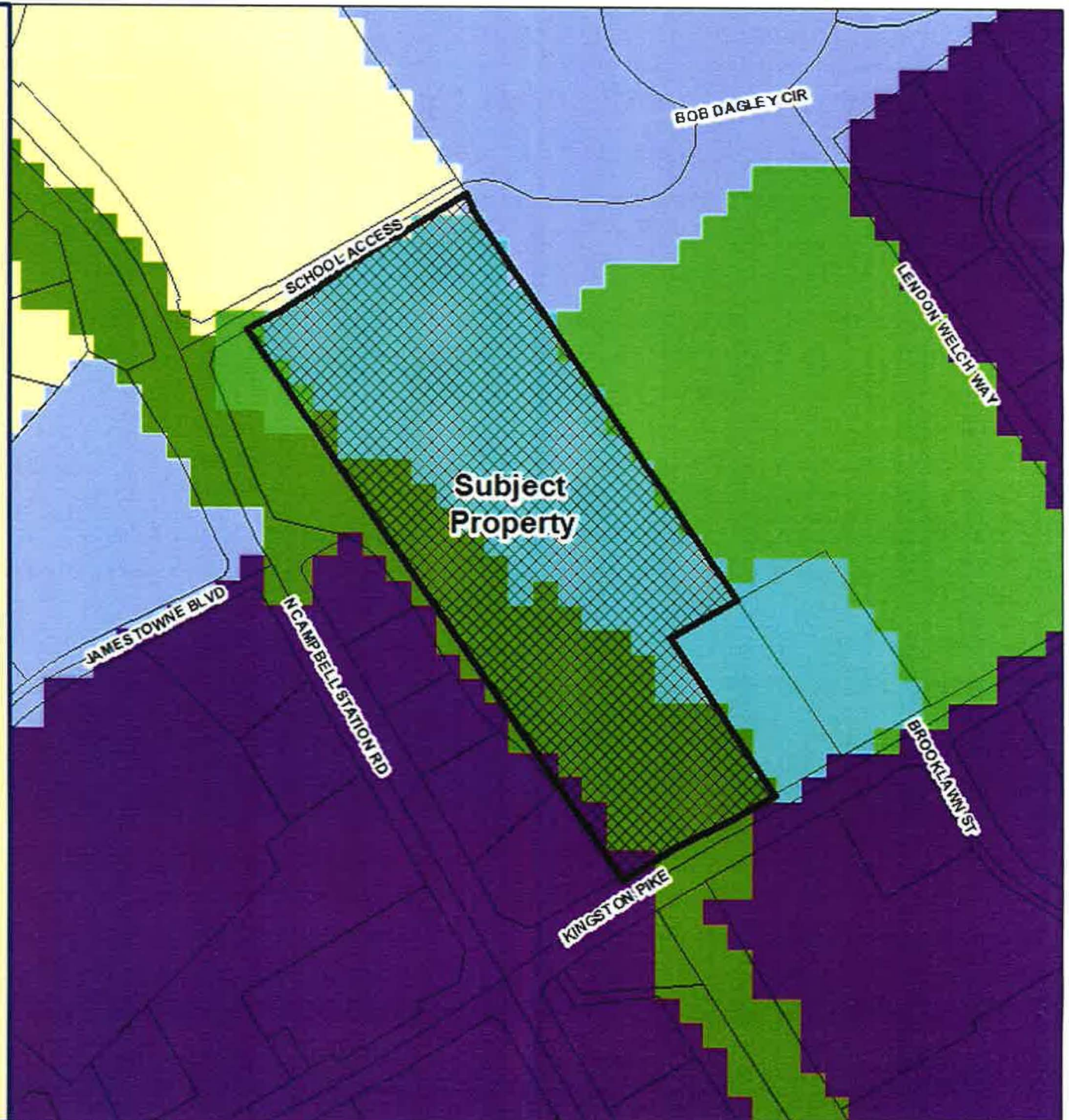
From
O-1 Office District
to
TCD Town Center District

Legend

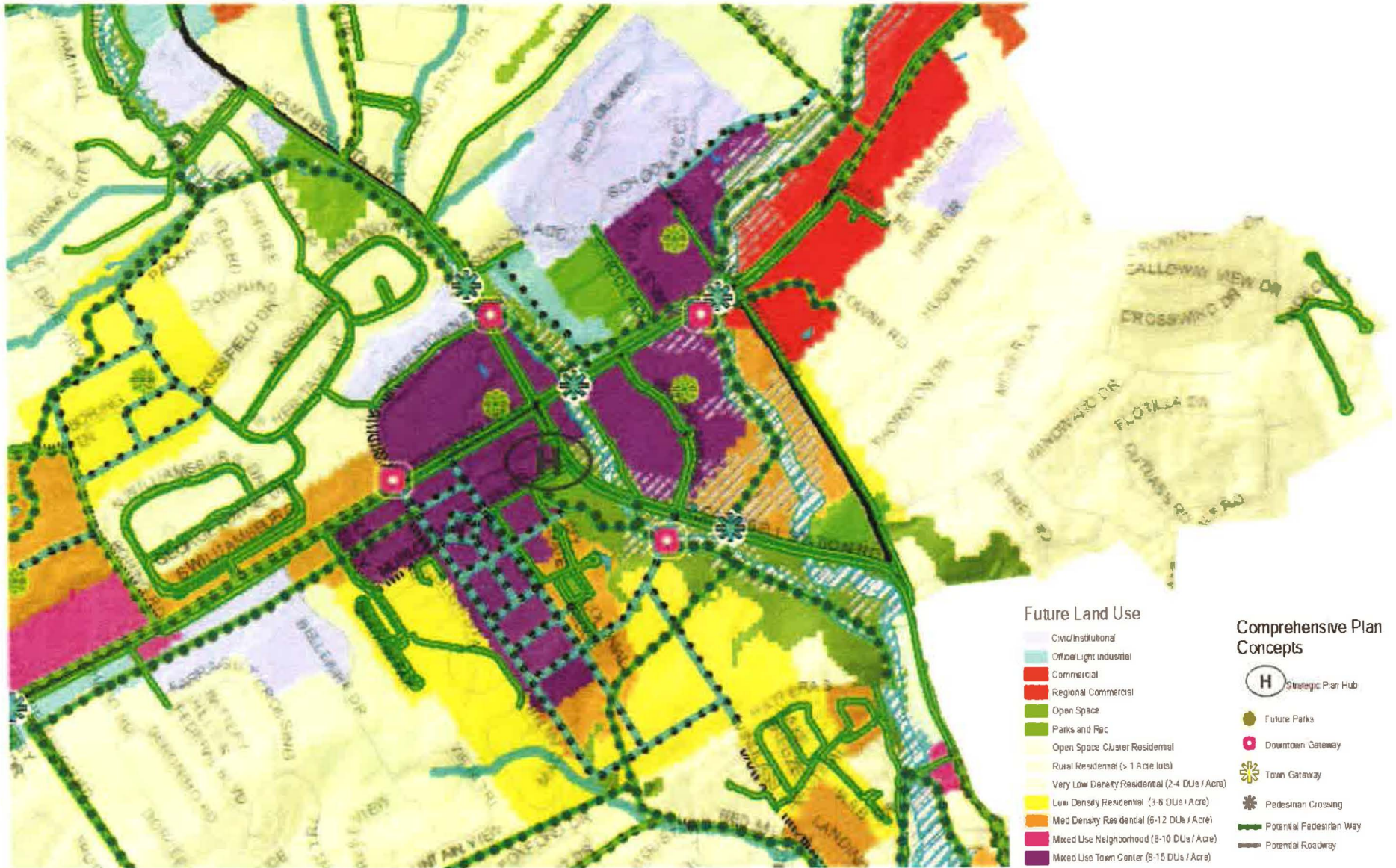
- Streets
-  Subject Property
-  Parcels
-  Civic/Institutional
-  Office/Light Industrial
-  LU Industrial
-  Commercial
-  Regional Commercial
-  Open Space
-  Parks and Rec
-  Open Space Cluster Residential
-  Rural Residential (> 1 Acre lots)
-  Very Low Density Residential (2-4 DUs / Acre)
-  Low 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)



1 in = 300 ft



Comprehensive Plan Concepts



MEETING DATE: April 16, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a request to rezone Parcel 131, Tax Map 142, located to the west of Village Veterinary and to the east of the former Phillips 66 on Kingston Pike, 16.23 Acres, from O-1 to TCD (Craig Allen, Applicant)

INTRODUCTION AND BACKGROUND: Related to the previous item, the owner of Parcel 131, Tax Map 142 is exploring the possibility of developing a mixed use town center (MUTC) on the portion of this property that is currently zoned O-1. The floodplain portion of the property is zoned Open Space/Park (OS-P) and would remain in this zoning designation since it contains land that is not developable.

In addition to changing the designation on the future land use map in the CLUP, in order to proceed with the development of an MUTC, the property must be rezoned to the Town Center District (TCD) since the current zoning would not permit such a development.

RECOMMENDATION: As mentioned in association with the previous item, the staff would view this rezoning request favorably. It would clearly advance Strategy 1 in the CLUP and would seem to be a good zoning district given the fact that it is sandwiched between areas that have already been identified as preferred locations for a MUTC. The request for a TCD designation would also advance Strategy 3 in the CLUP – Encourage Greater Housing Choice.

Included in the packet is the concept plan for the town center development and the staffs' comments on the concept plan. Since this item is just a workshop discussion, some of the staff comments and some concerns the owner has expressed regarding parking space requirements and signage will be discussed.

APPLICATION TO AMEND ZONING MAP
RECEIVED TOWN OF FARRAGUT, TENNESSEE

MAR 16 2015

TOWN OF FARRAGUT

FOR OFFICE USE ONLY
Fee Paid: \$ 300

APPLICANT NAME: CRAIG ALLEN

Address: 7075 DUNCAN'S GLEN DR. City/State/Zip: KNOXVILLE TN, 37919

Phone Number: 865-388-0206 Fax Number: 865-450-9977

EMAIL REINVEST02@AOL.COM

DESCRIPTION OF PROPERTY (Attach map of property):

Address: - O- KINGSTON PIKE

Size of Tract: 16.23

Lot(s)/Parcel(s) No.: 131

Tax Map No. 142

Previous Rezoning Applications: _____

Change Requested:

From: 0-1

To: T.C.D. TOWN CENTER DISTRICT

Proposed Use of Property (Be specific): TOWN CENTER WITH RETAIL/OFFICE 1ST FLOOR RESIDENTIAL

Existing Land Use: VACANT

2ND 3RD 4TH FLOOR

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

NAME	ADDRESS (Street/City/Zip)	PROPERTY OWNED
<u>H. CRAIG ALLEN</u>	<u>7075 DUNCAN'S GLEN DR</u> <u>KNOXVILLE TN. 37919</u>	<u>16.23 Acres</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.

H. Craig Allen

APPLICANT SIGNATURE

3/13/15

DATE

OR

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

NAME (SIGNATURE)

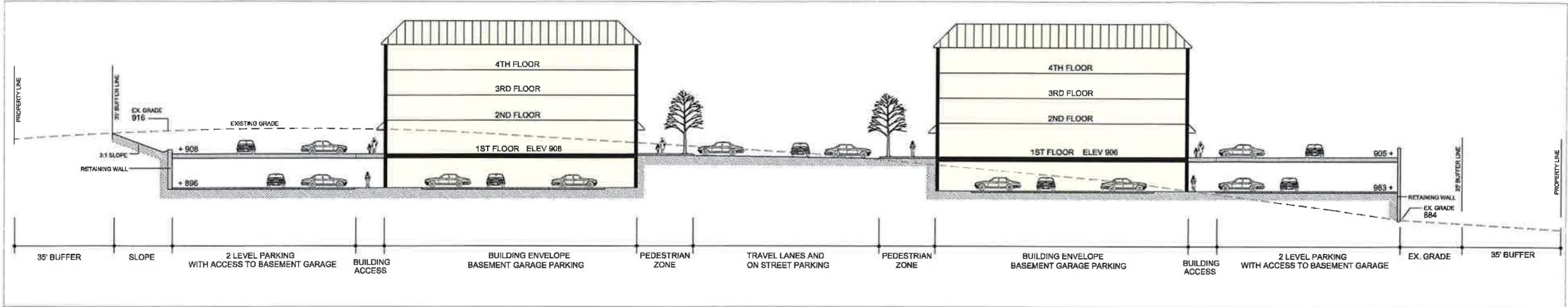
DATE

Street Address

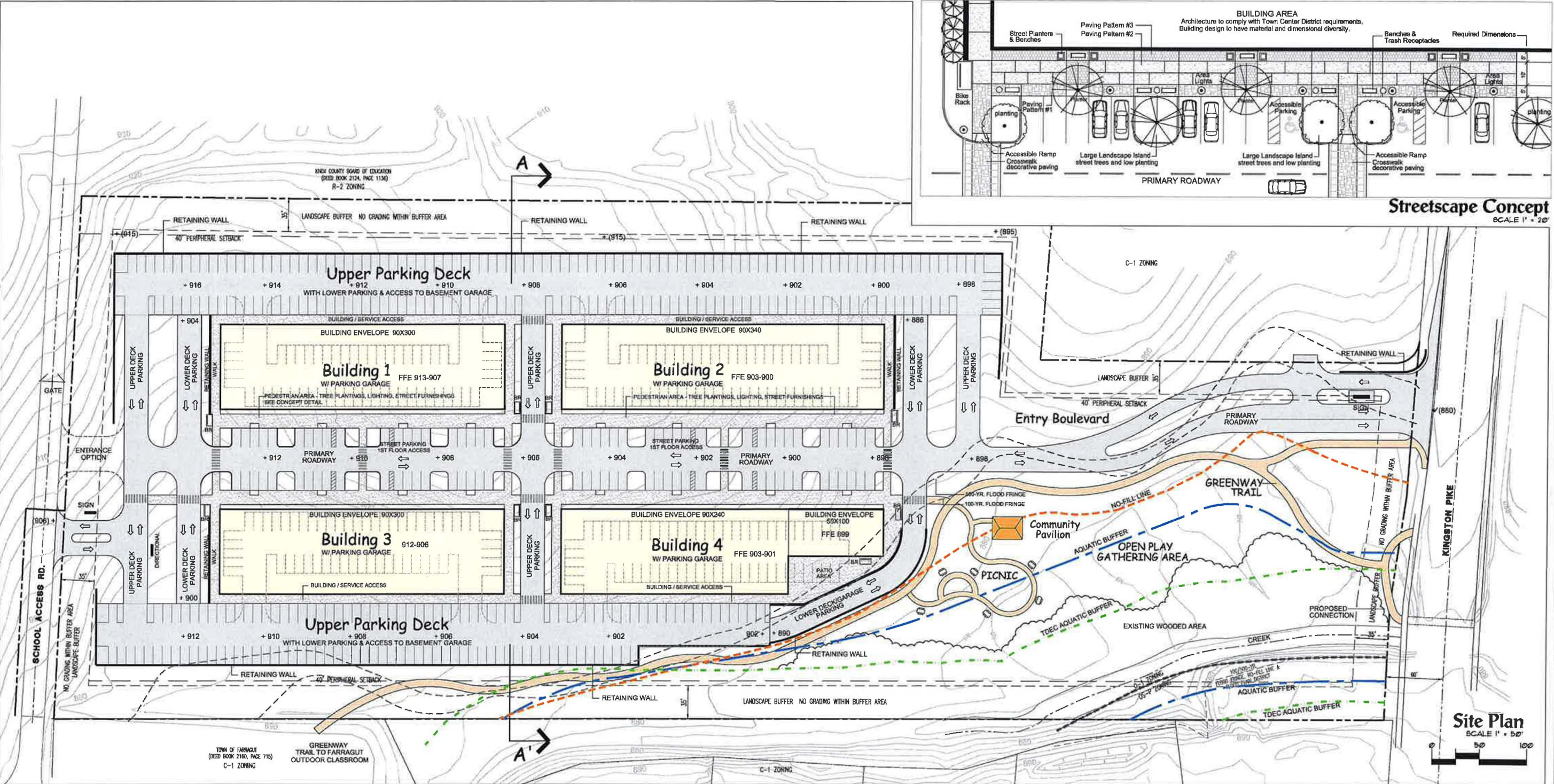
City/State/Zip

Telephone Number

LOT COVERAGE			
SITE AREA:	18.26 AC	708,285 SQ. FT.	
IMPERVIOUS SURFACES:	378,948 SQ. FT.	53% LOT COVERAGE	
OPEN SPACE:	331,337 SQ. FT.		
GROSS FLOOR AREA & PARKING			
BUILDING FOOTPRINT	SIZE	GROSS FLOOR AREA (PER FLOOR)	
BUILDING #1	65' X 300'	25,500 SQ. FT.	
BUILDING #2	65' X 340'	26,900 SQ. FT.	
BUILDING #3	65' X 300'	25,500 SQ. FT.	
BUILDING #4	85' X 240'	20,400 SQ. FT.	
	50' X 100'	5,000 SQ. FT.	
		105,300 SQ. FT.	
		X 4 FLOORS	
		TOTAL GROSS FLOOR AREA 421,200 SQ. FT.	
FLOOR	CARS REQUIRED PER GROSS FLOOR AREA	REQUIRED	PROPOSED
1ST FLOOR	1CAR/250SQ. FT.	422	702
2ND FLOOR	1CAR/500SQ. FT.	211	(SURFACE & DECK)
3RD FLOOR	1CAR/750SQ. FT.	140	231
4TH FLOOR	1CAR/750SQ. FT.	140	(BASEMENT GARAGE)
		913	933
84 BICYCLE PARKING PROVIDED			



Site Section A-A'
SCALE 1" = 20'



Streetscape Concept
SCALE 1" = 20'

Site Plan
SCALE 1" = 50'

MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE AND LAND PLANNING
233 N. WEISGARBER RD., SUITE 201 KNOXVILLE, TN 37915
(865) 588-1331

Concept Plan

Kingston Pike Town Center
Farragut, Tennessee

JOB NO. 21052
DRAWN: MAY/RUM
DATE: JAN. 12, 2015
REVISIONS: MAR. 12, 2015

SCALE AS SHOWN

C-1

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



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

March 26, 2015

Mr. Michael Versen
Versen and Associates
299 N. Weisgarber Road, Suite 201
Knoxville, TN 37919

**SUBJECT: STAFF COMMENTS ON THE CONCEPT PLAN FOR THE
KINGSTON PIKE TOWN CENTER ON PARCEL 131, TAX MAP
142**

Dear Michael:

Below are the staffs' comments on the concept plan that was submitted in relation to the rezoning request involving Parcel 131, Tax Map 142. **Please note that these comments will be discussed at the staff/developer meeting on Tuesday, March 31 at 11:00.**

You will then be asked to submit the necessary revisions by 9:00 a.m. on Monday, April 6, 2015. If you have any questions prior to the staff/developer meeting please contact the appropriate staff at the listed e-mails.

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

- 1) Please confirm the required fire department access requirements in accordance with the 2012 International Fire Codes. Particular attention should be paid to Appendix D and the required 26 foot aerial access roads;

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

- 2) Please ensure that the concept (and the subsequent project) will be able to meet all FEMA related requirements. Please clearly label the floodway on Sheets 2 and 3. The pedestrian walking trail and any other encroachments within the regulatory floodway will require a "no-rise" certification or LOMR;
- 3) Please clearly delineate existing zoning districts. The general floodplain area, for example, is zoned Open Space/Park (OS-P). The OS-P should not be part of the area under consideration for rezoning since it is not developable;
- 4) Per the TCD Ordinance, environmentally sensitive areas shall be preserved as undisturbed open space. Some of the areas on the western portion of the property and where some improvements are shown will need to be left undisturbed. Staff would encourage the applicant to work with the Stormwater Coordinator and provide a unique transition to the Outdoor Classroom property that would capitalize on the quality tree cover that exists to the northeast of the Outdoor Classroom. This could be a nice public space with passive use;
- 5) Low impact development (LID) stormwater measures need to be incorporated into the design;

- 6) Please provide more legible contour elevations on the topo map;
- 7) Though this is very early in the process, please ensure that the shade tree and parking lot island requirements are satisfied in the parking lot areas;
- 8) Please consider angled parking along the primary street(s). Though the revised design is much better, 90 degree parking is not something that is typical for a downtown type of development;
- 9) Though it is hard to assess (and very preliminary) at this stage, you will want to ensure that individual buildings address the different design requirements provided for in the Town Center District Design Requirements. Smaller, more pedestrian scale, buildings will be needed to provide for proper effect, height variations, and articulation. Rooflines will need to be varied but flat (please refer to the diagrams in the Town Center District Design Requirements);

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

- 10) The proposed greenway along the western side of the property extends to the greenway at the Outdoor Classroom. Should this extend to the High School entrance instead?
- 11) Northern access is to the High School entrance, which is a public street at this location. Please note that the current layout of this street's intersection at Campbell Station Road does not allow left turns onto Campbell Station. This development will most likely require improvements to the intersection, which will likely include installation of a traffic signal. A Traffic Impact Study will be required.

If you have any questions please contact us at the above e-mail addresses or by phone at 966-7057. Thank you very much.

Sincerely,



Mark Shipley, AICP
Community Development Director



Darryl Smith
Town Engineer

AGENDA NUMBER _____ MEETING DATE April 16, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: G. Palmer, Assistant Town Manager

SUBJECT: FY 2016 Capital Investment Plan

INTRODUCTION: At your April 16, 2015 meeting I will be presenting the proposed FY 2016 capital projects. The FMPC should review the merits of each project and forward a recommendation to the Board for consideration.

DISCUSSION: Please review the attached powerpoint slides illustrating each project and be prepared to discuss.

RECOMMENDATION BY: G. Palmer, Assistant Town Manager

PROPOSED MOTION: Recommend approval of the FY 2016 CIP to the Board of Mayor and Aldermen

FMPC ACTION:

MOTION BY: _____ **SECONDED BY:** _____

FY2016

Capital Investment Plan





General Town Projects

Land Acquisition

FY 16-20 : \$500,000 / year



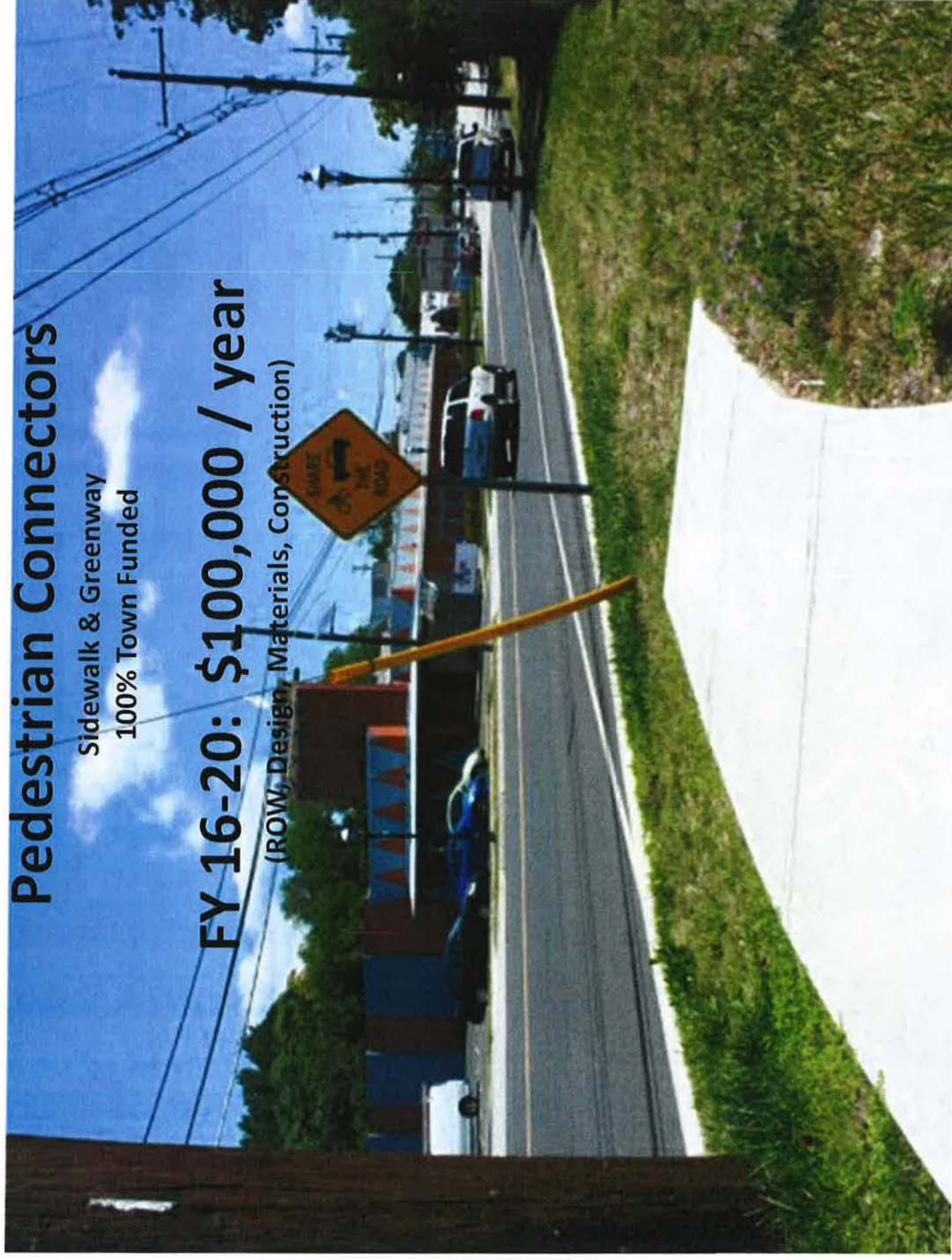
Pedestrian Connectors

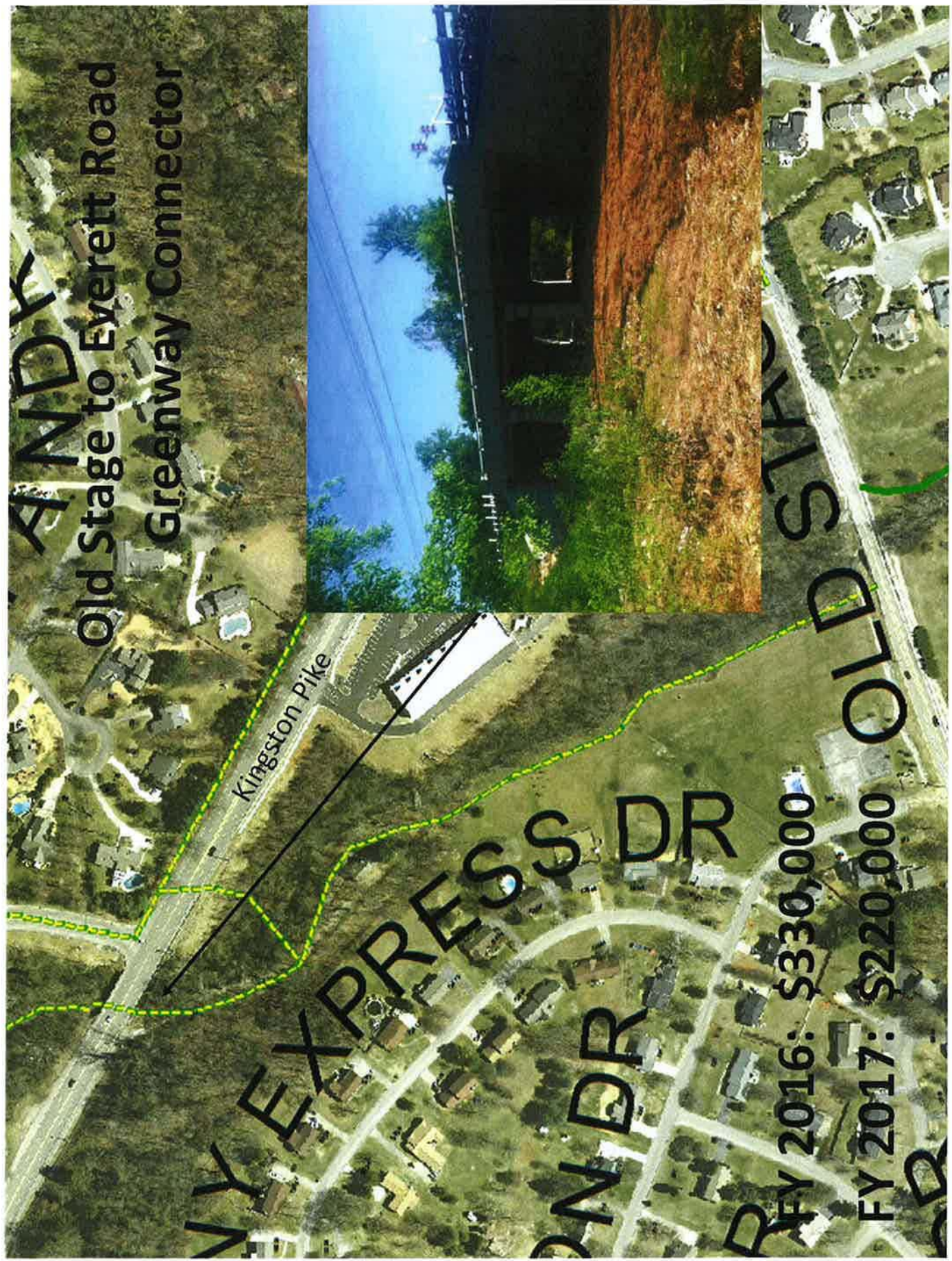
Sidewalk & Greenway

100% Town Funded

FY 16-20: \$100,000 / year

(ROW, Design, Materials, Construction)





ANDK Old Stage to Everett Road Greenway Connector

Kingston Pike

VY EXPRESS DR
ON DR

FY 2016: \$330,000

FY 2017: \$220,000

STAGE OLD

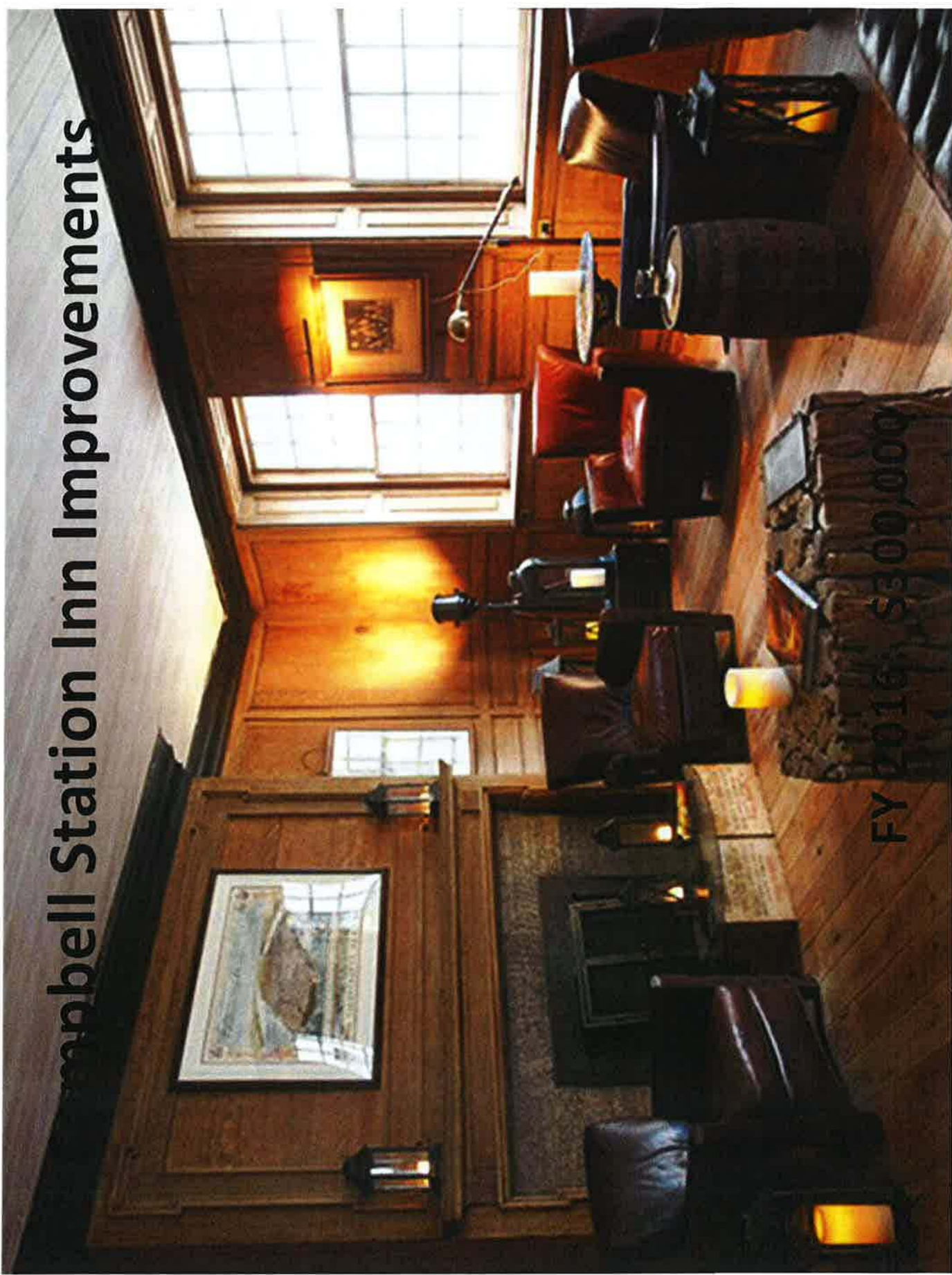


**TDOT ROW Greenway
Everett Road to Berkley
Park Sub.**

**FY 2016: \$80,000
FY 2017: \$320,000**

Campbell Station Inn Improvements

FY 2016 \$300,000

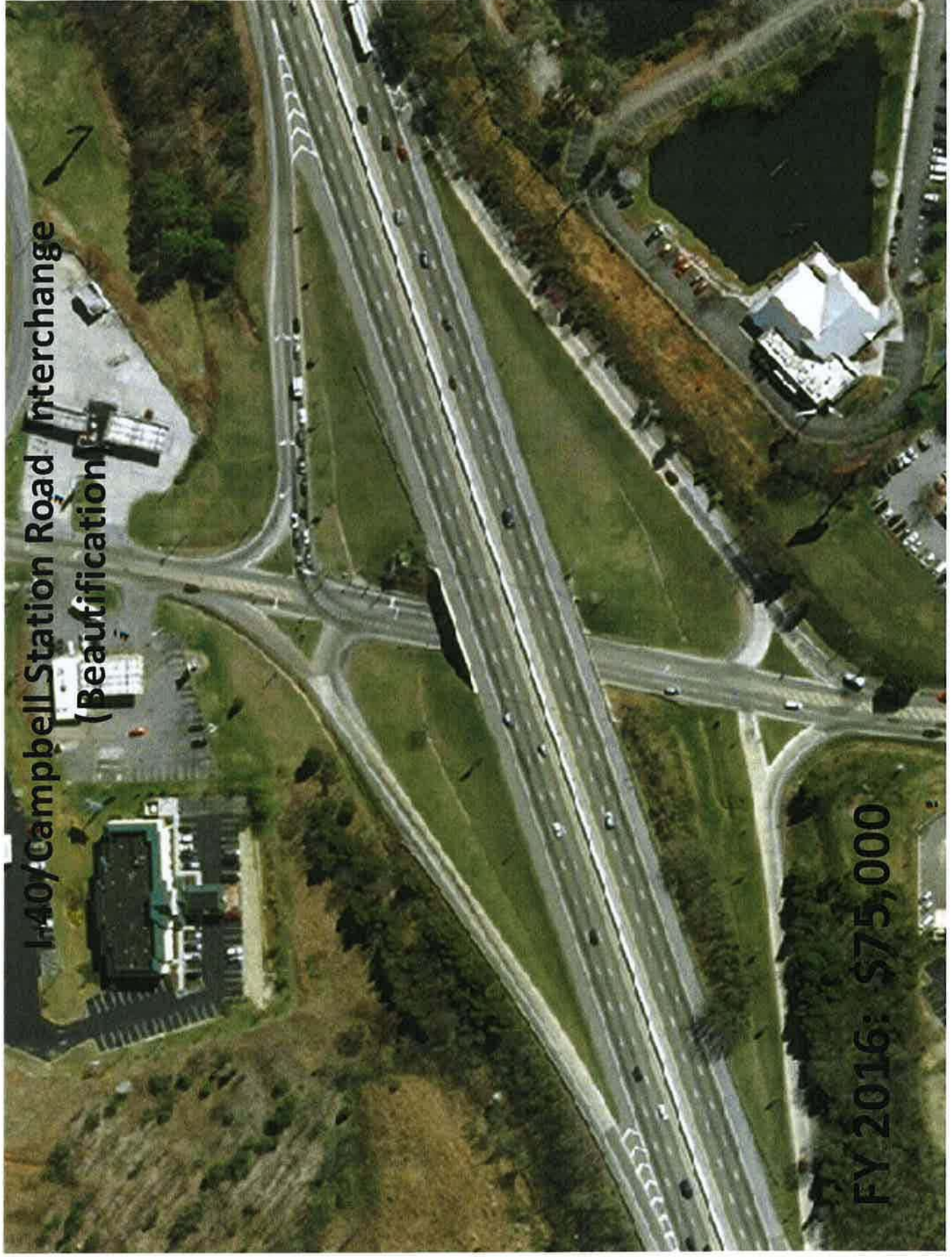




Campbell Station Inn Debt Service

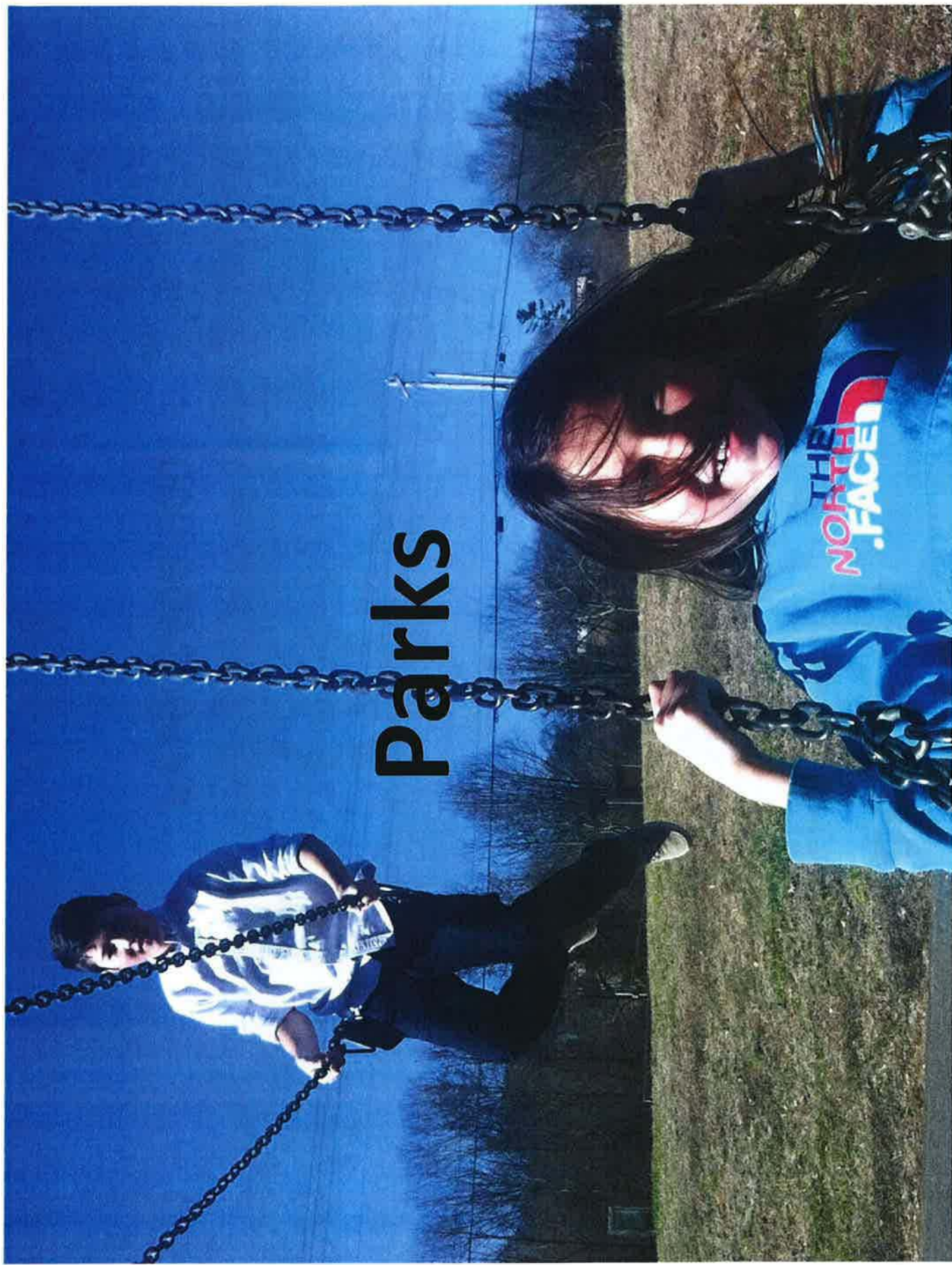
FY 16: \$257,500

FY 17: \$253,750

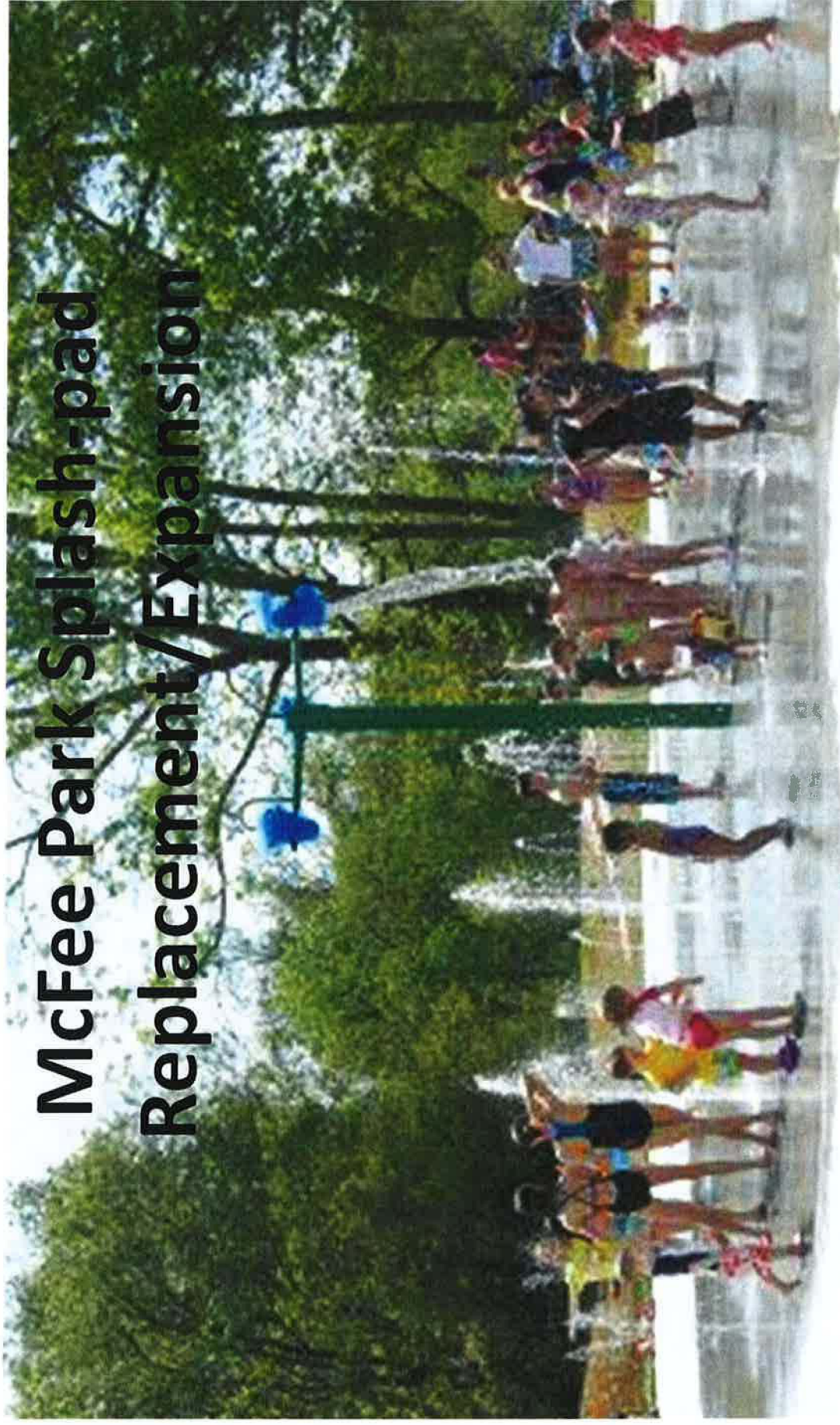


I-40/Campbell Station Road Interchange
(Beautification)

FY 2016: \$75,000



McFee Park Splash-pad Replacement/Expansion



FY16: \$400,000

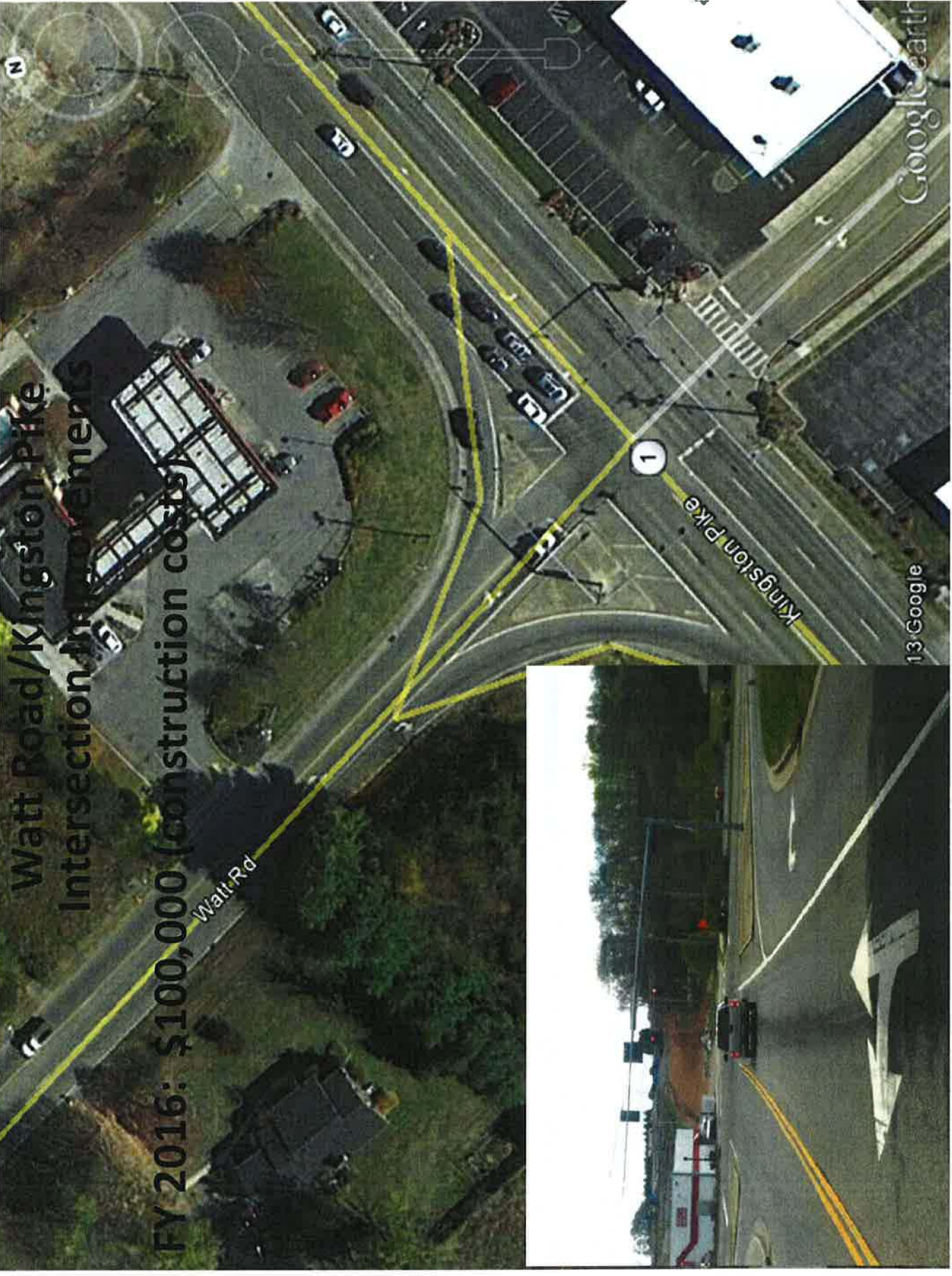


**Mayor Bob Leonard Park
Synthetic Turf Construction (Field 1);
Design of Fields 1 & 3, Upper restroom
and lighted parking**

FY 2016 \$800,000



Engineering



Watt Road/Kingston Pike Intersection Improvements

FY 2016: \$100,000 (construction costs)



Google earth

13 Google

<u>FY</u>	<u>Type of Work</u>	<u>Funding Type</u>	<u>Total Funds</u>	<u>Federal</u>	<u>State</u>	<u>Local</u>	<u>Other</u>
2015	TPR	L-STP	\$50,000	\$40,000	\$0	\$10,000	\$0
2017	PE-D	L-STP	\$200,000	\$160,000	\$0	\$40,000	\$0
2017	PE-N	L-STP	\$200,000	\$160,000	\$0	\$40,000	\$0
Total			\$450,000	\$360,000	\$0	\$90,000	\$0

Revision Date

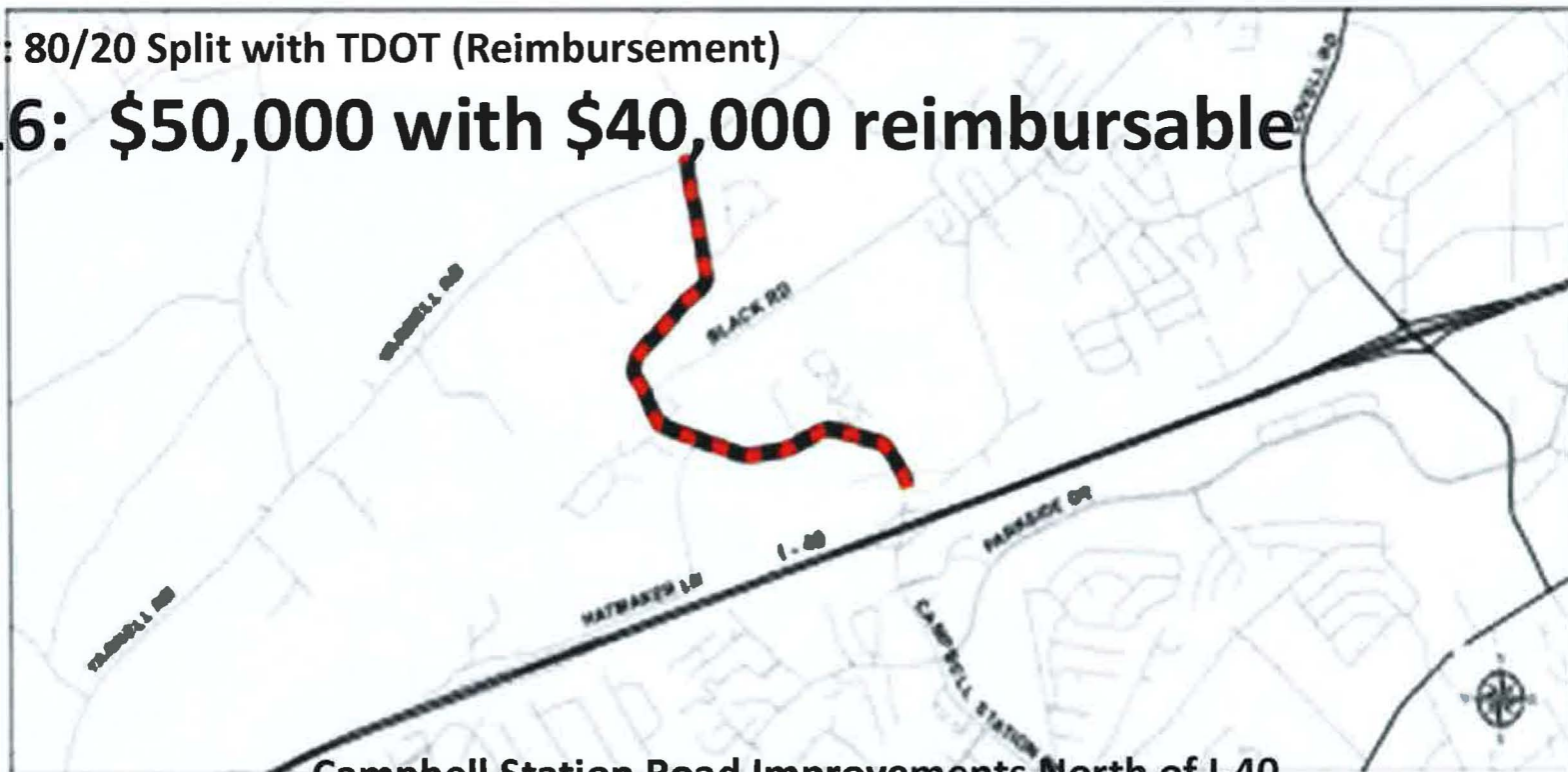
Revision Details

Previous TIP No.

2011-050

Project: 80/20 Split with TDOT (Reimbursement)

FY 16: \$50,000 with \$40,000 reimbursable



Campbell Station Road Improvements North of I-40
Transportation Planning Report (feasibility study)



Concord Road Lighting
Turkey Creek Road to Northshore Drive

FY 2016 \$200,000

160' apart on each side of the roadway, staggered

POLE ATTRIBUTES:

CROSSARM ATTRIBUTES:

GENERAL DESCRIPTION The Roadway Arm shall be all aluminum one-piece construction. The arms shall consist of a decorative post-mounting piece and a bent tube arm. All welding shall be per ANSI/AWS D1.2-90. All welders shall be certified per ANSI/AWS D1.2-90 Section 5.

INSTALLATION The arms shall slip-fit a post top tenon and attach with socket set screws. The post top mounting piece shall have a removable finial for wiring access.

FIXTURE ATTRIBUTES:

The Esplanade® Pedestrian luminaire is styled to replicate the "teardrop" luminaires that lighted boulevards in the first half of this century. Designed for light control and ease of installation and maintenance, the Esplanade Pedestrian has a precision optical system for true street lighting performance.

Features for Tear Drop Utility Series:

- Classic, elegant appearance
- Tool-less lamp access
- Urban-scale, boulevard lighting
- Permanent, durable prismatic glass
- Permanent, durable prismatic glass
- High-wattage capability
- Utility friendly
- Ease of maintenance/installation

Luminaire Accepts 1.5NPT Configure Entire Pole Package Assembly For Pole and Arm Combinations



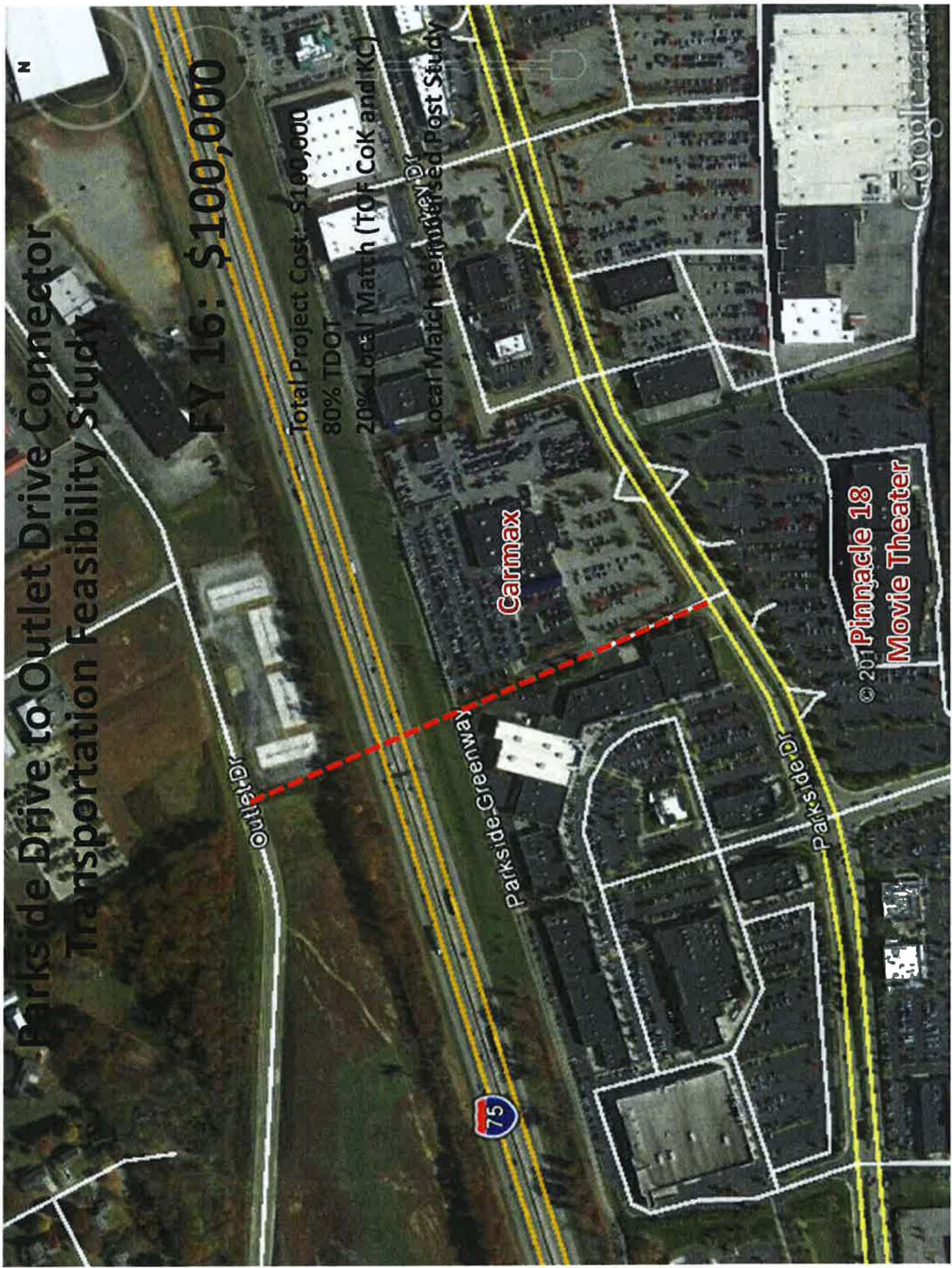
Parkside Drive to Outlet Drive Connector Transportation Feasibility Study

FY 16: \$100,000

Total Project Cost: \$100,000
80% TDOT
20% Local Match (TOF Cok and KC)
Local Match reimbursed Post Study

Carmax

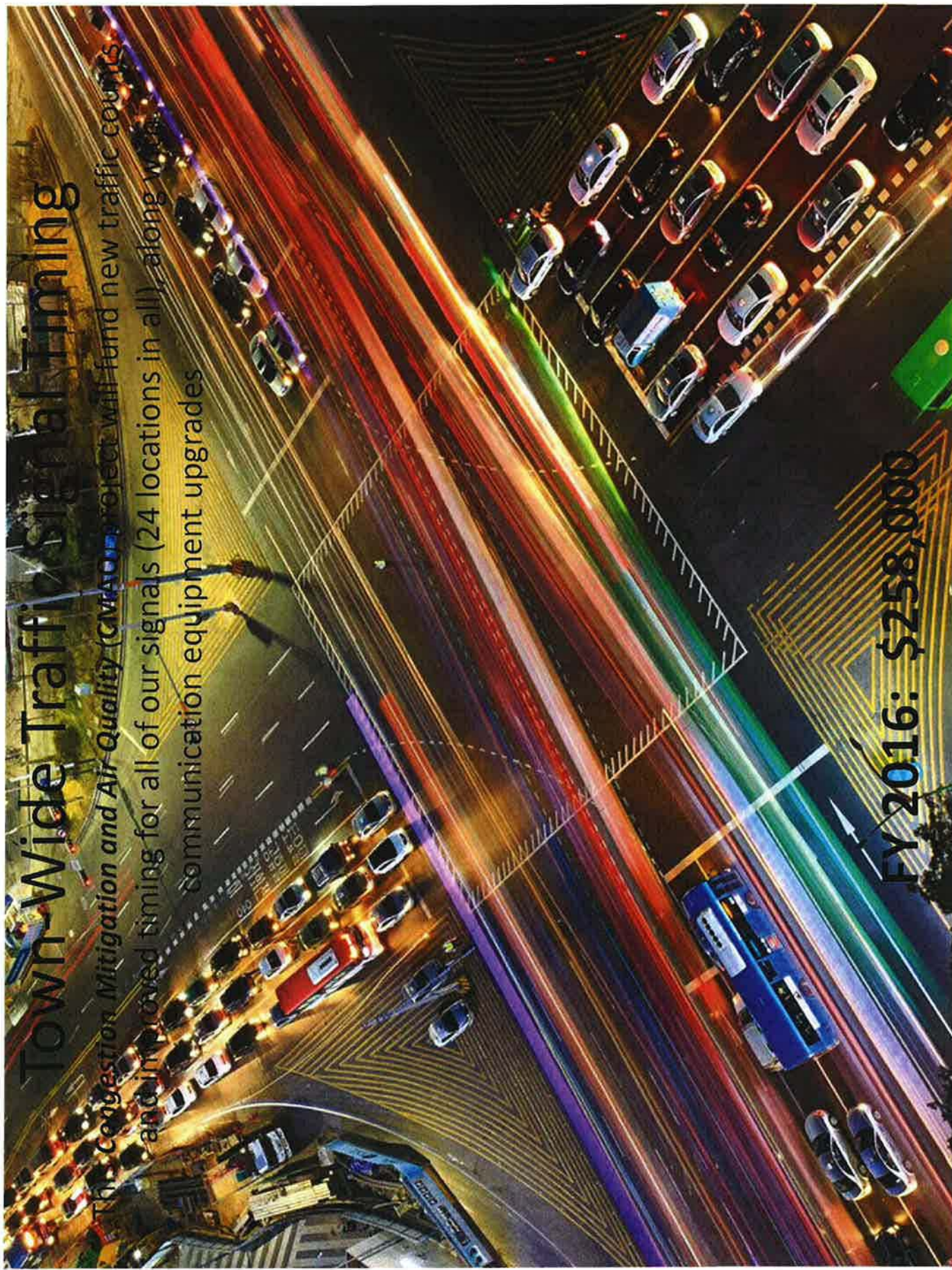
© 2011 Pinnacle 18
Movie Theater



Town-Wide Traffic Signal Timing

The *Concession Mitigation and Air Quality (CMAQ)* project will fund new traffic counts and improved timing for all of our signals (24 locations in all), along with communication equipment upgrades

FY 2016: \$258,000



**Campbell Station Road Widening
(Closeout of Project)**

**Project: 80/20 Split with TDOT
Project Completed Fall 2010**

FY 16: \$200,000 Proposed allocating for 20% of total overruns (if charged)

Questions



Account #	Capital Investment Program-310						
	PROJECTS BY DEPARTMENT						
	Beginning Balance	7,744,678	8,321,678	8,091,678	7,551,196	8,080,196	
	General Government Projects	FY 2016	FY2017	FY2018	FY2019	FY2020	Total 2015-2020
43956	Outdoor Classroom	0	0	0	0	0	0
43990	Land Acquisition	500,000	500,000	500,000	500,000	500,000	3,000,000
43910-280	Pedestrian/Greenway Connectors	100,000	100,000	100,000	100,000	100,000	674,947
43941-900	KP Greenway, Willow Creek	0	0	0	0	0	140,000
	Old Stage to Everett Greenway Connector	330,000	220,000				550,000
	TDOT ROW Greenway-Everett to Berkley Park	80,000	320,000	0	0	0	400,000
	N/S Connector: CSR & KP Culvert	0	0	200,000	0	0	200,000
46230-920	Campbell Station Inn Improvements	300,000	0	0	0	0	600,000
49120	Campbell Station Inn Note Payable	257,500	253,750	0	0	0	772,500
43800	I-40/Campbell Station Interchange	75,000	0	0	0	0	75,000
	General Government Projects Total	1,642,500	1,393,750	800,000	600,000	600,000	6,412,447
	Parks	FY 2016	FY2017	FY2018	FY2019	FY2020	Total 2015-2020
43934	McFee Park Expansion	0	250,000	3,000,000	250,000	3,000,000	6,500,000
43935-910	McFee Park Splash Pad Replacement/Expansion	400,000	0	0	0	0	400,000
43939-911	MBLP Improvements (turf fields)	800,000	1,025,000	0	0	0	1,825,000
	McFee Phase II Final Payment	0	0	0	0	0	0
43939-904	MBLP & Anchor Park Softball Fence Replacement	0	0	0	0	0	0
43939-902	MBLP Playground Replacement	0	0	0	0	0	85,000
43939-903	MBLP Sand Volleyball Court Expansion	0	0	200,000	0	0	200,000
43989-914	Public Art: Bronze Statues at CSR Park	0	0	130,000	0	0	130,000
43939-900	MBLP Improvements	0	0	0	0	0	0
	Anchor Park Improvements	0	0	0	0	300,000	300,000
	Historical Signs	0	0	0	0	0	0
	MBLP Lighting						0
	Parks Total	1,200,000	1,275,000	3,330,000	250,000	3,300,000	9,440,000
	Engineering Projects	FY 2016	FY2017	FY2018	FY2019	FY2020	Total 2015-2020
43961	Watt Road/KP Intersection Improvements	100,000	0	0	0	0	350,000
43983	Union Road Improvements	0	0	350,000	450,000	2,500,000	3,300,000
43984	Kingston Pike/CSR Intersection Improvements	0	300,000	400,000	900,000	0	1,600,000

43820	CSR North of I-40 Road Widening	50,000	0	0	0	0	50,000
43100-273	Traffic Signal Enhancements	0	0	0	0	0	0
43500-931	Concord Road Lighting	200,000	0	0	0	0	200,000
	Kingston Pike/Virtue Road Signal		210,000				210,000
	Parkside/Outlet Drive Feasibility Study	100,000	0	0	0	0	100,000
	Town-Wide Signal timing	258,000	0	0	0	0	258,000
43400	Campbell Station Road-Parkside to Jamestown	200,000	0	0	0	0	200,000
43960-900	Old Stage/Watt Rd. Extension	0	50,000	0	0	0	50,000
	PW Shed						45,000
	Turkey Creek Slope Improvements	0	0	0	0	0	0
	Everett Road Entire Length						0
	Emergency Services Radio						0
	GCR island						0
	payables						0
43710	Everett Road Improvements Union Road to Split Rail Farm	0	0	0	0	0	3,500,000
43710-800	Everett Road ROW Acquisition	0	0	0	0	0	0
	Engineering Total	908,000	560,000	750,000	1,350,000	2,500,000	9,863,000
	CIP Expenditure Total	3,750,500	3,228,750	4,880,000	2,200,000	6,400,000	25,715,447
	Funding Sources	FY 2016	FY2017	FY2018	FY2019	FY2020	Total 2015-2020
	Contractor Forfeitures	56,000	0	0	0	0	56,000
	STP Funding (KP Greenway)	320,000	0	0	0	0	320,000
	STP Funding (Old Stage to Everett Road Greenway)	264,000	176,000	0	0	0	440,000
	CMAQ Funding	258,000		0	0	0	258,000
	CSR N I-40	40,000	320,000	0	0	0	360,000
	CSR/KP Intersection	0	240,000	320,000	720,000	0	1,280,000
	Parkside	80,000	0	0	0	0	80,000
	LPRF Grant	43,000	0	0	0	0	43,000
33220	Interest Earnings	9,000	9,000	9,000	9,000	9,000	54,000
	Transfer from General Fund	3,000,000	2,000,000	2,000,000	2,000,000	2,000,000	14,000,000
	Land Acquisition Reserves	257,500	253,750	1,850,000	0	0	2,622,500
	Everett Road Reimbursement	0	0	160,518	0	0	160,518
	General Fund Land Acquisition	0	0	0	0	0	0
	Transfer from Everett Road Fund	0	0	0	0	0	44,306

CIP Reserves	208,000	0	140,482	191,000	4,391,000	6,872,123
Funding Total	4,535,500	2,998,750	4,480,000	2,920,000	6,400,000	26,590,447
Total CIP Funding Sources	4,535,500	2,998,750	4,480,000	2,920,000	6,400,000	26,590,447
Total CIP Expenditures	3,750,500	3,228,750	4,880,000	2,200,000	6,400,000	25,715,447
Revenue over (under) expenditures	785,000	(230,000)	(400,000)	720,000	0	
Ending Balance	8,321,678	8,091,678	7,551,196	8,080,196	3,689,196	
Assigned Fund Balance						
Greenway Connectors	384,884	484,884	584,884	684,884	784,884	
Land Acquisition	2,654,322	2,896,822	3,143,072	1,793,072	2,293,072	
Everett Road Fund Transfer	44,306	0	0	0	0	
Outstanding Projects	1,299,809	0	0	0	0	
Total Assigned Balance	4,383,321	3,381,706	3,727,956	2,477,956	3,077,956	
Available Fund Balance	3,938,357	4,709,972	3,823,240	5,602,240	611,240	