

A G E N D A
FARRAGUT MUNICIPAL PLANNING COMMISSION

May 21, 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 – April 16, 2015**
- 4. Discussion and public hearing on a resubdivision plat for the Alexander Marion property, Parcels 38 and 40, Tax Map 142, 627 Smith Road and 12404 Union Road, Zoned R-1, 3.30 Acres, and a variance request from the Subdivision Regulations requirement to construct sidewalks and other pedestrian facilities on Smith Road and Union Road (Alexander Marion, Applicant)**
- 5. Discussion and public hearing on a plat of correction for Phase I of the Briarstone Subdivision (formerly the Villas at Anchor Park Subdivision property), located on the north side of Turkey Creek Road across from Anchor Park, Parcel 34, Tax Map 153I, Group B, Zoned R-1/OSMR, 23 Lots, 9.8 Acres (Saddlebrook Properties, LLC, Applicant)**
- 6. 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)**
- 7. Discussion and public hearing 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)**
- 8. Discussion and public hearing on a request to rezone a portion of Parcel 104, Tax Map 141, located at 421 Everett Road, 15.385 Acres, from R-1 to R-1/OSR (Homestead Land Holdings, LLC, Applicant)**
- 9. Discussion and public hearing on a concept plan for McKinley Station Subdivision, located at 421 Everett Road, a portion of Parcel 104, Tax Map 1412, Zoned R-1, 30 Lots, 15.385 Acres (Homestead Land Holdings, 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)

NOTE: This item will not be on the agenda. The applicant has requested that this item be postponed.

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 on a request to amend the 2012 Comprehensive Land Use Plan for Parcel 44, Tax Map 152, located at 430 Virtue Road, 87.1 Acres, from Medium Density Residential to Open Space Cluster Residential (Bryan E. Testerman Construction, Applicant)
14. Discussion on a request to rezone Parcel 44, Tax Map 152, located at 430 Virtue Road, 87.1 Acres, from A to R-1/OSR (Bryan E. Testerman Construction, Applicant)
15. Discussion of amendments to the text of the Farragut Zoning Ordinance, as they relate to the definitions of elderly housing, assisted living, and nursing homes and the land area and parking space allocations for such land uses (Peter Falk for Autumn Care II, LLC, Applicant)
16. Discussion on a request to amend the 2012 Comprehensive Land Use Plan for Parcel 117, Tax Map 142, located at the intersection of N. Campbell Station Road and Herron Road, approximately 4.5 Acres, from Very Low Density Residential to Civic/Institutional (Peter Falk for Autumn Care II, LLC, Applicant)
17. Discussion on a request to rezone Parcel 117, Tax Map 142, located at the intersection of N. Campbell Station Road and Herron Road, approximately 4.5 Acres, from R-2 to R-6 (Peter Falk for Autumn Care II, LLC, Applicant)
18. Discussion on a request to amend Article III., Section F., Suitability of the Land, in the Farragut Subdivision Regulations - **NOTE: This item will not be on the agenda.**
19. Public hearing on proposed locations for new utilities

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**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

April 16, 2015

MEMBERS PRESENT

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

MEMBERS ABSENT

Rita Holladay, Chairman

Staff Representatives: Mark Shipley, Community Development Director
Ashley Miller, Assistant 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

Robert Hill addressed the planning commission regarding making a request to the Board of Mayor and Aldermen to fund a traffic study on Kingston Pike between Old Stage Road and Concord Road.

APPROVAL OF AGENDA

Commissioner Dick moved to approve the April 16, 2015 agenda with the items #6 and #7 being removed at the request of the applicant. Commissioner Whiting seconded the motion and the motion passed 8-0.

APPROVAL OF MINUTES

Commissioner Honken moved to approve the March 19, 2015 minutes as submitted. Mayor McGill seconded the motion and the motion passed 6-0-2 with Commissioner Myers and Povlin abstaining because they were absent.

AGENDA ITEMS

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)

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

- 1) 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;
- 2) FUD will need to sign off on the water and sewer plans;

- 3) 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;
- 4) Submitting a copy of the NOC;
- 5) Submitting an irrevocable letter of credit for \$90,000 for erosion control in Phase II;
- 6) Obtaining a sign permit for the entrance signage;
- 7) Improving the stabilization and grass stand on the bank area along the western portion of Phase I, Briarstone; and
- 8) Submitting a Drainage Fee of \$1050.

Commissioner Honken moved to approve a preliminary plat for Phase 2 of the Briarstone Subdivision subject staff's recommendations but removing item #3. Commissioner Brun seconded the motion and the motion passed 8-0.

DISCUSSION AND PUBLIC HEARING ON A FINAL PLAT FOR THE HANOVER COURT SUBDIVISION, LOCATED ON OLD STAGE ROAD AT THE S. WATT ROAD INTERSECTION, PARCELS 94.02 AND 94.03, TAX MAP 151, ZONED R-1 AND R-4, 36 LOTS, 9.87 ACRES (Matthew Sturgill, LLC, Applicant)

The staff indicated that in terms of the plat the remaining comments are as follows:

- 1) A sign easement will need to be platted. Please ensure that the sign easement area is enlarged so that any proposed signage will be outside the visibility triangle;

The staff indicated that, in terms of non-plat related items, the following items remain incomplete:

- 1) The walking trail needs to be completed;
- 2) A landscape completion letter of credit for \$20,000 must be provided. Once the required plant material has been installed this will need to be replaced with a maintenance letter of credit;
- 3) The covenants and restrictions must be approved by the Town Attorney and recorded prior to the issuance of building permits;
- 4) 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. Work has not been initiated in this regard;
- 5) A completion letter of credit for surface course and sidewalks for \$63,000; and
- 6) A two-year maintenance letter of credit for streets, pedestrian facilities, and drainage for \$39,000;

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- 7) Completion of all items on staff's punchlist, including stabilization of all disturbed areas;
- 8) Providing verification of slope, volume and capacity of detention basin;
- 9) Staff's understanding is that the roadway surface course is to be installed shortly after recording of the Final Plat. We strongly recommend this installation as soon as possible, as the binder has been exposed for approximately seven years.

Staff recommended postponement due mainly to the incomplete status of the field items.

Matt Sturgill was present and asked that the plat be approved with the understanding that all of the remaining items would be satisfactorily addressed. Commissioner Myers moved to approve the final plat for the Hanover Court Subdivision subject to all of the outstanding items noted be staff being addressed. Commissioner Honken seconded the motion and the motion passed 8-0.

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)

Item removed from the agenda at the request of the applicant.

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)

Item removed from the agenda at the request of the applicant.

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)

The staff recommended approval of the request to amend the future land use map for the portion of this property that is designated as Medium Density Residential to Commercial. The staff recommended that the portion designated as Low Density Residential be Civic/Institutional and the Open Space designation remain unchanged.

Commissioner Honken moved to approve the request to amend the future land use map per staff's recommendation. Commissioner Brun seconded the motion and the motion passed 8-0.

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.

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)

For discussion purposes only.

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)

For discussion purposes only.

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)

For discussion purposes only.

DISCUSSION AND PUBLIC HEARING ON THE FY 2016-2020 CAPITAL INVESTMENT PLAN

Staff recommended approval of the FY 2016-2020 CIP to the Board of Mayor and Aldermen.

Commissioner Honken moved to approve the FY 2016-2020 CIP with a recommendation to move up Union Road improvements as a top priority, to note that the Concord Road lighting design should not counter the Town's branding initiatives, and that the Virtue Road signal pole and mast arm be black.. Commissioner Povlin seconded the motion and the motion passed 8-0.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 10:03 p.m.

MEETING DATE: May 21, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ashley Miller, Assistant Community Development Director

SUBJECT: Discussion and public hearing on a resubdivision plat for the Alexander Marion property, Parcels 38 and 40, Tax Map 142, 627 Smith Road and 12404 Union Road, Zoned R-1, 3.30 Acres, and a variance request from the Subdivision Regulations requirement to construct sidewalks and other pedestrian facilities on Smith Road and Union Road (Alexander Marion, Applicant)

INTRODUCTION AND BACKGROUND: The property is located at the southeast intersection of Smith Road and Union Road. The existing lot that currently fronts along Smith Road is developed with a single-family dwelling and the lot along Union Road is currently vacant.

DISCUSSION: Normally, a minor subdivision like this could be approved without being taken to the full planning commission. However, since both Smith and Union Roads are classified as collector streets on the Major Road Plan, pedestrian facilities are required along such frontages as part of the subdivision process unless a variance from this aspect of the subdivision regulations is granted by the planning commission.

Due to the minor nature of the subdivision involved at this time, the applicant is asking for approval of a variance from this requirement. Included is a copy of the revised resubdivision plat and the staffs' comments on the initial plat that was submitted.

RECOMMENDATION: The staff will make a recommendation on the plat at the meeting based on the applicant's revisions to the initial comments that were provided. Given the minor nature of the subdivision request the staff does support the applicant's request for a variance from the requirement to construct pedestrian facilities along the frontage of Smith and Union Roads. Separate action will be needed for the plat and the variance.

CERTIFICATE OF OWNERSHIP AND LOCATION
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Book Number _____, page _____, County Records Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, paths, and other open space to public or private use as noted.

Date _____
Owner _____
Owner _____

CERTIFICATE OF SURVEY ACCURACY
I hereby certify that the plan shown and described herein is a true and correct survey in the accuracy required by the Farragut Municipal Planning Commission and that the measurements have been placed as shown herein, to the specifications of the Subdivision Regulations. This is a Category I Land Survey and the ratio of precision of the surveyed survey is equal to or greater than 1"=10.00'.

Date 4/16/15
Registered Surveyor [Signature]

CERTIFICATE OF APPROVAL OF WATER SYSTEM
I hereby certify that it has been certified to us that the water system(s) outlined or indicated on the final subdivision plat ended _____ have been installed in accordance with current local and state government requirements.

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

CERTIFICATE OF APPROVAL OF SEWER SYSTEM
I hereby certify that it has been certified to us that the sewer systems outlined or indicated on the final subdivision plat ended _____ have been installed in accordance with current local and state government requirements.

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

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

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

Signature (Town of Farragut) Date _____

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

Date _____ Secretary/Planning Commission _____

RELEASE OF EASEMENTS CERTIFICATION
Consent is given to change, in this plat, the following parties hereby consent to the release of all rights and interests in the easements shown on this plat as to the utility, drainage, and easement interests along the original lot lines or (2) for prior easements identified hereon which are being abandoned by the plat, on the lot lines and easements, drainage, and easement interests are granted along the new property lines or easements and easements created or shown hereon. The above easements are granted along the new property lines or easements and easements created or shown hereon. The above easements are granted along the new property lines or easements and easements created or shown hereon. The above easements are granted along the new property lines or easements and easements created or shown hereon.

Signature (Owner) Date _____
Signature (Owner) Date _____
Signature (Electricity) Date _____
Signature (Gas) Date _____
Signature (Telephone) Date _____
Signature (Public) Date _____
Signature (Town of Farragut) Date _____

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

Date _____
Town Engineer _____
License No.: _____

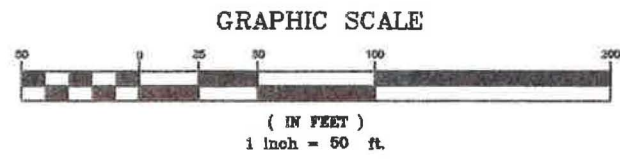
CERTIFICATE OF APPROVAL OF STREET NAMES
This is to certify that the subdivision shown herein has been reviewed for compliance with the Knox County Uniform Street Naming & Addressing System Ordinance, and the road names are hereby approved for recording.

Knox County Addressing Division
Date _____

IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD BOUNDARY ZONE.
REFERENCE N.F.I.P. F.I.R.M. MAP NO. 47093C0244-G MAP DATED 8/5/2013



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FERGUSON
201309260020903

WHITE
200404230087532
JOHN A. RANDALL III PROP.
PC "N" SLIDE 60-B

OWNER
ALEXANDER MARION
627 SMITH ROAD
KNOXVILLE, TN 37934
865-966-9014

MCMURRY
2309 - 989
JERRY MCMURRY PROP.
PC "P" SLIDE 283C

- NOTES:
1. IRON PIN AT EACH CORNER.
 2. 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 RIGHT-OF-WAY AND EXTERIOR LOT LINES.
 3. VARIANCE TO NOT REQUIRE THE CONSTRUCTION OF PEDESTRIAN FACILITIES ALONG SMITH ROAD AND UNION ROAD GRANTED BY THE TOWN OF FARRAGUT PLANNING COMMISSION MEETING MAY 21, 2015.
 4. 2 LOTS EQUALING 3.30 ACRES
 5. PURPOSE OF THIS PLAT IS TO DIVIDE LOT 18 AND AND ATTACH TO LOTS 1 & 2.
 6. SUBJECT PROPERTIES ZONED R-1
BUILDING SETBACKS
FRONT = 35'
SIDE = 40' SUM OF BOTH SIDE WITH A MINIMUM 15' ON ONE SIDE.
REAR = 25'

IPO = IRON PIN OLD
IPN = IRON PIN NEW
C/L = CENTERLINE
CONC. = CONCRETE
D/W = DRIVEWAY

RECEIVED
APR 20 2015
TOWN OF FARRAGUT

FINAL PLAT OF THE ALEXANDER MARION PROPERTY		
DISTRICT- 6	TOWN OF FARRAGUT	COUNTY- KNOX
WD. 1000 - 423 & 1550 - 960		
C.L.T. MAP 142 038 & 040		
SCALE: 1"=50'		REVISED: 4/16/2015 DATE: 10/15/2014
HINDS SURVEYING CO. 3555 WINDY J FARMS DR. LOUISVILLE, TN. (865)-588-9799 37777		JOB NO. 1409022

Ashley Miller

From: Mark Shipley
Sent: Tuesday, December 23, 2014 5:25 PM
To: tnsurvey@gmail.com
Cc: Ashley Miller; Darryl Smith
Subject: comments related to resub plat for the Marion property

Importance: High

Stan,

My comments on this resub plat are below. I will likely be out next week but should be checking e-mails if you have any questions. Thanks.

December 23, 2014

Mr. Alexander Marion
627 Smith Road
Knoxville, TN 37934

SUBJECT: COMMENTS RELATED TO FINAL PLAT OF THE ALEXANDER MARION PROPERTY

Dear Mr. Marion:

The Town staff has reviewed the above referenced resubdivision plat for compliance with the Town's regulations. If you could please address these comments and provide, by January 8, 2015, two (2) 18 x 24 inch copies and one (1) 11x17 copy for me to re-review I would greatly appreciate it. If you have any questions in the mean-time on any of the comments please either call me at 966-7057 or send me an e-mail at mark.shipley@townoffarragut.org. Thank you very much.

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

- 1) Please include an updated date on the revised plat;
- 2) Please include a legend;
- 3) Please label or include in a legend the centerline of Smith and Union Roads;
- 4) Please show the former lot lines and acreages. Please show former lot lines in dashes and former acreages and lot #'s in parentheses;
- 5) The GIS acreage for the two lots that are part of this plat does not match what is shown for the acreages of the new Lots 1 and 2;
- 6) A variance from the subdivision regulations will need to be requested from the requirement to construct pedestrian facilities along streets classified as collectors, such as Smith Road and Union Road. Consequently, this will need to go to the planning commission;
- 7) Please show existing driveway(s);
- 8) Please include the plat note referenced as # 22 in the final plat checklist. The language included on the plat does not match this language;
- 9) Is sanitary sewer available to serve both lots? If not, the lot sizes will have to be approved by the Knox County Health Department;
- 10) Please include the release of easements certification.

Again, thank you very much for your assistance.

Sincerely,

Mark Shipley, AICP
Community Development Director

MEETING DATE: May 21, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a plat of correction for Phase I of the Briarstone Subdivision (formerly the Villas at Anchor Park Subdivision property), located on the north side of Turkey Creek Road across from Anchor Park, Parcel 34, Tax Map 153I, Group B, Zoned R-1/OSMR, 23 Lots, 9.8 Acres (Saddlebrook Properties, LLC, Applicant)

INTRODUCTION AND BACKGROUND: The final plat for Phase I of the Briarstone Subdivision was approved by the planning commission on February 19, 2015 and recorded on February 27, 2015. Since that time, the surveyor discovered an error in some of the bearing labels associated with certain lots. The plat being presented at this time is a plat of correction that will eliminate the bearing label errors on the existing recorded plat. This plat of correction will also remove a portion of a drainage easement from a covered porch that was not shown on the original recorded plat.

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

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

PHASE I
TOTAL AREA = 8.547 AC
(EXCLUDING BRIARSTONE LANE)
TOTAL AREA = 1.328 AC
(BRIARSTONE LANE)
TOTAL LOTS = 24



CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

Date Name, Title, and Agency of Authorized Approving Agent

PROPERTIES BEING MODIFIED BY THIS PLAT:

OWNER NAME: KNOX TWO, LLC
ADDRESS: 132 SHERLAKE LANE KNOXVILLE, TN 37950
TAX ID: 152-059.00, 153JB PARCELS 005.00 THRU 034.00
DEED: 20140930001874
PLAT: 201308230013381
OWNER NAME: SADDLEBROOK PROPERTIES, LLC
ADDRESS: PO BOX 23190 KNOXVILLE, TN 37933
TAX ID: 153B00201
DEED: 201411100026434
PLAT: 201410080020304
OWNER NAME: BOB WAYNE ELLISON
ADDRESS: 621 ANCHOR VILLAS LANE KNOXVILLE, TN 37934
TAX ID: 153B004
DEED: 201409150015717
PLAT: 201308230013381
OWNER NAME: SMITH FARM RESIDENTIAL PARTNERS
ADDRESS: PO BOX 50215 KNOXVILLE, TN 37950
TAX ID: 153B003
DEED: 201411050025517
PLAT: 201410080020304

Certificate of Electric, Gas and Telephone Availability

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

Date GAS Name, Title & Agency of Authorized Approving Agent
Date ELECTRIC Name, Title & Agency of Authorized Approving Agent
Date TELEPHONE Name, Title & Agency of Authorized Approving Agent

CERTIFICATE FOR STREET APPROVAL

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

DATE TOWN ENGINEER
License No.:

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

Date Name, Title, and Agency of Authorized Approving Agent

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date / Secretary, Planning Commission

CERTIFICATE OF APPROVAL OF STREET NAMES

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

Knox County Addressing Division / Date

SYMBOL LEGEND	
	IRON PIN (SIZE&TYPE)
	IRON PIN SET
	HEAD WALL
	OPEN SPACE
	CATCH BASIN
	SANITARY MANHOLE
	CLEAN OUT
LINE LEGEND	
	SA SEWER LINE
	ST STORM SEWER LINE
	OE OVERHEAD ELECTRIC
	W WATER LINE

LOTS 1-11, 47-53, 54, 57 FUTURE DEVELOPMENT AND COMMON AREAS

Certificate of Ownership and Dedication

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

OWNER: KNOX TWO, LLC

DATE: 20

BY: DAVID B. FISER, MANAGING MEMBER

LOT 55

Certificate of Ownership and Dedication

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

OWNER: SADDLEBROOK PROPERTIES, LLC

DATE: 20

BY: ROBERT MOHNEY, PRESIDENT

LOT 54B

Certificate of Ownership and Dedication

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

OWNER: SMITH FARM RESIDENTIAL PARTNERS

DATE: 20

BY: G. TODD JOHNSON, MANAGING PARTNER

LOT 54A

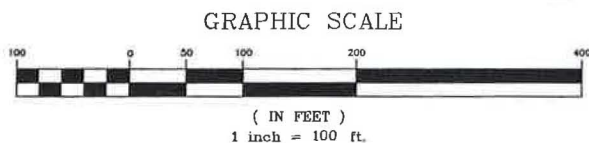
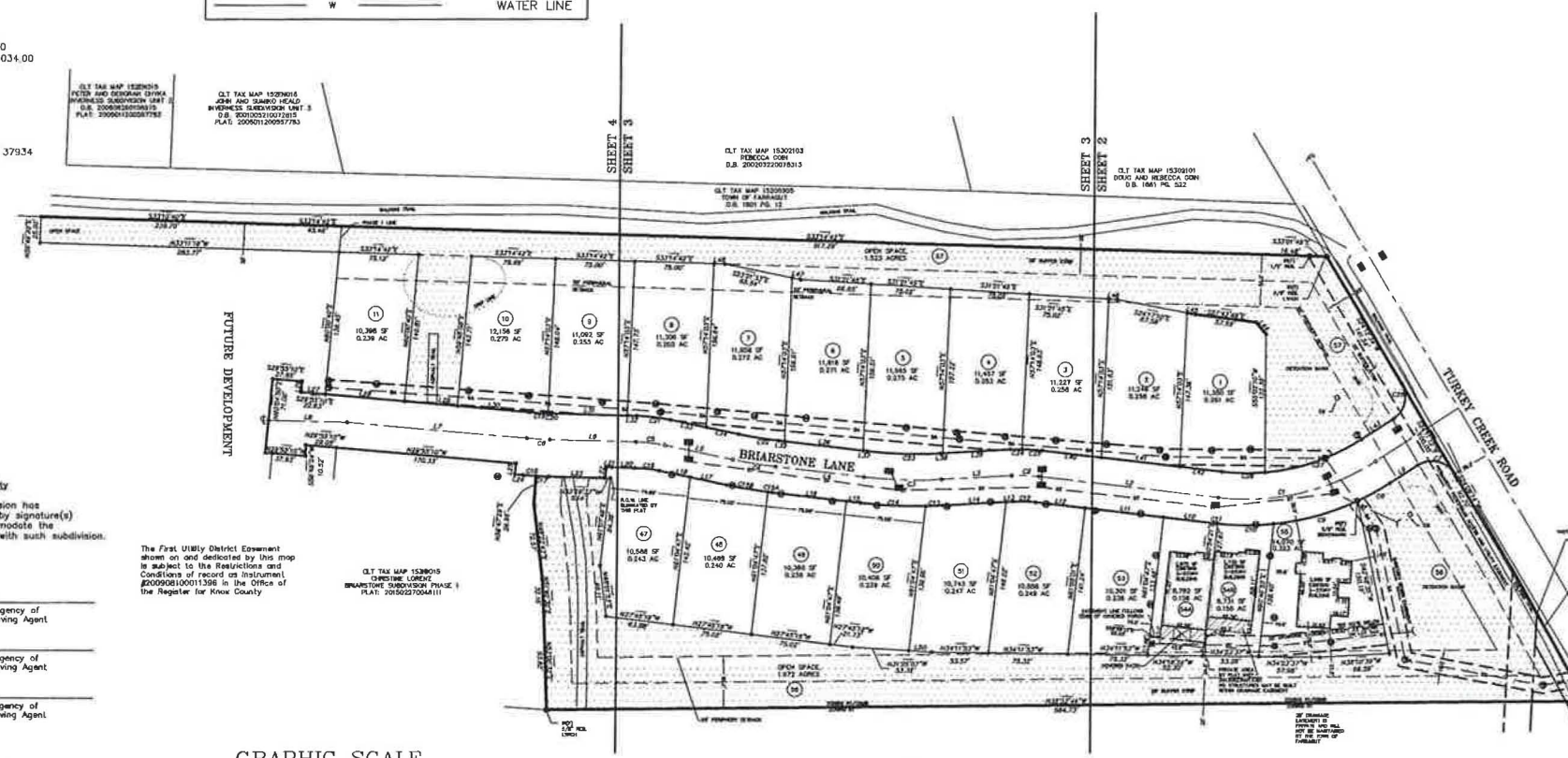
Certificate of Ownership and Dedication

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

OWNER: BOB WAYNE ELLISON

DATE: 20

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



CLT TAX MAP 152 05907
LOT 3R
GEORGE W & PATRICIA H SMITH PROPERTY RESUB.
PLAT: 201502270046111

NOTE: THE PURPOSE OF THIS PLAT IS TO CORRECT BEARING LABELS OF LOTS 1-11, 47-53, 54A, 54B AND 55 IN PREVIOUS PLAT INST # 201502270046111. ALL REFERENCES OR DISTANCES SHOULD BE TAKEN FROM THIS PLAT. REVISE DRAINAGE EASEMENT ON LOT 54A REMOVING COVERED PATIO FROM EASEMENT.

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

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

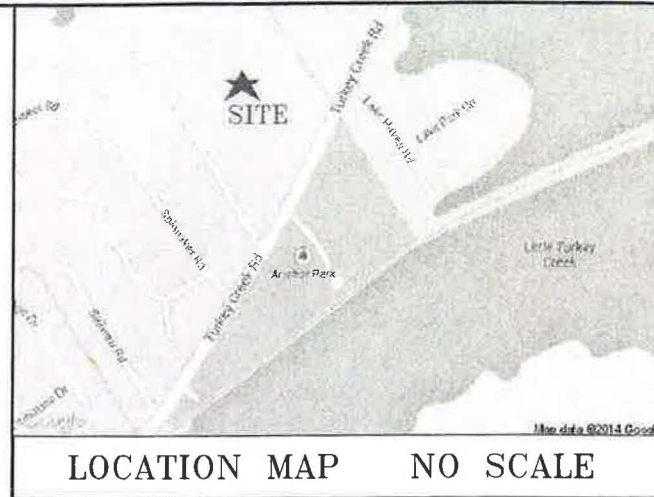
SURVEY FOR:

CORRECTED PLAT OF:

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

Lots 1-11, 47-53, 54A, 54B, and 55
Briarstone Subdivision Phase 1
Town of Farragut, Tennessee
District 6, Knox County, Tennessee

PROJECT NO.
Sheet 1/4
3718-4



GENERAL NOTES

- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. (FINAL PLAT)
- A FIVE (5') FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, A TEN (10') FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR LOT LINES.
- DEED REFERENCE: INSTRUMENT, NO. 201403310055680, 201403310055681
- PROPERTY SHOWN ON TAX MAP 153 "B" AND TAX MAP 152
- PROPERTY ZONE R1/OSMR (RURAL SINGLE-FAMILY RESIDENTIAL DISTRICT) (OPEN SPACE MIXED RESIDENTIAL OVERLAY DISTRICT) (EXCLUDES LOTS 54A AND 54B)
- LOTS 15R AND 3R ARE ZONED R1(RURAL SINGLE-FAMILY RESIDENTIAL DISTRICT).
- MINIMUM BUILDING SETBACKS FOR (R1/OSMR) ZONING ARE AS FOLLOWS:
FRONT YARD: 20 FEET
FRONT FACING GARAGE: 30 FEET
SIDE YARD: 20 FEET BETWEEN BUILDINGS
PERIPHERY PROPERTY LINE: 50 FEET
- TOTAL AREA PHASE 1: 8.547 ACRES
- ALL WALKING TRAILS SHALL HAVE A 20' EASEMENT IN FAVOR OF THE TOWN OF FARRAGUT AND ARE RESERVED FOR PUBLIC USE. TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF TRAILS AND EASEMENTS UPON THE RELEASE OF THE 2-YEAR MAINTENANCE LETTER OF CREDIT RELATED TO THE WALKING TRAILS.
- A 15' UTILITY EASEMENT EXISTS, 7.5 EITHER SIDE OF WATER AND SEWER LINES AS INSTALLED.
- THE PURPOSE OF THIS PLAT IS TO CORRECT BEARING LABELS OF LOTS 1-11, 47-53, 54A, 54B AND 55 IN PREVIOUS PLAT INST # 201502270046111. ALL REFERENCES OR INQUIRIES TO BEARINGS AND DISTANCES SHOULD BE TAKEN FROM THIS PLAT. REVISE DRAINAGE EASEMENT ON LOT 54A REMOVING COVERED PATIO FROM EASEMENT.
- OPEN SPACE PROVIDED IN PHASE 1 IS 3.46 ACRES
- NO STRUCTURES MAY BE BUILT WITHIN DRAINAGE EASEMENT THAT BISECTS PRIVATE AREA ON LOT 54A.
- SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", BEING OUTSIDE THE 500 YEAR FLOOD ZONE PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANELS No. 47093C0356F AND No. 47093C0357F. EFFECTIVE DATE, MAY 02, 2007
- LOT 15R HAS PERMANENT ACCESS EASEMENT ACROSS EXISTING 15' GRAVEL DRIVEWAY FROM TURKEY CREEK ROAD. EASEMENT TERMINATES IF LOT 15 IS SOLD
- BUFFER STRIPS
A. THERE SHALL BE A BUFFER STRIP A MINIMUM OF 25 FEET IN WIDTH ON ALL FRONT, SIDE, AND REAR PERIPHERAL PROPERTY LINES. THE BUFFER STRIP SHALL BE INCLUDED IN THE REQUIRED PERIPHERAL BUILDING SETBACK, SHALL BE PLANTED AND PLATTED AT THE TIME OF THE SUBDIVISION, AND SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ORGANIZATION.
B. EXISTING, MATURE, VEGETATION SHALL BE PRESERVED AND INCORPORATED INTO THE BUFFER STRIP.
C. DETENTION BASINS, MEASURED FROM TOP-OF-SLOPE TO TOP-OF-SLOPE, AND ASSOCIATED STRUCTURES SHALL NOT BE LOCATED WITHIN ANY BUFFER STRIPS.
- LOTS 56-85,915 SF(1.972 AC) AND 57-66,334 SF(1.523 AC) FOR A TOTAL OF 3.50 ACRES ARE COMMON AREA/OPEN SPACE LOTS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LOTS 58 AND 57 ARE COMMON AREA/OPEN SPACE LOTS AND SHALL BE USED IN THE FOLLOWING WAYS: OPEN SPACE, BUFFER STRIP, STORMWATER DETENTION, SUBDIVISION ENTRANCE SIGN, AND WALKING TRAILS.
- ACCESS TO ALL LOTS SHALL BE FROM BRIARSTONE LANE ONLY. THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN AND BE RESPONSIBLE FOR THE LANDSCAPE ISLANDS IN THE BRIARSTONE LANE RIGHT-OF-WAY.
- THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN AND BE RESPONSIBLE FOR THE BUFFER STRIP LOCATED ON LOT 15R.

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



CERTIFICATE OF SURVEY ACCURACY

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

02/09/15 Date Registered Surveyor No. 2447

LYNCH SURVEYS LLC

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

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

PHASE I

TOTAL AREA = 8.547 AC
(EXCLUDING BRIARSTONE LANE)

TOTAL AREA = 1.328 AC
(BRIARSTONE LANE)

TOTAL LOTS = 24

CERTIFICATE FOR STREET APPROVAL

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

DATE: TOWN ENGINEER

License No.:

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

RESUBDIVISION PLAT LOT 3 OF GEORGE W. AND PATRICIA SMITH PROPERTY - have been installed in accordance with current local and state government requirements.

Date Name, Title, and Agency of Authorized Approving Agent

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

Date Name, Title, and Agency of Authorized Approving Agent

Certificate of Electric, Gas and Telephone Availability

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

DATE: Name, Title & Agency of Authorized Approving Agent
DATE: Name, Title & Agency of Authorized Approving Agent
DATE: Name, Title & Agency of Authorized Approving Agent

CURVE	BEARING	DISTANCE	RADIUS	TANGENT	ARC LENGTH
C1	N48°09'43"W	153.11	225.00	81.41	156.22
C2	N33°13'33"W	25.91	150.00	13.00	25.94
C3	N33°13'33"W	73.42	425.00	36.85	73.51
C4	N25°37'53"W	41.45	450.00	20.75	41.46
C5	N28°14'34"W	27.46	150.00	13.79	27.49
C6	N31°42'24"W	21.83	350.00	10.92	21.83
C7	N21°56'58"W	36.03	25.00	25.98	40.23
C8	N64°02'42"W	34.95	250.00	17.52	34.98
C9	N50°30'07"W	82.83	250.00	41.99	83.21
C10	N34°52'46"W	53.02	250.00	26.66	53.12
C11	N28°31'33"W	2.27	250.00	1.14	2.27
C12	N33°13'33"W	21.59	125.00	10.84	21.62
C13	N37°08'57"W	16.21	450.00	8.10	16.21
C14	N32°11'39"W	61.58	450.00	30.86	61.31
C15A	N28°01'18"W	4.11	475.00	2.07	4.13
C15B	N25°22'56"W	39.62	475.00	19.83	39.63
C16	N28°14'34"W	22.88	125.00	11.49	22.91
C17	N32°36'22"W	11.94	385.47	5.97	11.94
C18	N30°49'13"W	12.08	385.47	6.04	12.08
C19	S31°29'21"E	17.80	325.00	8.91	17.81
C20	S33°16'34"E	2.47	325.00	1.23	2.47
C21	S28°14'34"E	32.03	175.00	16.08	32.08
C22	S25°37'53"E	39.14	425.00	19.59	39.16
C23	S33°13'33"E	69.10	400.00	34.68	69.19
C24	S36°22'08"E	11.07	175.00	5.54	11.07
C25	S31°24'50"E	19.19	175.00	9.61	19.20
C26	S34°07'56"E	40.85	200.00	20.53	40.92
C27	S54°01'24"E	96.97	200.00	49.98	97.94
C28	S68°07'02"W	34.67	25.00	24.06	38.31

LINE	BEARING	DISTANCE
L1	N68°03'11"W	94.18'
L2	N28°16'15"W	171.35'
L3	N38°10'51"W	66.36'
L4	N28°16'15"W	84.40'
L5	N22°59'31"W	65.88'
L6	N33°29'37"W	81.50'
L7	N22°59'31"W	170.89'
L8	N33°29'37"W	74.38'
L9	N68°03'11"W	32.01'
L10	N28°16'15"W	49.41'
L11	N28°16'15"W	75.90'
L12	N28°16'15"W	46.95'
L13	N38°10'51"W	6.62'
L14	N38°10'51"W	59.74'
L15	N28°16'15"W	13.52'
L16	N28°16'15"W	70.87'
L17	N22°59'31"W	35.64'
L18	N22°59'31"W	30.24'
L19	N33°29'37"W	21.99'
L20	N33°29'37"W	5.02'
L21	N33°29'37"W	5.02'
L22	S61°45'49"W	10.54'
L23	N33°29'37"W	53.52'
L24	N30°06'47"W	8.22'
L25	N59°53'13"E	10.53'
L26	S58°00'52"W	10.51'
L27	S29°55'10"E	22.63'
L28	S29°55'10"E	75.00'
L29	S29°55'10"E	50.36'
L30	S29°55'10"E	68.71'
L31	S33°29'37"E	72.54'
L32	S33°29'37"E	8.96'
L33	S22°59'31"E	34.61'
L34	S22°59'31"E	31.27'
L35	S28°16'15"E	5.36'
L36	S28°16'15"E	75.23'
L37	S28°16'15"E	3.81'
L38	S38°10'51"E	2.12'
L39	S38°10'51"E	64.24'
L40	S28°16'15"E	55.99'
L41	S28°16'15"E	75.23'
L42	S28°16'15"E	40.13'
L43	S68°03'11"E	35.92'
L44	S14°06'00"W	15.02'
L45	S24°17'10"E	8.22'
L46	S31°21'45"E	8.16'
L47	S27°21'11"E	8.28'
L48	S33°14'42"E	10.34'
L49	N27°45'18"W	10.60'
L50	N31°25'07"W	21.68'

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, and the exception of such variance, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register of Deeds.

Date / Secretary, Planning Commission

CERTIFICATE OF APPROVAL OF STREET NAMES

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

Knox County Addressing Division / Date

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

SURVEY FOR:

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



CERTIFICATE OF SURVEY ACCURACY

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

02/09/15 Date Registered Surveyor No. 2447

GENERAL NOTES

- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. (FINAL PLAT)
- A FIVE (5') FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, A TEN (10') FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR LOT LINES. DEED REFERENCE: INSTRUMENT NO. 201403310055680, 201403310055681 PROPERTY SHOWN ON TAX MAP 1531 "B" AND TAX MAP 152.
- PROPERTY ZONE R1/OSMR (RURAL SINGLE-FAMILY RESIDENTIAL DISTRICT) (OPEN SPACE MIXED RESIDENTIAL OVERLAY DISTRICT) (EXCLUDES LOTS 54A AND 54B)
- MINIMUM BUILDING SETBACKS FOR (R1/OSMR) ZONING ARE AS FOLLOWS:
FRONT YARD: 20 FEET
FRONT FACING GARAGE: 30 FEET
SIDE YARD: 20 FEET BETWEEN BUILDINGS
PERIPHERY PROPERTY LINE: 50 FEET
- TOTAL AREA PHASE 1: 8.547 ACRES
- ALL WALKING TRAILS SHALL HAVE A 20' EASEMENT IN FAVOR OF THE TOWN OF FARRAGUT AND ARE RESERVED FOR PUBLIC USE. TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF TRAILS AND EASEMENTS UPON THE RELEASE OF THE 2-YEAR MAINTENANCE LETTER OF CREDIT RELATED TO THE WALKING TRAILS.
- A 15' UTILITY EASEMENT EXISTS, 7.5 EITHER SIDE OF WATER AND SEWER LINES AS INSTALLED.
- THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE THE VILLAS AT ANCHOR PARK PHASE 1 INTO SINGLE FAMILY RESIDENTIAL.
- OPEN SPACE REQUIRED IN PHASE 1 IS 3.46 ACRES
- OPEN SPACE PROVIDED IN PHASE 1 IS 3.50 ACRES
- NO STRUCTURES MAY BE BUILT WITHIN DRAINAGE EASEMENT THAT BISECTS PRIVATE AREA ON LOT 54A.

SYMBOL LEGEND

○ IRON PIN (SIZE&TYPE)	☐ CATCH BASIN
○ IRON PIN SET	⊙ SANITARY MANHOLE
⌒ HEAD WALL	⊙ CLEAN OUT
OPEN SPACE	

LINE LEGEND

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

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

LYNCH SURVEYS LLC

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



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

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

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

Lot 11, 47-53, 54A, 54B, and 55
Briarstone Subdivision Phase 1
Town of Farragut, Tennessee
District 6, Knox County, Tennessee

PROJECT NO.
Sheet 2/4
3718-4

RECEIVED

MAY 11 2015

TOWN OF FARRAGUT

PHASE I

TOTAL AREA = 8.547 AC
(EXCLUDING BRIARSTONE LANE)

TOTAL AREA = 1.328 AC
(BRIARSTONE LANE)

TOTAL LOTS = 24

CURVE	BEARING	DISTANCE	RADIUS	TANGENT	ARC LENGTH
C1	N48°09'43"W	153.11	225.00	81.41	156.22
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C4	N25°37'53"W	41.45	450.00	20.75	41.46
C5	N28°14'34"W	27.46	150.00	13.79	27.49
C6	N31°42'24"W	21.83	350.00	10.92	21.83
C7	N21°56'58"W	38.03	25.00	25.98	40.23
C8	N64°02'42"W	34.95	250.00	17.52	34.98
C9	N50°30'07"W	82.83	250.00	41.99	83.21
C10	N34°52'46"W	53.02	250.00	26.68	53.12
C11	N28°31'53"W	2.27	250.00	1.14	2.27
C12	N33°13'33"W	21.59	125.00	10.84	21.62
C13	N37°08'57"W	16.21	450.00	8.10	16.21
C14	N32°11'39"W	61.58	450.00	30.88	61.31
C15A	N28°01'18"W	4.13	475.00	2.07	4.13
C15B	N25°22'56"W	39.62	475.00	19.83	39.63
C16	N28°14'34"W	22.88	125.00	11.49	22.91
C17	N32°36'22"W	11.94	385.47	5.97	11.94
C18	N30°49'13"W	12.08	385.47	6.04	12.08
C19	S31°29'21"E	17.80	325.00	8.91	17.81
C20	S33°16'34"E	2.47	325.00	1.23	2.47
C21	S28°14'34"E	32.03	175.00	16.08	32.08
C22	S25°37'53"E	39.14	425.00	19.59	39.16
C23	S33°13'33"E	69.10	400.00	34.68	69.19
C24	S36°22'08"E	11.07	175.00	5.54	11.07
C25	S31°24'50"E	19.19	175.00	9.81	19.20
C26	S34°07'56"E	40.85	200.00	20.53	40.92
C27	S54°01'24"E	96.97	200.00	49.98	97.94
C28	S68°03'02"W	34.67	25.00	24.05	38.31

LINE	BEARING	DISTANCE
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L4	N28°16'15"W	84.40'
L5	N22°59'10"E	83.88'
L6	N33°29'37"W	81.50'
L7	N28°55'10"W	170.69'
L8	N33°23'22"W	74.38'
L9	N68°03'11"W	32.01'
L10	N28°16'15"W	49.41'
L11	N28°16'15"W	75.00'
L12	N28°16'15"W	46.95'
L13	N38°10'51"W	6.62'
L14	N38°10'51"W	59.74'
L15	N28°16'15"W	13.52'
L16	N28°16'15"W	70.87'
L17	N22°59'31"W	35.64'
L18	N22°59'31"W	30.24'
L19	N33°29'37"W	21.99'
L20	N33°29'37"W	5.02'
L21	N33°29'37"W	5.02'
L22	S61°45'49"W	10.54'
L23	N33°29'37"W	53.52'
L24	N30°06'47"W	8.22'
L25	N59°53'13"E	10.53'
L26	S58°00'52"W	10.51'
L27	S29°55'10"E	22.63'
L28	S29°55'10"E	75.00'
L29	S29°55'10"E	50.36'
L30	S29°55'10"E	68.71'
L31	S33°29'37"E	72.54'
L32	S33°29'37"E	8.96'
L33	S22°59'31"E	34.61'
L34	S22°59'31"E	31.27'
L35	S28°16'15"E	5.36'
L36	S28°16'15"E	75.23'
L37	S28°16'15"E	3.81'
L38	S38°10'51"E	2.12'
L39	S38°10'51"E	64.24'
L40	S28°16'15"E	55.99'
L41	S28°16'15"E	75.23'
L42	S28°16'15"E	40.13'
L43	S68°03'11"E	35.92'
L44	S14°06'00"W	15.02'
L45	S24°17'10"E	8.22'
L46	S31°21'45"E	8.16'
L47	S23°21'13"E	8.28'
L48	S33°14'42"E	70.34'
L49	N27°45'18"W	10.60'
L50	N31°25'07"W	21.88'

Certificate of Electric, Gas and Telephone Availability

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

Date _____ GAS _____ Name, Title & Agency of Authorized Approving Agent _____
 Date _____ ELECTRIC _____ Name, Title & Agency of Authorized Approving Agent _____
 Date _____ TELEPHONE _____ Name, Title & Agency of Authorized Approving Agent _____

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

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

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date / Secretary, Planning Commission _____

LOT 55

Certificate of Ownership and Dedication

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

OWNER: SADDLEBROOK PROPERTIES, LLC

DATE: _____ 20 _____

LOT 54B

Certificate of Ownership and Dedication

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

OWNER: SMITH FARM RESIDENTIAL PARTNERS

DATE: _____ 20 _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

OWNER: BOB WAYNE ELLISON

DATE: _____ 20 _____

SURVEY FOR:

GENERAL NOTES

- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. (FINAL PLAT)
- A FIVE (5') FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, A TEN (10') FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR LOT LINES. DEED REFERENCE: INSTRUMENT NO. 201403310055680, 201403310055681
- PROPERTY SHOWN ON TAX MAP 1531 "B" AND TAX MAP 152.
- PROPERTY ZONE R1/OSMR (RURAL SINGLE-FAMILY RESIDENTIAL DISTRICT) (EXCLUDES LOTS 54A AND 54B)
- LOTS 15R AND 3R ARE ZONED R1(RURAL SINGLE-FAMILY RESIDENTIAL DISTRICT)
- MINIMUM BUILDING SETBACKS FOR (R1/OSMR) ZONING ARE AS FOLLOWS:
FRONT YARD: 20 FEET
SIDE YARD: 20 FEET
REAR YARD: 20 FEET
PERIMETER PROPERTY LINE: 50 FEET
- TOTAL AREA PHASE 1: 8.547 ACRES
- ALL WALKING TRAILS SHALL HAVE A 20' EASEMENT IN FAVOR OF THE TOWN OF FARRAGUT AND ARE RESERVED FOR PUBLIC USE. TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF TRAILS AND EASEMENTS UPON THE RELEASE OF THE 2-YEAR MAINTENANCE LETTER OF CREDIT RELATED TO THE WALKING TRAILS.
- A UTILITY EASEMENT EXISTS, 7.5 EITHER SIDE OF WATER AND SEWER LINES AS INSTALLED.
- THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE THE VILLAS AT ANCHOR PARK PHASE I INTO SINGLE FAMILY RESIDENTIAL.
- OPEN SPACE PROVIDED IN PHASE 1 IS 3.46 ACRES
- OPEN SPACE PROVIDED IN PHASE 1 IS 3.50 ACRES
- NO STRUCTURES MAY BE BUILT WITHIN DRAINAGE EASEMENT THAT BISECTS PRIVATE AREA ON LOT 54A.

○ IRON PIN (SIZE&TYPE)	☐ CATCH BASIN
○ IRON PIN SET	☐ SANITARY MANHOLE
— HEAD WALL	☐ CLEAN OUT
— OPEN SPACE	

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



TOTAL LOT COVERAGE
 0.75 X 29.17 = 21.88 AC
 21.88 AC X 0.35 = 7.66 AC
 7.66 AC / 56 = 0.1368 AC
 =5958.4 SF
 TOTAL BUILDING AREA
 0.75 X 29.17 = 21.88 AC
 21.88 AC X 0.25 = 5.47 AC
 5.47 AC / 56 = 0.0977 AC
 =4255.8 SF

GRAPHIC SCALE



CERTIFICATE OF APPROVAL OF STREET NAMES

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

Knox County Addressing Division / Date _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

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

CERTIFICATE FOR STREET APPROVAL

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

DATE _____ TOWN ENGINEER _____

License No. _____

CERTIFICATE OF SURVEY ACCURACY

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

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

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



CORRECTED PLAT OF:

LYNCH SURVEYS LLC

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

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

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

Lots 1-11, 47-53, 54A, 54B, and 55
 Briarstone Subdivision Phase 1
 Town of Farragut, Tennessee
 District 6, Knox County, Tennessee

PROJECT NO.
 Sheet 3/4
 3718-4

RECEIVED

MAY 11 2015

TOWN OF FARRAGUT

PHASE I

TOTAL AREA = 8.547 AC
(EXCLUDING BRIARSTONE LANE)
TOTAL AREA = 1.328 AC
(BRIARSTONE LANE)
TOTAL LOTS = 24

CERTIFICATE FOR STREET APPROVAL

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

DATE: _____ TOWN ENGINEER: _____
License No.: _____

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

CERTIFICATE OF ELECTRIC, GAS AND TELEPHONE AVAILABILITY

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

DATE: _____ GAS: _____ Name, Title & Agency of Authorized Approving Agent: _____
DATE: _____ ELECTRIC: _____ Name, Title & Agency of Authorized Approving Agent: _____
DATE: _____ TELEPHONE: _____ Name, Title & Agency of Authorized Approving Agent: _____

CERTIFICATION OF COMMON AREAS DEDICATION

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

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

OWNER: KNOX TWO, LLC
BY: DAVID B. FISER, MANAGING MEMBER
LOTS 1-11, 47-53, 54A, 54B, 54C, 54D, 54E, 54F, 54G, 54H, 54I, 54J, 54K, 54L, 54M, 54N, 54O, 54P, 54Q, 54R, 54S, 54T, 54U, 54V, 54W, 54X, 54Y, 54Z, 55A, 55B, 55C, 55D, 55E, 55F, 55G, 55H, 55I, 55J, 55K, 55L, 55M, 55N, 55O, 55P, 55Q, 55R, 55S, 55T, 55U, 55V, 55W, 55X, 55Y, 55Z, 56A, 56B, 56C, 56D, 56E, 56F, 56G, 56H, 56I, 56J, 56K, 56L, 56M, 56N, 56O, 56P, 56Q, 56R, 56S, 56T, 56U, 56V, 56W, 56X, 56Y, 56Z, 57A, 57B, 57C, 57D, 57E, 57F, 57G, 57H, 57I, 57J, 57K, 57L, 57M, 57N, 57O, 57P, 57Q, 57R, 57S, 57T, 57U, 57V, 57W, 57X, 57Y, 57Z, 58A, 58B, 58C, 58D, 58E, 58F, 58G, 58H, 58I, 58J, 58K, 58L, 58M, 58N, 58O, 58P, 58Q, 58R, 58S, 58T, 58U, 58V, 58W, 58X, 58Y, 58Z, 59A, 59B, 59C, 59D, 59E, 59F, 59G, 59H, 59I, 59J, 59K, 59L, 59M, 59N, 59O, 59P, 59Q, 59R, 59S, 59T, 59U, 59V, 59W, 59X, 59Y, 59Z, 60A, 60B, 60C, 60D, 60E, 60F, 60G, 60H, 60I, 60J, 60K, 60L, 60M, 60N, 60O, 60P, 60Q, 60R, 60S, 60T, 60U, 60V, 60W, 60X, 60Y, 60Z, 61A, 61B, 61C, 61D, 61E, 61F, 61G, 61H, 61I, 61J, 61K, 61L, 61M, 61N, 61O, 61P, 61Q, 61R, 61S, 61T, 61U, 61V, 61W, 61X, 61Y, 61Z, 62A, 62B, 62C, 62D, 62E, 62F, 62G, 62H, 62I, 62J, 62K, 62L, 62M, 62N, 62O, 62P, 62Q, 62R, 62S, 62T, 62U, 62V, 62W, 62X, 62Y, 62Z, 63A, 63B, 63C, 63D, 63E, 63F, 63G, 63H, 63I, 63J, 63K, 63L, 63M, 63N, 63O, 63P, 63Q, 63R, 63S, 63T, 63U, 63V, 63W, 63X, 63Y, 63Z, 64A, 64B, 64C, 64D, 64E, 64F, 64G, 64H, 64I, 64J, 64K, 64L, 64M, 64N, 64O, 64P, 64Q, 64R, 64S, 64T, 64U, 64V, 64W, 64X, 64Y, 64Z, 65A, 65B, 65C, 65D, 65E, 65F, 65G, 65H, 65I, 65J, 65K, 65L, 65M, 65N, 65O, 65P, 65Q, 65R, 65S, 65T, 65U, 65V, 65W, 65X, 65Y, 65Z, 66A, 66B, 66C, 66D, 66E, 66F, 66G, 66H, 66I, 66J, 66K, 66L, 66M, 66N, 66O, 66P, 66Q, 66R, 66S, 66T, 66U, 66V, 66W, 66X, 66Y, 66Z, 67A, 67B, 67C, 67D, 67E, 67F, 67G, 67H, 67I, 67J, 67K, 67L, 67M, 67N, 67O, 67P, 67Q, 67R, 67S, 67T, 67U, 67V, 67W, 67X, 67Y, 67Z, 68A, 68B, 68C, 68D, 68E, 68F, 68G, 68H, 68I, 68J, 68K, 68L, 68M, 68N, 68O, 68P, 68Q, 68R, 68S, 68T, 68U, 68V, 68W, 68X, 68Y, 68Z, 69A, 69B, 69C, 69D, 69E, 69F, 69G, 69H, 69I, 69J, 69K, 69L, 69M, 69N, 69O, 69P, 69Q, 69R, 69S, 69T, 69U, 69V, 69W, 69X, 69Y, 69Z, 70A, 70B, 70C, 70D, 70E, 70F, 70G, 70H, 70I, 70J, 70K, 70L, 70M, 70N, 70O, 70P, 70Q, 70R, 70S, 70T, 70U, 70V, 70W, 70X, 70Y, 70Z, 71A, 71B, 71C, 71D, 71E, 71F, 71G, 71H, 71I, 71J, 71K, 71L, 71M, 71N, 71O, 71P, 71Q, 71R, 71S, 71T, 71U, 71V, 71W, 71X, 71Y, 71Z, 72A, 72B, 72C, 72D, 72E, 72F, 72G, 72H, 72I, 72J, 72K, 72L, 72M, 72N, 72O, 72P, 72Q, 72R, 72S, 72T, 72U, 72V, 72W, 72X, 72Y, 72Z, 73A, 73B, 73C, 73D, 73E, 73F, 73G, 73H, 73I, 73J, 73K, 73L, 73M, 73N, 73O, 73P, 73Q, 73R, 73S, 73T, 73U, 73V, 73W, 73X, 73Y, 73Z, 74A, 74B, 74C, 74D, 74E, 74F, 74G, 74H, 74I, 74J, 74K, 74L, 74M, 74N, 74O, 74P, 74Q, 74R, 74S, 74T, 74U, 74V, 74W, 74X, 74Y, 74Z, 75A, 75B, 75C, 75D, 75E, 75F, 75G, 75H, 75I, 75J, 75K, 75L, 75M, 75N, 75O, 75P, 75Q, 75R, 75S, 75T, 75U, 75V, 75W, 75X, 75Y, 75Z, 76A, 76B, 76C, 76D, 76E, 76F, 76G, 76H, 76I, 76J, 76K, 76L, 76M, 76N, 76O, 76P, 76Q, 76R, 76S, 76T, 76U, 76V, 76W, 76X, 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92I, 92J, 92K, 92L, 92M, 92N, 92O, 92P, 92Q, 92R, 92S, 92T, 92U, 92V, 92W, 92X, 92Y, 92Z, 93A, 93B, 93C, 93D, 93E, 93F, 93G, 93H, 93I, 93J, 93K, 93L, 93M, 93N, 93O, 93P, 93Q, 93R, 93S, 93T, 93U, 93V, 93W, 93X, 93Y, 93Z, 94A, 94B, 94C, 94D, 94E, 94F, 94G, 94H, 94I, 94J, 94K, 94L, 94M, 94N, 94O, 94P, 94Q, 94R, 94S, 94T, 94U, 94V, 94W, 94X, 94Y, 94Z, 95A, 95B, 95C, 95D, 95E, 95F, 95G, 95H, 95I, 95J, 95K, 95L, 95M, 95N, 95O, 95P, 95Q, 95R, 95S, 95T, 95U, 95V, 95W, 95X, 95Y, 95Z, 96A, 96B, 96C, 96D, 96E, 96F, 96G, 96H, 96I, 96J, 96K, 96L, 96M, 96N, 96O, 96P, 96Q, 96R, 96S, 96T, 96U, 96V, 96W, 96X, 96Y, 96Z, 97A, 97B, 97C, 97D, 97E, 97F, 97G, 97H, 97I, 97J, 97K, 97L, 97M, 97N, 97O, 97P, 97Q, 97R, 97S, 97T, 97U, 97V, 97W, 97X, 97Y, 97Z, 98A, 98B, 98C, 98D, 98E, 98F, 98G, 98H, 98I, 98J, 98K, 98L, 98M, 98N, 98O, 98P, 98Q, 98R, 98S, 98T, 98U, 98V, 98W, 98X, 98Y, 98Z, 99A, 99B, 99C, 99D, 99E, 99F, 99G, 99H, 99I, 99J, 99K, 99L, 99M, 99N, 99O, 99P, 99Q, 99R, 99S, 99T, 99U, 99V, 99W, 99X, 99Y, 99Z, 100A, 100B, 100C, 100D, 100E, 100F, 100G, 100H, 100I, 100J, 100K, 100L, 100M, 100N, 100O, 100P, 100Q, 100R, 100S, 100T, 100U, 100V, 100W, 100X, 100Y, 100Z, 101A, 101B, 101C, 101D, 101E, 101F, 101G, 101H, 101I, 101J, 101K, 101L, 101M, 101N, 101O, 101P, 101Q, 101R, 101S, 101T, 101U, 101V, 101W, 101X, 101Y, 101Z, 102A, 102B, 102C, 102D, 102E, 102F, 102G, 102H, 102I, 102J, 102K, 102L, 102M, 102N, 102O, 102P, 102Q, 102R, 102S, 102T, 102U, 102V, 102W, 102X, 102Y, 102Z, 103A, 103B, 103C, 103D, 103E, 103F, 103G, 103H, 103I, 103J, 103K, 103L, 103M, 103N, 103O, 103P, 103Q, 103R, 103S, 103T, 103U, 103V, 103W, 103X, 103Y, 103Z, 104A, 104B, 104C, 104D, 104E, 104F, 104G, 104H, 104I, 104J, 104K, 104L, 104M, 104N, 104O, 104P, 104Q, 104R, 104S, 104T, 104U, 104V, 104W, 104X, 104Y, 104Z, 105A, 105B, 105C, 105D, 105E, 105F, 105G, 105H, 105I, 105J, 105K, 105L, 105M, 105N, 105O, 105P, 105Q, 105R, 105S, 105T, 105U, 105V, 105W, 105X, 105Y, 105Z, 106A, 106B, 106C, 106D, 106E, 106F, 106G, 106H, 106I, 106J, 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Dr. Ralph McGill, *Mayor*
Mary Dorothy LaMarche, *Vice-Mayor*
David Smoak, *Town Administrator*
Allison M. Myers, *Town Recorder*



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

April 30, 2015

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

**SUBJECT: STAFF COMMENTS ON PLAT OF CORRECTION FOR THE
BRIARSTONE SUBDIVISION, PHASE I**

Dear Ryan:

The Town staff has reviewed the above referenced plat of correction 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, May 11, 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.

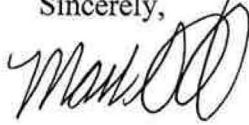
Planning Division: (Contact Mark Shipley at mark.shipley@townoffarragut.org)

1. Please point to (or otherwise more clearly identify) the covered patio on Lot 54A. The word "Covered Patio" implies that it is located in an area where it actually does not exist;
2. You may want to note in the title block that this is a plat of correction. Please note that one of the purposes of the plat is to replat the drainage easement on Lot 54A so that it is outside the covered patio. Please re-word the purpose of the plat notes to reflect what you are doing at this time;
3. Please include the properties (and basically the same general information) that was included on the original recorded plats. For example, this plat references Lot 15R but it is not included on the plat;
4. Please note that the drainage easement on Lots 54A, 54B, and 55 are to be privately maintained. There are not Town maintained drainage easements and this needs to be noted on the plat; and
5. A sign permit is required for the sign face replacement on the subdivision entrance sign. This must be approved by the Visual Resources Review Board. The application deadline is May 11.

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', written in a cursive style.

Mark Shipley, AICP
Community Development Director

A handwritten signature in black ink, appearing to read 'Darryl W. Smith', written in a cursive style.

Darryl W. Smith, P.E.
Town Engineer

MEETING DATE: May 21, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ashley Miller, Assistant Community Development Director

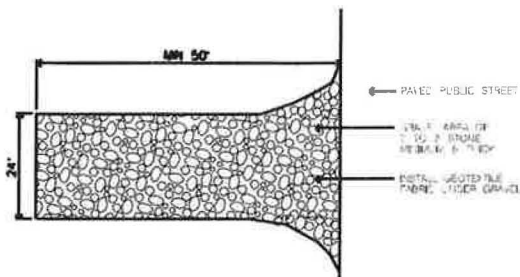
SUBJECT: Discussion and public hearing on a grading plan for the former John Deere site, Parcel 77, Tax Map 151, Zoned C-1, 13127 Kingston Pike, 3.28 Acres (Robert Shagan-Commercial Reality, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request to grade a portion of the property being the former John Deere site to the east of the existing John Deere facility.

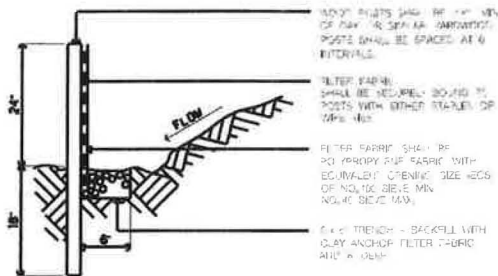
DISCUSSION: Currently there are two existing buildings on the property and located behind the buildings are numerous “former elevated trash pits.” The grading plan proposes to re-grade the site starting behind the building closest to Kingston Pike and create a more suitable grade transition to about the mid-point of the property. The grading plan includes the cutting and filling of the former “trash pits” to achieve the more desirable grade transition on the property. Staff had originally expressed concerns that some of the depressions on the property were associated with sinkholes. The engineer has received a determination from TDEC’s Division of Water Resources which notes that no sinkholes were observed in the proposed disturbance area.

Included in your packet is a copy of the revised site plan along with the staffs’ comments on the initial site plan that was submitted for staff review and TDEC’s letter related to the site.

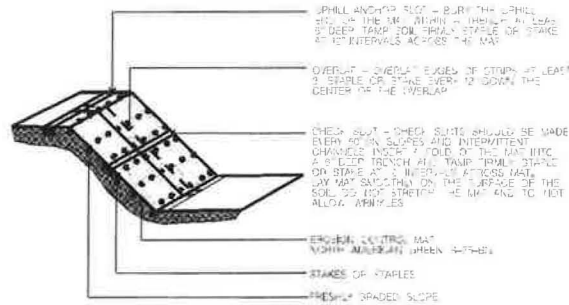
RECOMMENDATION: The staff will review the revised site plan and make a recommendation at the meeting.



1 CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



2 SILT FENCE DETAIL
NOT TO SCALE



3 EROSION MAT INSTALLATION
NOT TO SCALE

NOTES:
FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS. IN THE EVENT OF CONFLICT IN REQUIREMENTS USE THE MORE RESTRICTIVE REQUIREMENT.

RECEIVED
APR 28 2015
TOWN OF FARRAGUT

WILL ROBINSON
& ASSOCIATES

131 Brentwood Dr.
Oak Ridge, TN 37830
(865) 586-4200



Grading Plan for:
Robert Shagan

13127 Kingston Pike
Farragut, Tennessee

REVISIONS:
04/22/2015 TOWN OF FARRAGUT
COMMENTS

DRAWN: WNR
CHECKED: WNR
DATE: 02-15-2015
FILE NAME:
PROJECT NO:

C2.1
SITE DETAILS - 1

DRAWING

February 26, 2015

Mr. Will Robinson
131 Brentwood Drive
Oak Ridge, TN 37830

**SUBJECT: STAFF COMMENTS ON THE GRADING PLAN FOR THE
PROPERTY AT 13127 KINGSTON PIKE**

Dear Will:

The Town staff has reviewed the above referenced site plan 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 9, at 9:00 a.m.** Also, upon resubmittal please include a letter which addresses these comments and that indicates where the information can be found on the plans.

This item will be discussed at the Staff/Developer Meeting at the Farragut Town Hall on Tuesday, March 3, at 9:30 a.m. The purpose of this meeting is to discuss questions you may have on staff comments. Modifications to the plans are not due until Monday, March 9.

Planning Division: (Contact Mark Shipley at mark.shipley@townoffarragut.org) or Ashley Miller at Ashley.miller@townoffarragut.org)

- 1) Based on the best available information we have there are sinkholes in the area where much of the grading is proposed. Where sinkholes are involved all provisions of the Town's Sinkhole Ordinance must be followed. Grading and filling within sinkholes is not permitted in the Town;
- 2) Please show and clearly and frequently label all contour lines;
- 3) Please submit a tree preservation/removal plan. Trees within an identified sinkhole lip elevation are not permitted to be removed unless such tree is dead or diseased in which case removal must be with hand tools only;
- 4) Replacement trees and a letter of credit ensuring such replacement may be required upon evaluation of a tree preservation/removal plan;
- 5) Please specify what type of cover plant you are proposing with your erosion mat;
- 6) The setbacks vary depending on where a compliant parking lot and accessway are constructed. Site layout Note # 10 is not needed at this time since no building construction is proposed;
- 7) In the Site Grading Notes, please re-visit and modify Note #'s 4, 6, 7, and 15. In Note #4, please clarify the first sentence. Also, the contractor does not formulate his own opinion. This is what the plan is designed to address and must address. The contractor is only responsible for following the approved plan. In Note #6, the Town does not permit finished slopes steeper than 2.5:1. Please modify and adjust the grades accordingly. In Note #7, one year is far too long for permitted only temporary seeding. And, in Note #15, this should read at least 90% of all disturbed areas must be

in a thick, uniform, and evenly distributed stand of perennial grass prior to the release of any erosion control letter of credit;

- 8) An erosion control letter of credit will be required with a dollar amount determined by the Town Engineer;
- 9) If sinkholes are verified on site, they will need to be restored to their original contour and wire backed silt fencing installed at the sinkhole lip elevation so as to prevent silt from entering the throat of the sinkhole(s);

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

- 10) Previous submittal showed presence of existing depression(s), possibly indicating sinkholes within grading limits. Have it been confirmed whether these are not actually sinkholes (by Scotty Sorrels of TDEC)? and
- 11) Area of disturbance is approximately 1.0 acres. Please submit an erosion control LOC for \$6,000.

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,

Mark Shipley, AICP
Community Development Director

Darryl Smith, PE
Town Engineer

RECEIVED

APR 28 2015

TOWN OF FARRAGUT



**STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES
William R. Snodgrass - Tennessee Tower
312 Rosa L. Parks Avenue, 11th Floor
Nashville, Tennessee 37243-1102**

April 6, 2015

Will Robinson
Will Robinson & Associates
131 Brentwood Drive
Oak Ridge, Tennessee 37830

RE: Property Review for Presence of Sinkholes

Dear Mr. Robinson,

On March 11, 2015, Scotty Sorrells and I conducted a site visit at 13127 Kingston Pike in Farragut, Tennessee. At that time the engineering plans for the site were reviewed and portions of the site were walked over to determine if any sinkholes were present on the property.

At the time of inspection, no closed surface depressions meeting the Division of Water Resources definition of a "sinkhole" were noted at the site. This area does appear to be lower than the surrounding street and neighboring properties. Since no sinkholes were noted on the property and engineering plans do not call for storm water discharge into offsite sinkholes, a Class V Injection Well Permit will not be required.

It should be noted that the review for sinkholes was limited to a brief site walkover and review of engineering plans and maps. The inspection should not in any way be considered or substituted for a professional geotechnical evaluation of the property. The State of Tennessee assumes no responsibility in the potential consequences of building on the property in question.

It should also be noted that any change in the grading of the site could cause flooding of the neighboring properties. There should be adequate storm water management devices in place before any construction takes place.

It is the purpose of the Underground Injection Control (UIC) program to protect the ground water resources of the State from pollution. No authorization by permit or rule can be issued where a Class V well causes or allows a violation of the water quality or pollution of any ground or surface water. Sinkholes are generally the surface depression of vertical conduits through soluble carbonate rocks. The conduits function as pathways

for surface water drainage to underground water reservoirs in the bedrock. These reservoirs commonly exist in an extensive, interconnected network of underground passages and form the source for many private drinking water wells in rural areas of Tennessee. Wastes placed in sinkholes can thus readily contaminate ground water and drinking water supplies. The loss of sediment raises the turbidity level creating a hazard to the ground water. The sinkholes act as the mechanisms by which the storm water runoff from the disturbed area enters into the ground water.

Extreme caution should be used in the filling and construction of commercial or residential properties on or in a sinkhole. A sinkhole by nature is an unstable geologic area, which has no permanent means of stabilization and is subject to times of movement and settling. This uncontrollable movement may cause some damage to any permanent structure placed on or around the karst feature. The State of Tennessee assumes no responsibility in potential consequences of building on filled depressions of any kind at any time.

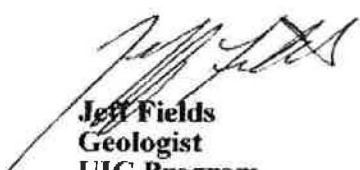
It should be noted that the Division's review of this site was limited to water quality issues. The review did not include an evaluation of the property's potential to flood or of possible flooding impacts on adjacent properties due to modification of drainage patterns on karst features. The storm water management and drainage requirements of local zoning regulations should be followed.

If at any time during the clearing or construction of the property a suspected sinkhole is discovered, then all work around the area is to stop. Erosion control devices straw bales and silt fence are to be utilized and this Division is to be notified within twenty-four (24) hours of the discovery.

Our assessment that a Class V authorization will not be required at this time does not imply that this procedure is exempt from future changes or restrictions in the Underground Injection Control (UIC) Regulations, or any additional requirements set forth by the Division in order to protect the ground water of Tennessee.

Please feel free to contact me at (615) 532-0180 regarding this correspondence.

Sincerely,



Jeff Fields
Geologist
UIC Program
Division Of Water Resources

c.c. file

MEETING DATE: May 21, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

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

INTRODUCTION AND BACKGROUND: This request was discussed as a workshop item at the planning commission meeting on March 19, 2015. During that session, the applicant made a formal presentation and then a number of residents spoke concerning the request.

Last month the applicant requested that their rezoning not be considered at the April planning commission meeting. It was conveyed to the staff that the applicant needed some time to consider the comments that were made at the March planning commission meeting. The applicant is now requesting that a vote be taken for a recommendation to the board of mayor and aldermen concerning their rezoning request.

Since the applicant's request is the same as presented at the March workshop discussion, the staff has included below the write up that was provided in the March planning commission packet. The write up is as follows:

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

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

DISCUSSION: As a transitional use from commercial or institutional to attached single family residential, multi-family is frequently used in many communities. If it were integrated into the surrounding “neighborhood”, multi-family could be a good small scale neighborhood building transitional use in this context. However, when a rezoning is

requested, the staff must not only look at the specific property and its designation on the future land use map but also the Town-wide implications.

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

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

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

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

Included in your packet is the rezoning request and Resolution PC-15-05 which recommends approval of Ordinance 15-05. Also included is a copy of a letter from the Farragut Economic Development Committee which supports the requested rezoning and a cover letter from the Farragut Business Alliance which references the results of a survey that was recently conducted concerning multi-family residential projects.

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 OF A PORTION OF PARCEL 69, TAX MAP 142, LOCATED NORTH OF THE FARRAGUT CHURCH OF CHRIST ON SMITH ROAD, APPROXIMATELY 19.66 ACRES, FROM R-2 (GENERAL SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-6 (MULTI-FAMILY RESIDENTIAL) DISTRICT

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

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

WHEREAS, a public hearing was held on this request on May 21, 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 21st day of May, 2015.

Ed St. Clair, Vice-Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	15-05
PREPARED BY:	Shipley
REQUESTED BY:	Continental 333 Fund, LLC
CERTIFIED BY FMPC:	May 21, 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 by 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 a portion of Parcel 69, Tax Map 142, located north of the Farragut Church of Christ on Smith Road, approximately 19.66 acres, from R-2 (General Single-Family Residential) District to R-6 (Multi-Family Residential) District (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
A portion of Parcel 69, Tax Map 142

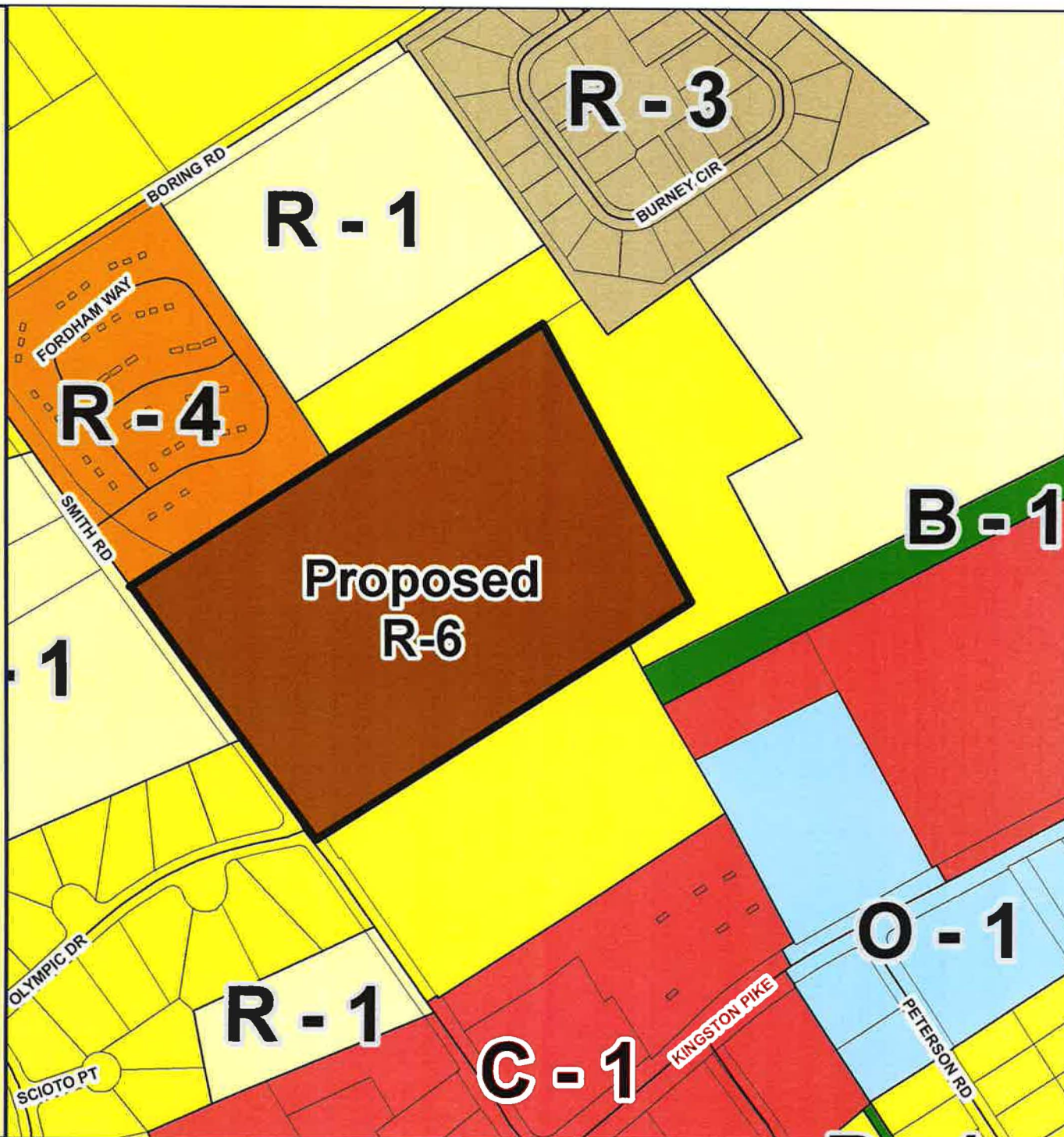
From
R-2 General Single-Family Residential District
to
R-6 Multi-Family Residential District

Legend

- Streets
- Parcels
- B-1, Buffer
- R-1, Rural Single-Family Residential
- R-2, General Single-Family Residential
- R-3, Small Lot Single-Family Residential
- R-4, Attached Single-Family Residential
- O-1, Office
- C-1, General Commercial



1 in = 350 ft



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*

DATE: May 7, 2015

TO: Farragut Board of Mayor and Aldermen
Farragut Municipal Planning Commission

FROM: Farragut Economic Development Committee

RE: Multi Family Re-zoning Request

The Farragut Economic Development Committee has had an extensive review and discussion of the current re-zoning request from R-2 to R-6 for the property north of the Farragut Church of Christ along Smith Road. As a result of that discussion, the committee has unanimously voted to support the rezoning request of Continental Properties to the Farragut Municipal Planning Commission and the Board of Mayor and Aldermen.

The committee believes the approval of this request will have a significant positive impact on future economic development initiatives undertaken within the Town of Farragut and encourages your favorable consideration of this re-zoning request.

Respectfully submitted,

Jim Holladay

Chairman, Farragut Economic Development Committee



April 24, 2015

Farragut Board of Mayor and Aldermen,
Farragut Municipal Planning Commission, and
Farragut Economic Development Committee
11408 Municipal Center Dr.
Farragut, TN 37934

Dear Board, Commission and Committee Members:

The Farragut Business Alliance has concluded its efforts to gather business representatives' opinions on the development of multi-unit housing in Farragut. The mechanism used was an open-ended survey consisting of one question: *"Many Farragut residents have spoken on the issue of multi-unit housing in Farragut. As the voice of the Farragut business community, the Farragut Business Alliance is collecting input specifically regarding the perceived impact of multi-unit housing on businesses. So, AS A BUSINESS OWNER, MANAGER OR DEVELOPER, do you support or oppose multi-unit housing in Farragut and why or why not?"*

The survey was distributed electronically and included links to detailed descriptions, drawings and other information regarding proposed projects currently under review. These emails were sent to the FBA's entire mailing list of 872, which includes primarily businesses, but also some residents and other interested parties (as anyone can self-subscribe). Controls of one response per IP address were implemented.

Of the emails sent, 302 (35%) were opened, the survey link was clicked by 59 (6.8%), and 35 (4%) surveys were answered (exceeding the average "non-profit industry response rate" by 1.6%). Twenty-six (26) or 74% voiced unqualified support of multi-unit housing in Farragut, 3 or 9% voiced qualified support, and 6 or 17% voiced opposition. A detailed report outlining the responses is attached.

The FBA board of directors voted in its April meeting to share these results with the FBMA, MPC, EDC, as well as with the organization's own email subscribers. We hope you will find this information useful in your upcoming multi-unit housing deliberations and that by sharing it with our members, it serves as another step towards increasing the engagement of the business community in decisions regarding the Town's future.

Sincerely,

M. Allison Sousa
Executive Director

C: FBA Board of Directors

FBA MULTI-UNIT HOUSING SURVEY FINAL RESULTS (4/23/15)

Total Emails Sent: 872 Total Emails Opened: 302 (35%) Total Survey Link Clicked: 59 (6.8%)
Total Surveys Answered: 35 (4%) Industry (non-profit) Average Response Rate: 2.4%

Q: "Many Farragut residents have spoken on the issue of multi-unit housing in Farragut. As the voice of the Farragut business community, the Farragut Business Alliance is collecting input specifically regarding the perceived impact of multi-unit housing on businesses. So, AS A BUSINESS OWNER, MANAGER OR DEVELOPER, do you support or oppose multi-unit housing in Farragut and why or why not?"

KEY: SUPPORT (26)

SUPPORT WITH QUALIFIERS (3)

OPPOSE (6)

- Yes. It is consistent with the Town's long range plan to increase population density around the town center drawing more people to retail businesses.
- Yes. It is consistent with the Town's long range plan to increase population density around the town center drawing more people to retail businesses.
- Fully support...a healthy, growing community needs multi-family housing options to entice professional businesses to locate within the community. Young people, just out of college, cannot afford a single-family house. Apartments are the only viable option of housing.
- I support multi-unit housing within Farragut. Farragut needs a mix of housing to accommodate young professionals, those in transition to or from our area, and those who are just here for a predetermined time.
- I strongly support the multi-unit housing development in Farragut. I think it is an excellent opportunity for families to enter into the community who are not sure about buying a home at this time... I have many clients who want to live in Farragut temporarily just to see if it is what they are looking for, but there are currently limited options for multi-unit housing. This would contribute strongly to the local economy and assist the housing community greatly overtime!
- Yes I support it
- I support upscale multi-unit housing in Farragut. Many young adults who have grown up in Farragut cannot afford to live in Farragut due to the lack of affordable housing. Farragut needs more apartments and condominiums to serve not only young adults, but all ages. Seniors wishing to downsize have limited affordable choices when it comes to condos. School overcrowding is not a legitimate argument against multi-unit housing as it concerns Farragut High School. FHS has a desired capacity of 1800 students, but current enrollment is around 1670.
- **Oppose. Traffic is already a problem.**
- I support multi unit housing in Farragut as long as the appearance and construction is high end and in keeping with Farragut standards and there is demand for this type of housing.
- Totally support. These types of developments is what brings sales, traffic, and people in general to a city. Every city I have lived in has grown by starting with these types of communities. As a matter of fact, the pictures provided seems to be very high end multi-unit housing; not just the cheap apartments some developers put up. In addition, these units attract a younger crowd which is what is needed to ensure the future of the town. Other than a little bit more traffic, this proposal is a no brainer in my opinion.
- **oppose - We do not need such a project here in Farragut. The area doesn't lend itself to such a huge apartment complex and right across from that gorgeous property. If it was my property I sure wouldn't want to have to look at that for my view. OPPOSE- OPPOSE**
- I am in support of the new development. We need to continue to grow as a community
- Support
- yes

- I AM IN FAVOR OF THE APARTMENTS
- I support the multi-unit housing development. Based on the presentation it appears that the price point that these units would be at would keep out the perceived riff raff and unwanted nuisance tenants typical with low rent apartments.
- 3 key qualifiers: It depends on how it is done, where it is done, and how they are built
- yes, need more residents
- YES
- yes
- Yes
- support, farragut shouldn't deny people affordable housing. not everyone wants or needs to buy a \$400k house.
- Yes!! We need increases in residents to support our business community
- Oppose. Anyone who has lived in Knoxville perceives these types of developments negatively. Everyone wants to live and shop out west because of the healthy and safe environment that it is today. Multi-unit buildings bring low income residents who do not fit into the demographic that Farragut businesses are targeting.
- I fully support multi-unit housing in Farragut, I would think we would drive for mid to higher end projects w/ strong curb appeal.
- As a business owner, I would support it with some hesitation. However, as a home owner in Farragut I would not, and that supersedes my business interests in the matter. If they were ALL studio or one bedroom condos/townhomes with a minimum purchase price over \$200k then I would support it.
- Yes I support the development. It will provide a temporary high end apartment lifestyle for those seeking long term residence in our community. It will also provide a high end apartment lifestyle for those seeking low maintenance lifestyle who can't afford, or do not wish to purchase one of our more expensive condominiums.
- Yes
- I oppose. I believe there are enough families already in Farragut to support the businesses if the businesses are serving them well. I would not like to see a large complex like this built here.
- YES
- support
- Oppose - feel it will increase traffic and crime will go up and our property value will go down.
- Support. Need a variety of styles, sizes and price-points so that Farragut can continue to grow and support a diverse community. Not everyone can afford or needs single family housing so this appears to be reasonable.
- Only high end units
- Support. Farragut needs multi-unit housing.
- Yes. We need more traffic to drive usage of the empty commercial spaces on Kingston Pike

RECEIVED

APPLICATION TO AMEND ORDINANCE TEXT
TOWN OF FARRAGUT, TENNESSEE

FEB 16 2015

TOWN OF FARRAGUT

FOR OFFICE USE ONLY

Fee Paid: \$ 300

APPLICANT NAME: Continental 333 Fund LLC

Address: W134 N8675 Executive Parkway

City/State/Zip: Menomonee Falls WI 53218

Phone Number: 262-532-9352

Fax Number:

E-mail: gwheeler@cproperties.com

CHANGE REQUESTED

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

Re zone 19.66 ~~12.66~~ AC from R-2 to R-6
as shown on the attached plan

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

APPLICANT SIGNATURE

DATE

OR

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

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

W134 N8675 Executive Parkway
Street Address City/State/Zip
Menomonee Falls, WI 53051

262-532-9352
Telephone Number

EXHIBIT "B"

LEGAL DESCRIPTION

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

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

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

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

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

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

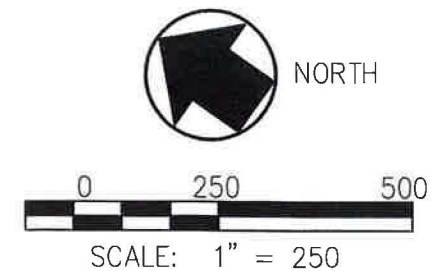
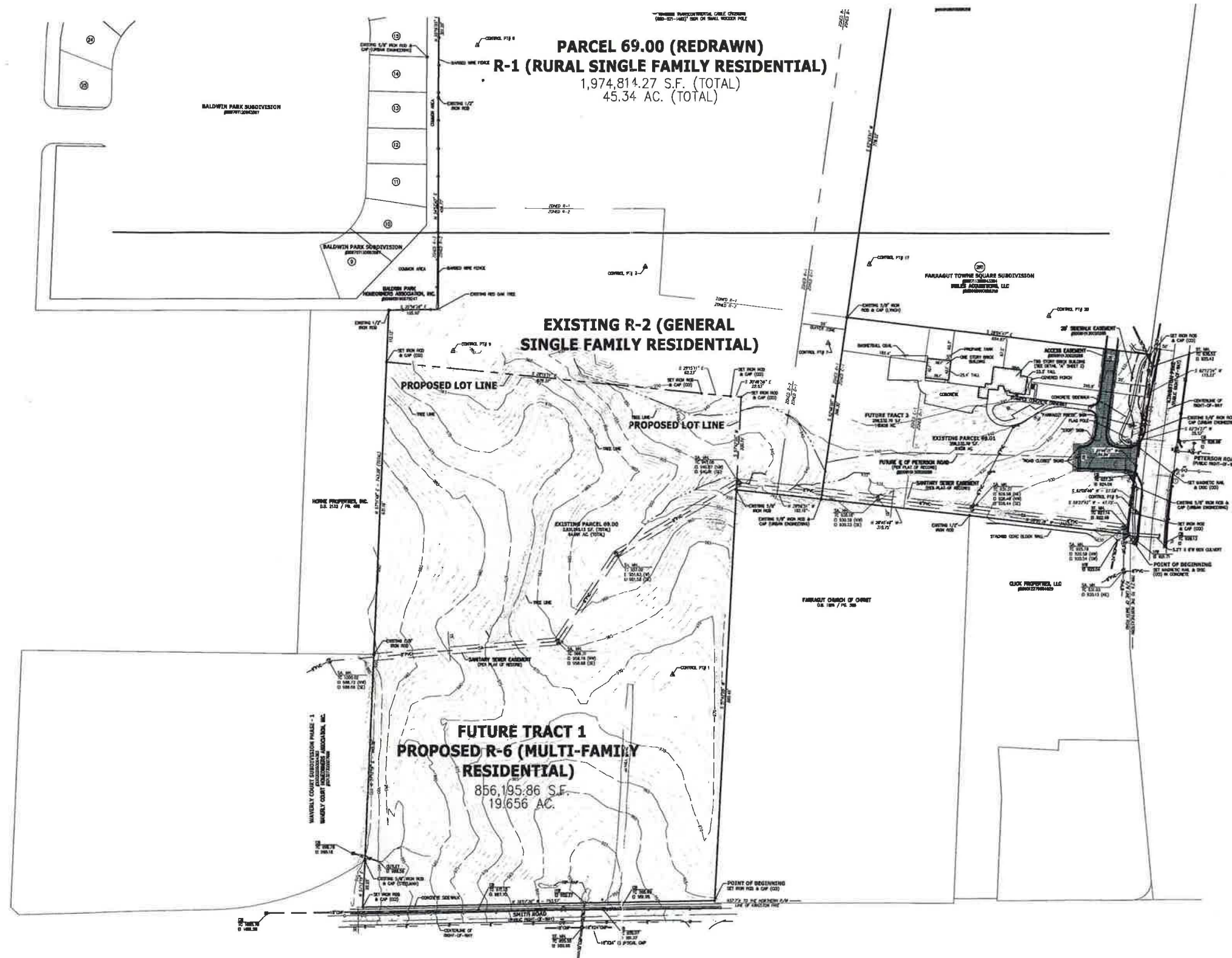
Thence leaving the southeastern line of Horne Properties, Inc. and with the remaining lands of the subject tract, the following three (3) calls:

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

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

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

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



RECEIVED

FEB 16 2015

TOWN OF FARRAGUT

CANNON & CANNON INC
CONSULTING ENGINEERS · FIELD SURVEYORS
TEL 865.670.8555 || 8550 Kingston Pike
Knoxville, TN 37919
WWW.CANNON-CANNON.COM

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

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

THE SPRINGS AT FARRAGUT
FARRAGUT, TENNESSEE

TRAFFIC IMPACT STUDY

SPRINGS AT FARRAGUT RESIDENTIAL DEVELOPMENT

PETERSON ROAD
FARRAGUT, TN

CCI PROJECT NO 01166-0000



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

SUBMITTED BY
 **CANNON &
CANNON** INC.
CONSULTING ENGINEERS
FIELD SURVEYORS

FEBRUARY 16
2015

I.0 EXECUTIVE SUMMARY

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

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

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

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

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

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

Springs at Farragut
Farragut, TN
Peterson Road at Kingston Pike



SITE SUMMARY		
MULTIFAMILY AREA	19.66 ACRES	
TOTAL ACREAGE	19.66 ACRES	
TOTAL UNIT COUNT	236 UNITS	
DENSITY	12.00 UNITS / AC	
BUILDING INFORMATION		
BUILDING TOTALS:		
BUILDING CT / TYPE	UNITS	GARAGES
B20+ BUILDINGS (20 DU/BLDG)	140	36
G24+ BUILDINGS (24 DU/BLDG)	96	0
TOTAL	236	36
GENERAL UNIT MIX:		
STUDIO	30	13%
1BR	88	37%
2BR	96	41%
3BR	22	9%
TOTAL	236	100%
PARKING INFORMATION		
GARAGE TOTALS:		
NUMBER OF ATTACHED	36 GARAGES	
NUMBER OF STAND ALONE	61 GARAGES	
TOTAL GARAGES	117 GARAGES	
UNITS WITH ATTACHED GARAGES	23.7%	
OVERALL GARAGES PER UNIT	0.50	
PARKING REQUIRED PER CODE	413 SPACES	
SURFACE PARKING AMOUNT	307 SPACES	
TOTAL PROVIDED PARKING	424 SPACES	
	(14 ADA)	
UNIT PARKING RATIO	1.80	
COVERED PARKING RATIO	0.28	
CLUBHOUSE PARKING	17 SPACES*	
	(2 ADA)	
DESIGN CRITERIA / SITE INFORMATION:		
PARKING STALLS:	Perp - 9.5' X 19'	
ADA STALLS:	9.5' X 19' (9.5' ACCESS AISLE)	
DRIVES:	25'	
BUILDING HEIGHT:		
BUILDING SETBACKS:	SOUTH 50'	
	WEST 50'	
	NORTH 50'	
	EAST 50'	



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

MEETING DATE: May 21, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ashley Miller, Assistant Community Development Director

SUBJECT: Discussion and public hearing on a request to rezone a portion of Parcel 104, Tax Map 141, located at 421 Everett Road, 15.385 Acres, from R-1 to R-1/OSR (Homestead Land Holdings, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This request involves a zoning map amendment for a portion of the former Longworth Property, approximately 15.385 acres, located northwest of the Smith Road and Everett Road intersection.

Last October, Saddlebrook Properties submitted a request to rezone the entire Longworth tract, however another individual had first option to purchase the property and the rezoning request was withdrawn from the agenda at the request of the applicant. Now, the current property owner, Dr. Robert Montgomery, has agreed to sell 15.385 acres to Homestead Land Holdings, LLC, for a proposed subdivision. Therefore, the applicant is requesting to rezone the 15.385 acres of the property from R-1 to R-1/OSR.

DISCUSSION: As with any request for a zoning map amendment, the staff must refer to the Town's adopted Comprehensive Land Use Plan (CLUP) for guidance. As shown in Chapter Three of the CLUP, the area in question is specified for very low density residential (2-4 units/acre). The requested rezoning is consistent with this parcel's designation on the future land use map in the Comprehensive Land Use Plan (CLUP) which calls for very low residential along this section of Everett Road, and given the land's physical characteristics with the stream along the western property line with Fox Run, staff feels this property is a good candidate for the R-1/OSR Zoning District.

Everett Road currently does not meet the Town's specifications for a major collector street as provided for in the subdivision regulations. However, Ordinance 14-19, being the Everett Road Corridor Improvement Fee, established a formula based fee for certain properties along Everett Road and this property was considered as part of that ordinance. Additionally, improvements to Everett Road from Union Road to the Split Rail Farm Subdivision is slated to begin later this summer.

In addition to compatibility with the general plan of development and the CLUP, the requested rezoning is consistent with the Strategic Plan in that it advances Goal 4, Objectives 4 and 5, which encourages appropriate land uses for future development and encourages consistency with Town plans (e.g. the CLUP).

Attached please find a map of the parcel that is the subject of this rezoning. Also attached please find a copy of Resolution PC-15-06 and Ordinance 15-07.

RECOMMENDATION: Staff recommends approval of Resolution PC-15-06, which recommends approval of Ordinance 15-07 and the rezoning to the Board of Mayor and Aldermen.

RESOLUTION PC-15-06

FARRAGUT MUNICIPAL PLANNING COMMISSION

A RESOLUTION TO APPROVE AN AMENDMENT TO THE FARRAGUT ZONING MAP, ORDINANCE 86-16, TO RECOMMEND THE APPROVAL OF THE REZONING OF A PORTION OF PARCEL 104, TAX MAP 141, LOCATED AT 421 EVERETT ROAD, NORTHWEST OF THE SMITH ROAD AND EVERETT ROAD INTERSECTION, APPROXIMATELY 15.385 ACRES, FROM R-1 (RURAL SINGLE-FAMILY RESIDENTIAL DISTRICT) TO R-1 AND OSR (RURAL SINGLE-FAMILY RESIDENTIAL AND 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 May 21, 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 15-07.

ADOPTED this 21st day of May, 2015.

Ed St. Clair, Vice-Chairman

Edwin K. Whiting, Secretary

ORDINANCE: 15-07
PREPARED BY: Shipley
REQUESTED BY: Homestead Land Holdings, LLC
CERTIFIED BY FMPC: May 21, 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 by 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 a portion of Parcel 104, Tax Map 141, located at 421 Everett Road, northwest of the Smith Road and Everett Road intersection, approximately 15.385 acres, from R-1 (Rural Single-Family Residential District) to R-1 And OSR (Rural Single-Family Residential and 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 15-07
Exhibit A

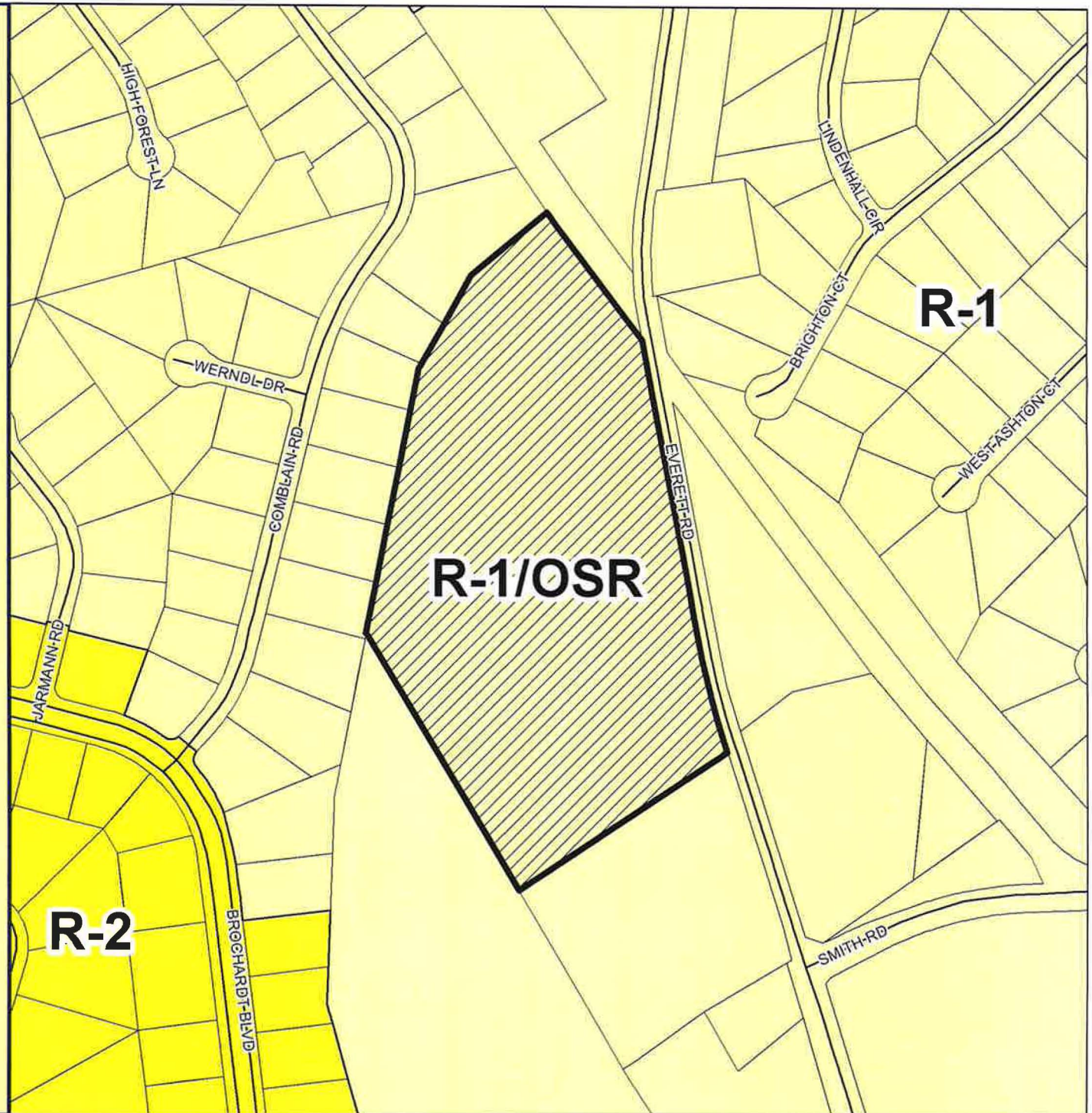
Rezone
A portion of Parcel 104, Tax Map 141
From R-1, Rural Single-
Family Residential
To
R-1/OSR, Rural Single-
Family Residential and Open
Space Residential Overlay

Legend

-  Streets
-  Subject Property
-  Parcels
-  R-1, Rural Single-Family Residential
-  R-2, General Single-Family Residential
-  OSR, Open Space Residential Overlay



1 in = 300 ft



APPLICATION TO AMEND ZONING MAP

TOWN OF FARRAGUT, TENNESSEE
RECEIVED

APR 20 2015

FOR OFFICE USE ONLY
Fee Paid: \$300.00

TOWN OF FARRAGUT

APPLICANT NAME: HOMESTEAD LAND HOLDINGS, LLC
Address: 122 PERIMETER PARK City/State/Zip: KNOXVILLE TN 37938
Phone Number: 865-392-5630 Fax Number: _____
E-mail: BMOCHNGY@SADDLEBROOKPROPERTIES.COM

DESCRIPTION OF PROPERTY (Attach map of property):

Address: 471 EVERETT RD Size of Tract: 15.385
Lot(s)/Parcel(s) No.: 104 104 Tax Map No. 141
X 500 2 LOT S/D PLAT ATTACHED

Previous Rezoning Applications: UNKNOWN

Change Requested:

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

Proposed Use of Property (Be specific): DETACHED SINGLE FAMILY S/D

Existing Land Use: VACANT

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

NAME	ADDRESS (Street/City/Zip)	PROPERTY OWNED
<u>ROBERT MONTGOMERY</u>	<u>409 EVERETT RD</u>	<u>141 104</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

4/20/15
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

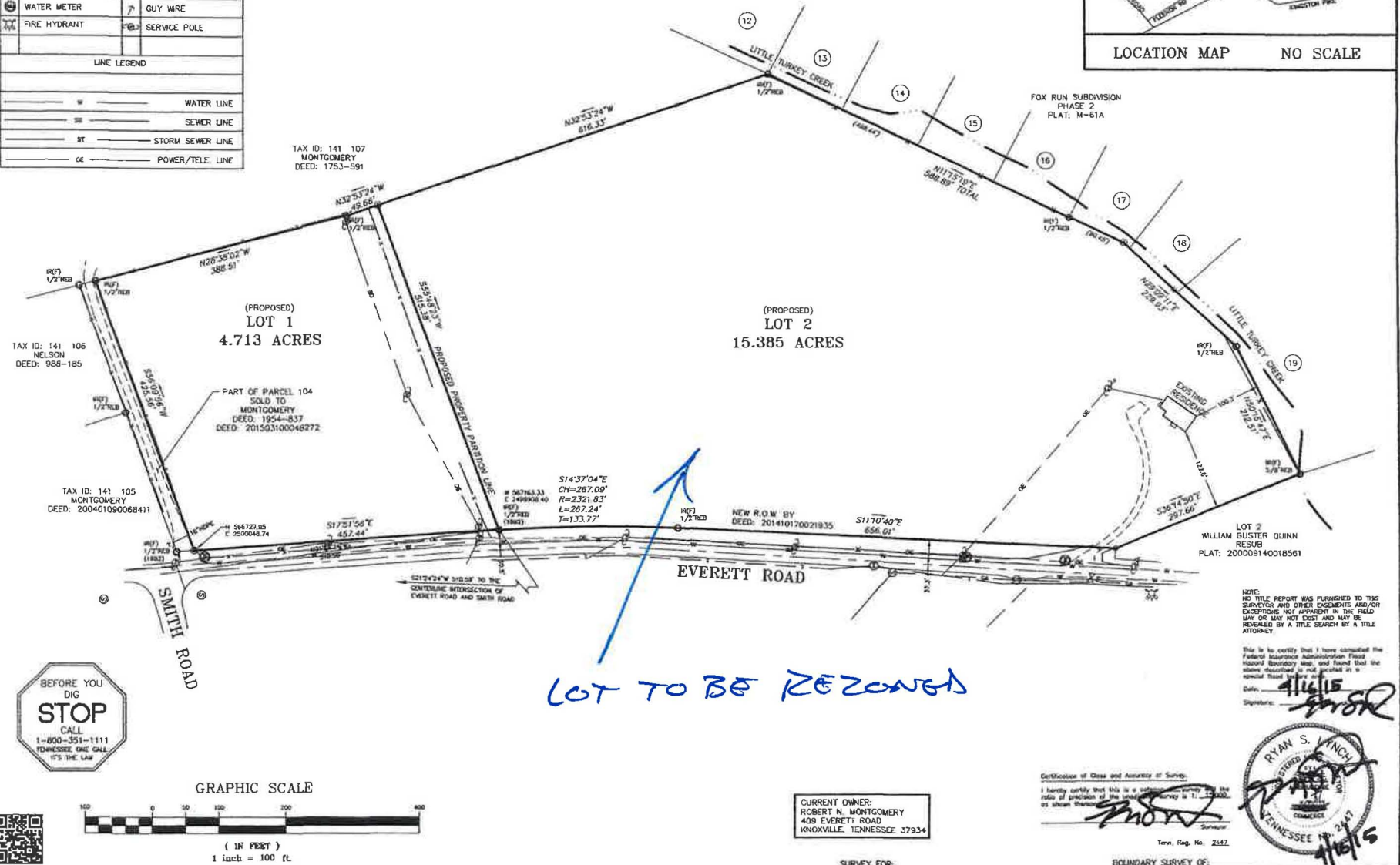
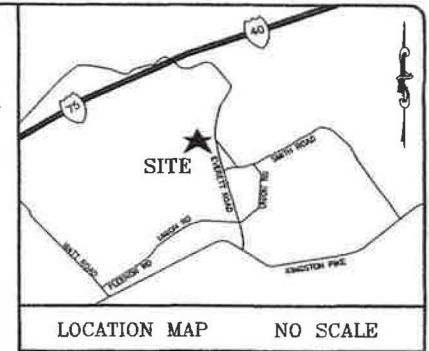
Telephone Number

TOTAL AREA: 20.098

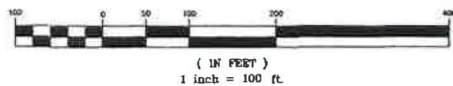


SYMBOL LEGEND	
○ IRON PIN (SIZE&TYPE)	⊗ IRON ROD & CAP SET
⊕ SANITARY MANHOLE	⊕ WATER VALVE
⊕ TELEPHONE MANHOLE	⊕ POWER/TELE. POLE
⊕ WATER METER	⊕ GUY WIRE
⊕ FIRE HYDRANT	⊕ SERVICE POLE
LINE LEGEND	
— W —	WATER LINE
— SE —	SEWER LINE
— ST —	STORM SEWER LINE
— OE —	POWER/TELE. LINE

- NOTES:
1. IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED.
 2. CLT TAX MAP 141 PARCEL 104
 3. CITY BLOCK No. 48700.
 4. DEED REFERENCE: 201503100048273
 5. SURVEY REFERENCE: SURVEY BY JAMES H. LOVEDAY, DATED 3/9/2014 BEARING PROJECT 13113
 6. GRID NORTH IS BASED ON TN NAD83(NRS2007)
 7. THIS PROPERTY DOES NOT LIE WITHIN A SFHA AS SHOWN ON FEMA FLOOD MAP 47093C0239F, EFFECTIVE DATE MAY 2, 2007



GRAPHIC SCALE



NOTE:
NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EXEMPTIONS AND/OR EXCEPTIONS NOT APPLICABLE IN THIS FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.

This is to certify that I have consulted the Federal Insurance Administration Files record boundary map, and found that the above described is not correct as is shown thereon.
Date: 4/16/15
Signature: [Signature]



Certification of Deed and Accuracy of Survey:

I hereby certify that this is a true and correct copy of the original survey as shown thereon.
[Signature]
Surveyor

Tenn. Reg. No. 2447

CURRENT OWNER:
ROBERT N. MONTGOMERY
409 EVERETT ROAD
KNOXVILLE, TENNESSEE 37934

SURVEY FOR:

BOUNDARY SURVEY OF:

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

Tax ID: 141 104
Town of Farragut
District 6, Knox County, Tennessee

PROJECT NO.
3792

LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
955-684-2620 FAX: 865-584-2601 WWW.LYNCHSURVEY.COM

REVISIONS	
1	DRYAN BY: R. LYNCH
2	CHANGED BY: R. LYNCH
3	APPROVED BY: R.L.
4	SCALE: 1" = 100'
5	DATE: 04/16/2015



**FAR:
R-1**

**FAR:
R-1**

**FAR:
R-1**

**FAR:
R-1**

**R:
2**

*NOT PART
OF REQUEST
OWNER IS KEEPING*

**FAR:
R-2**

**FAR:
R-1**

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0 500 Feet

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Printed: 4/17/2015 at 3:47 PM

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MEETING DATE: May 21, 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 McKinley Station Subdivision, located at 421 Everett Road, a portion of Parcel 104, Tax Map 1412, Zoned R-1, 30 Lots, 15.385 Acres (Homestead Land Holdings, LLC, Applicant)

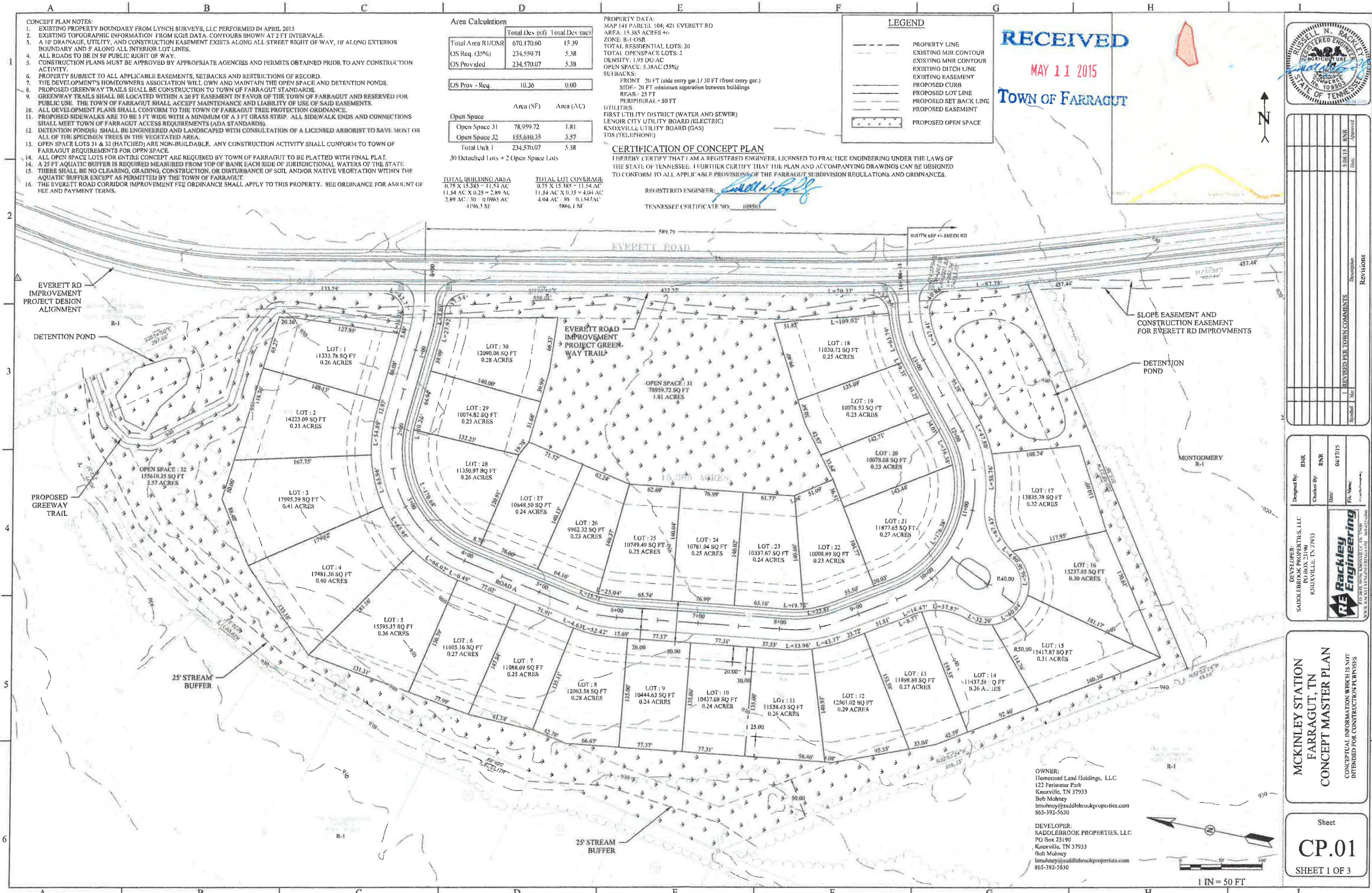
INTRODUCTION AND BACKGROUND: This concept plan is related to the previous item and would be conditioned on the approval of the requested rezoning and the recording of a 2 lot subdivision plat that would create the parent tract from which this subdivision will be platted.

DISCUSSION: As noted in the previous agenda item, the property in question is part of the original Longworth property. A separate two lot subdivision plat has been presented to the staff to create the parcel for this development and combine the remainder with the Montgomery tract to the south. The property is largely an open field with a mostly tree covered drainage area around a sizable portion of the periphery. The requested rezoning to R-1/OSR would help provide protection to this area by incorporating it into the required 35% open space.

Since the Town is initiating improvements to Everett Road this summer and a road related cost share ordinance is in place for this corridor, no off-site road improvements or a traffic impact study are needed as part of this concept plan. As the staff has requested, the concept plan will need to ensure that it ties in with the Town's Everett Road improvement plans. This will be assessed as part of the staffs' review of the concept plan revisions.

Included in your packet is a copy of the latest concept plan for the McKinley Station Subdivision along with the staffs' comments on the initial concept plan that was submitted.

RECOMMENDATION: The staff will make a recommendation at the meeting based on whether the initial comments on the concept plan have been satisfactorily addressed.



- CONCEPT PLAN NOTES:
- EXISTING PROPERTY BOUNDARY FROM LYNCH SURVEYS, LLC PERFORMED IN APRIL 2015
 - EXISTING TOPOGRAPHIC INFORMATION FROM KGIS DATA. CONTOURS SHOWN AT 2 FT INTERVALS.
 - A 10' DRAINAGE, UTILITY, AND CONSTRUCTION EASEMENT EXISTS ALONG ALL STREET RIGHT OF WAY, 10' ALONG EXTERIOR BOUNDARY AND 5' ALONG ALL INTERIOR LOT LINES.
 - ALL ROADS TO BE IN 50' PUBLIC RIGHT OF WAY.
 - CONSTRUCTION PLANS MUST BE APPROVED BY APPROPRIATE AGENCIES AND PERMITS OBTAINED PRIOR TO ANY CONSTRUCTION ACTIVITY.
 - PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
 - THE DEVELOPER'S HOMEOWNERS ASSOCIATION WILL OWN AND MAINTAIN THE OPEN SPACE AND DETENTION PONDS.
 - PROPOSED GREENWAY TRAILS SHALL BE CONSTRUCTION TO TOWN OF FARRAGUT STANDARDS.
 - GREENWAY TRAILS SHALL BE LOCATED WITHIN A 20 FT EASEMENT 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.
 - ALL DEVELOPMENT PLANS SHALL CONFORM TO THE TOWN OF FARRAGUT TREE PROTECTION ORDINANCE.
 - PROPOSED SIDEWALKS ARE TO BE 5 FT WIDE WITH A MINIMUM OF A 3 FT GRASS STRIP. ALL SIDEWALK ENDS AND CONNECTIONS SHALL MEET TOWN OF FARRAGUT ACCESS REQUIREMENTS (ADA STANDARDS).
 - DETENTION POND(S) SHALL BE ENGINEERED AND LANDSCAPED WITH CONSULTATION OF A LICENSED ARBORIST TO SAVE MOST OR ALL OF THE SPECIMEN TREES IN THE VEGETATED AREA.
 - OPEN SPACE LOTS 31 & 32 (HATCHED) ARE NON-BUILDABLE. ANY CONSTRUCTION ACTIVITY SHALL CONFORM TO TOWN OF FARRAGUT REQUIREMENTS FOR OPEN SPACE.
 - ALL OPEN SPACE LOTS FOR ENTIRE CONCEPT ARE REQUIRED BY TOWN OF FARRAGUT TO BE PLATTED WITH FINAL PLAT.
 - A 25 FT AQUATIC BUFFER IS REQUIRED MEASURED FROM TOP OF BANK EACH SIDE OF JURISDICTIONAL WATERS OF THE STATE.
 - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF SOIL AND/OR NATIVE VEGETATION WITHIN THE AQUATIC BUFFER EXCEPT AS PERMITTED BY THE TOWN OF FARRAGUT.
 - THE EVERETT ROAD CORRIDOR IMPROVEMENT FEE ORDINANCE SHALL APPLY TO THIS PROPERTY. SEE ORDINANCE FOR AMOUNT OF FEE AND PAYMENT TERMS.

Area Calculations

	Total Dev (sq ft)	Total Dev (ac)
Total Area R/O/SR	670,170.60	15.39
OS Req. (35%)	234,559.71	5.38
OS Provided	234,570.07	5.38

OS Prov - Req.	10.36	0.00
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	Area (SF)	Area (AC)
Open Space		
Open Space 31	78,959.72	1.81
Open Space 32	155,610.35	3.57

Total Unit	234,570.07	5.38
30 Detached Lots + 2 Open Space Lots		

TOTAL BUILDING AREA	TOTAL LOT COVERAGE
0.75 X 15.385 = 11.54 AC	0.75 X 15.385 = 11.54 AC
11.54 AC X 0.25 = 2.89 AC	11.54 AC X 0.25 = 2.89 AC
3.89 AC X 30 = 0.0963 AC	4.04 AC X 30 = 0.1347 AC
4196.1 SF	5866.1 SF

PROPERTY DATA:
MAP 141 PARCEL 104; 421 EVERETT RD
AREA: 15.385 ACRES +/-
ZONE: R-1 OSR
TOTAL RESIDENTIAL LOTS: 30
TOTAL OPEN SPACE LOTS: 2
DENSITY: 1.95 DU/AC
OPEN SPACE: 5.38 AC (35%)
SETBACKS:
FRONT: 20 FT (side entry gar.) / 30 FT (front entry gar.)
SIDE: 30 FT minimum separation between buildings
REAR: 25 FT
PERIPHERAL: 50 FT
UTILITIES:
FIRST UTILITY DISTRICT (WATER AND SEWER)
LENOIR CITY UTILITY BOARD (ELECTRIC)
KNOXVILLE UTILITY BOARD (GAS)
TDS (TELEPHONE)

CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS CAN BE DESIGNED TO CONFORM TO ALL APPLICABLE PROVISIONS OF THE FARRAGUT SUBDIVISION REGULATIONS AND ORDINANCES.

REGISTERED ENGINEER: *[Signature]*
TENNESSEE CERTIFICATE NO.: 109503

LEGEND

- PROPERTY LINE
- EXISTING MNR CONTOUR
- EXISTING MNR CONTOUR
- EXISTING DITCH LINE
- EXISTING EASEMENT
- PROPOSED CURB
- PROPOSED LOT LINE
- PROPOSED SET BACK LINE
- PROPOSED EASEMENT
- PROPOSED OPEN SPACE

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Revisions	Symbol	Date	Revised Per Town Comments
1		5/18/15	RNR

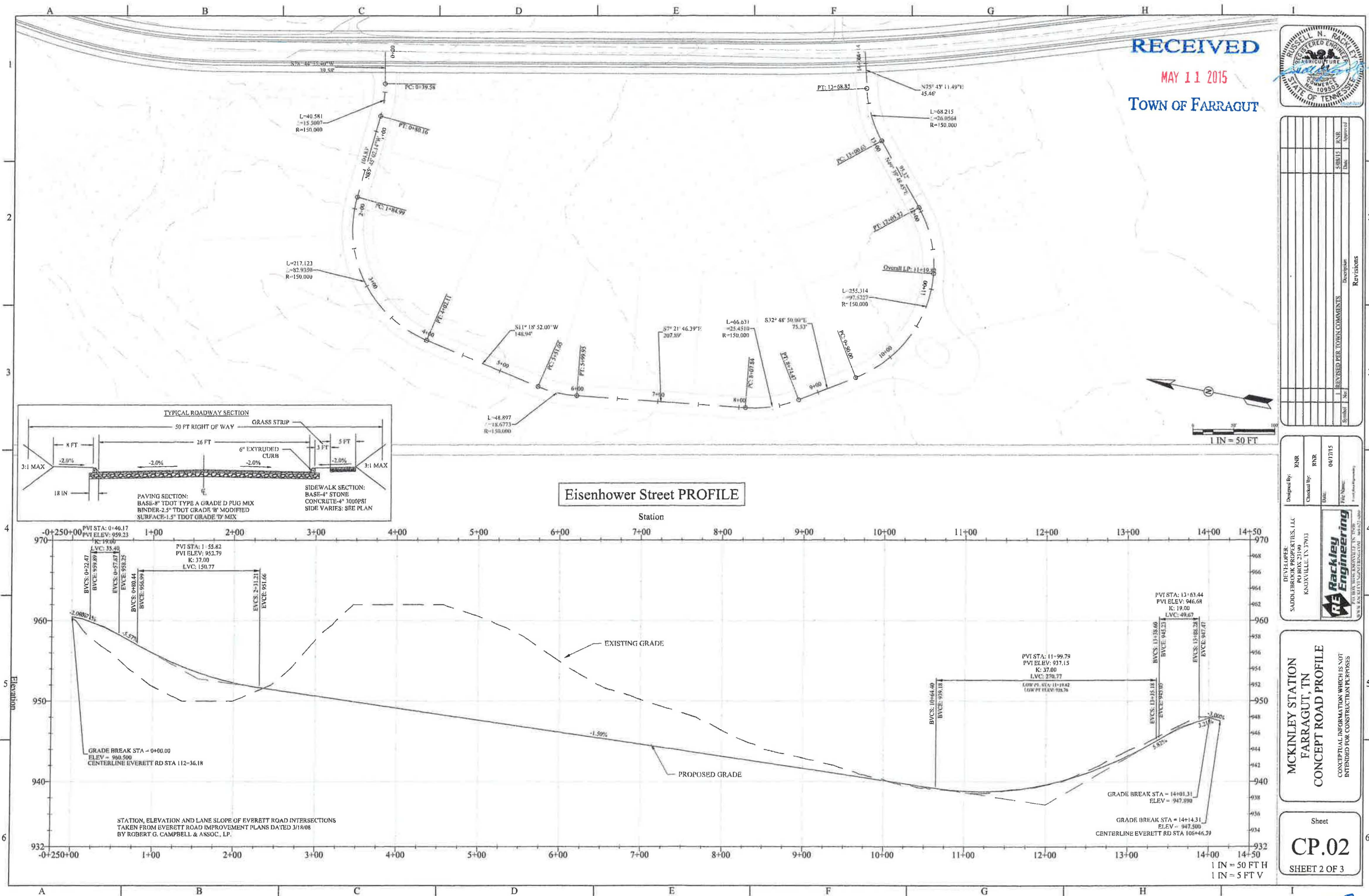
DESIGNED BY: RNR
CHECKED BY: RNR
DATE: 04/17/15
FILE NAME: *[Name]*
DEVELOPER: SADDLEBROOK PROPERTIES, LLC
PO BOX 23190
KNOXVILLE, TN 37933
RE Rackley Engineering
REGISTERED ENGINEER, P.E.
WWW.RACKLEYENGINEERING.COM

**MCKINLEY STATION
FARRAGUT, TN
CONCEPT MASTER PLAN**
CONCEPTUAL INFORMATION WHICH IS NOT
INTENDED FOR CONSTRUCTION PURPOSES

OWNER:
Homestead Land Holdings, LLC
122 Perimeter Park
Knoxville, TN 37933
Bob Mohney
bmohney@homesteadlandholdings.com
865-392-5030
DEVELOPER:
SADDLEBROOK PROPERTIES, LLC
PO Box 23190
Knoxville, TN 37933
Bob Mohney
bmohney@saddlebrookproperties.com
865-392-5030

Sheet
CP.01
SHEET 1 OF 3

N.T.S.



N.T.S.

LOCATION MAP



SITE DATA

OWNER:
HOMESTEAD LAND HOLDINGS, LLC
122 PERIMETER PARK
KNOXVILLE, TN 37933
BOB MOHNEY
BMOHNEY@SADDLEBROOKPROPERTIES.COM
865-332-5630

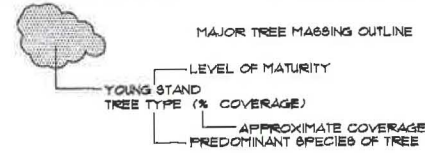
DEVELOPER:
SADDLEBROOK PROPERTIES, LLC
PO BOX 23190
KNOXVILLE, TN 37933
BOB MOHNEY
BMOHNEY@SADDLEBROOKPROPERTIES.COM
865-332-5630

ZONE: R-1/OSR
MAP 141 PARCEL 104
AREA: 15.39 ACRES

NOTES

1. OVERALL SITE ACREAGE: 15.39 ACRES
APPROXIMATE TREE CANOPY COVERAGE IS APPROX. 19,219 SQFT.
2. TREE MASSING INFORMATION IS FROM AERIAL PHOTOGRAPHY COMBINED WITH FIELD ANALYSIS.
3. ALL PROTECTED TREES AND THE APPROXIMATE CANOPY OF TREE COVERED AREAS ARE SHOWN ON THE PLAN AS DEFINED IN THE FARRAGUT TREE PROTECTION ORDINANCE.
4. ENVIRONMENTALLY SENSITIVE AREAS (AQUATIC BUFFER) ARE SHOWN ON PLAN.
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF SOIL AND/OR NATIVE VEGETATION WITHIN THE AQUATIC BUFFER EXCEPT AS PERMITTED BY THE TOWN OF FARRAGUT.
5. BUFFER STRIPS ARE NOT REQUIRED FOR THIS SITE.
6. REQUIRED DETENTION BASINS ARE SHOWN ON PLAN.

LEGEND



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MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE, LAND PLANNING
299 N. WISGARDER RD. SUITE 201 KNOXVILLE, TN 37919
(865) 588-1331

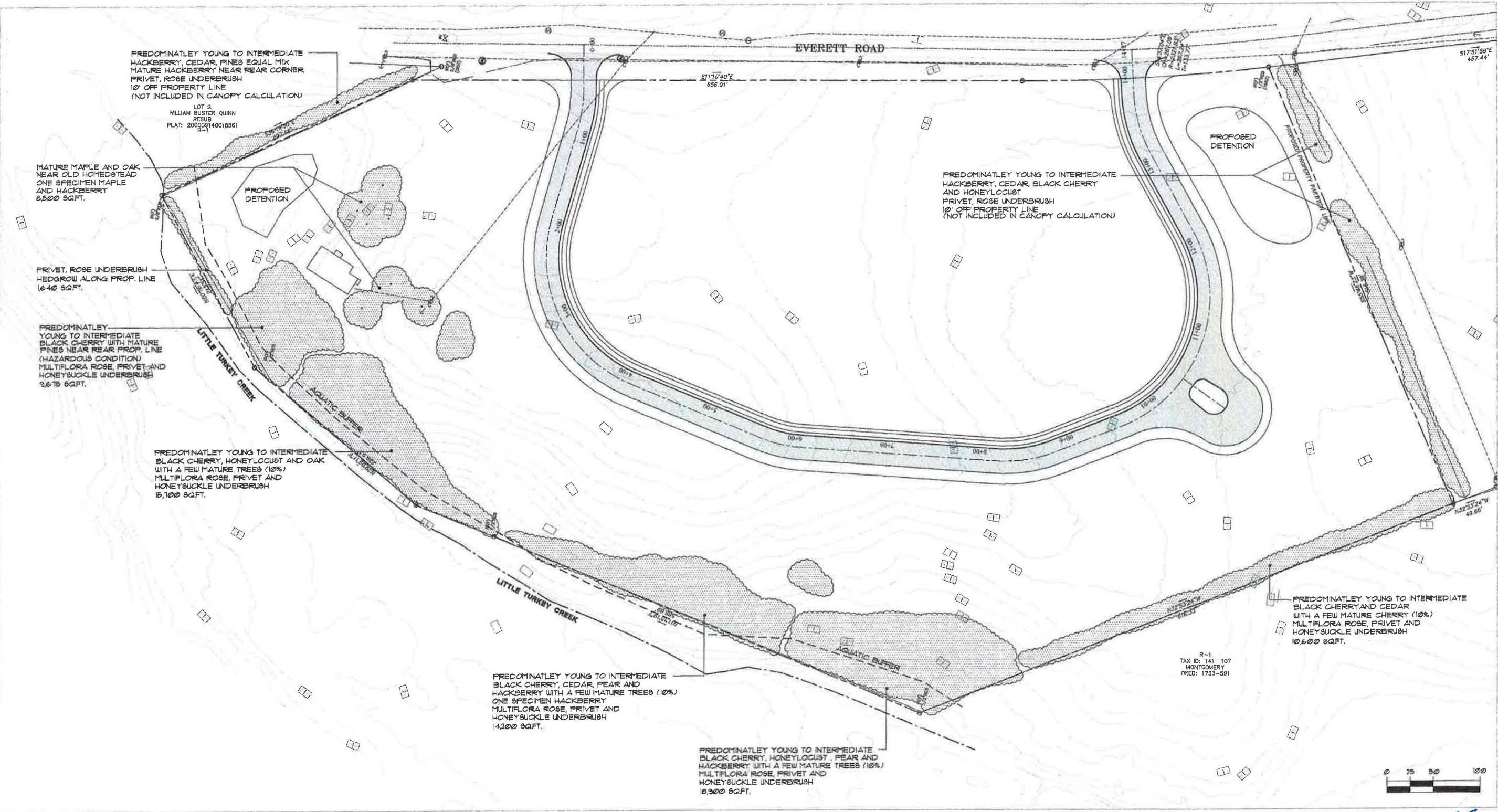
Concept Plan Site Analysis

McKINLEY STATION
Farragut, Tennessee

JOB NO. 210020
DRAWN: MAY/RJM
DATE: MAY 8, 2015
REVISIONS: NONE



L-1
SHEET 3 OF 3



N.T.S.

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*

April 29, 2015

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

SUBJECT: STAFF COMMENTS ON CONCEPT PLAN FOR THE MCKINLEY STATION

Dear Russ:

The Town staff has reviewed the above referenced concept plan for compliance with the Town's regulations. Please address the following items and submit four (4) full size copies and one (1) 11" x 17" reduced set to the Farragut Town Hall by **Monday, May 11, at 9:30 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, May 5 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, May 11.

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

1. Please show the nearest driveways on both sides of Everett Road in relation to the proposed access points;
2. The open space needs to have at least some functional recreational component. Please provide walking trail connections to adjoining properties similar to what was completed at the Split Rail Farm Subdivision off Everett Road, Sheffield, Baldwin Park and other subdivisions throughout the Town. Consider, for example, making the old driveway part of a walking trail that connects to a pedestrian facility along Everett Road and then ties back into Road A and also the Quinn property. Also a tie in to the Montgomery and Fox Run properties needs to be provided;
3. Please address the tree related inventory requirements applicable to a concept plan (e.g. please provide the approximate square footage/acreage of all tree covered areas and the approximate density, predominant species and level of maturity within all tree covered areas);

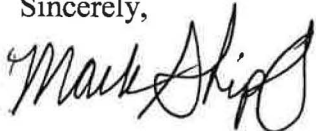
4. Please re-visit Note #12 as it refers to a Phase 2 which does not appear to be applicable;
5. Please make sure future copies more clearly show contour lines and interval elevations;
6. Please contact the Town Engineer and integrate this concept plan with the plans associated with the improvement to Everett Road;
7. Please reference in a note that payment toward Everett Road improvements will be made in accordance with the Everett Road Corridor Improvement Fee Ordinance;
8. Please label the 3' grass strip on the roadway cross-section;
9. Please add the property's address to the concept plan of 421 Everett Road;
10. Please carefully consider whether Lots 16 and 17 are buildable. With the 50' peripheral setback if a front facing garage is proposed (which will have to meet a 30' setback), the buildable area is diminished. These two lots should be restricted in a plat note to having side facing garages and thus 20' front setbacks.

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

11. As Everett Road is being reconstructed along the frontage of this subdivision (construction to begin by mid-June), the subdivision's plans (including concept) should reflect the future roadway. Please contact Darryl Smith to obtain copy of the new roadway's plans.

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: May 21, 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: This item was discussed at the April planning commission meeting. At that meeting, commissioners seemed favorable in terms of amending the Comprehensive Land Use Plan (CLUP) to show the property in question as a preferred location for a Mixed Use Town Center (MUTC). The floodplain portion of the property would remain as open space since it would not be developed with the MUTC.

RECOMMENDATION: As mentioned at the April meeting, the staff also viewed this request favorably. This could be the first significant step to help implement Strategy 1 in the CLUP - Bring About a Downtown. Though there was some discussion at the April meeting, before the applicant proceeds further with their request to amend the CLUP and their rezoning request to TCD, there are some items that they would like to discuss further with the planning commission.

Those items specifically include: 1) Parking space allocations in the TCD District; 2) Maximum height permitted in the TCD District; and 3) Signage permitted in the TCD District. In terms of parking, the TCD currently provides for one space per 250 square feet of gross floor area for the first floor, one space per 500 square feet for the second floor; and one space per 750 square feet for the third and fourth floors. These parking ratios were developed after reviewing a number of town center projects throughout the country. Though the applicant does not appear to have a concern with the ground floor parking space allocations, they would like for the non-ground floor allocations where the likely primary use would be residential to be revisited.

As you may recall, during the recent update of the R-6 Multi-Family Zoning District one of the modifications was to re-visit the parking space requirements and update them based on current industry standards. The requirement was lowered from 2.25 parking spaces per unit to 1.75 parking spaces per unit. The staff would support a similar adjustment for the TCD Zoning District. This would lessen the amount of parking.

In terms of the issue of building height, the TCD currently allows up to 4 stories. This question of building height was discussed at length when the TCD ordinance was developed. The applicant would like for the maximum height to be increased to 5 stories. The Town does currently have one building that is 5 stories (the office building on Parkside Drive referenced as Parkside Plaza). The staff has asked the applicant to

provide some visuals to demonstrate the differences between 4 vs. 5 story buildings. Some visuals of 5 story mixed use buildings are in your packet for consideration. The staff is reluctant to change the height allocation, particularly where multiple 5 story buildings would result. Adding an additional story would also increase the amount of parking needed. In general, based on the project envisioned, adding a fifth floor would increase the number of units per building from a range of 13 to 18 units. Based on a ratio of 1.75 parking spaces per unit, that would equate to potentially 31 additional parking spaces per building.

The third topic that the applicant would like to discuss is signage provisions in the Town Center District Design Requirements in Title 14 of the Municipal Code. The applicant would like to have an opportunity for both a perpendicular wall sign and a regular building mounted wall sign. These design requirements currently allow one or the other but not both. The staff would support allowing both provided the signage throughout the development was consistent in terms of materials, style, illumination, and general appearance. As you may recall, the recently adopted Architectural Design Standards address signage. This could be an opportunity to blend these standards with the signage related requirements for the Town Center District.

**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.

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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, IT'S 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:

L. Cuyler

Date: 3/20/15

Property Owner Signature:

L. Cuyler

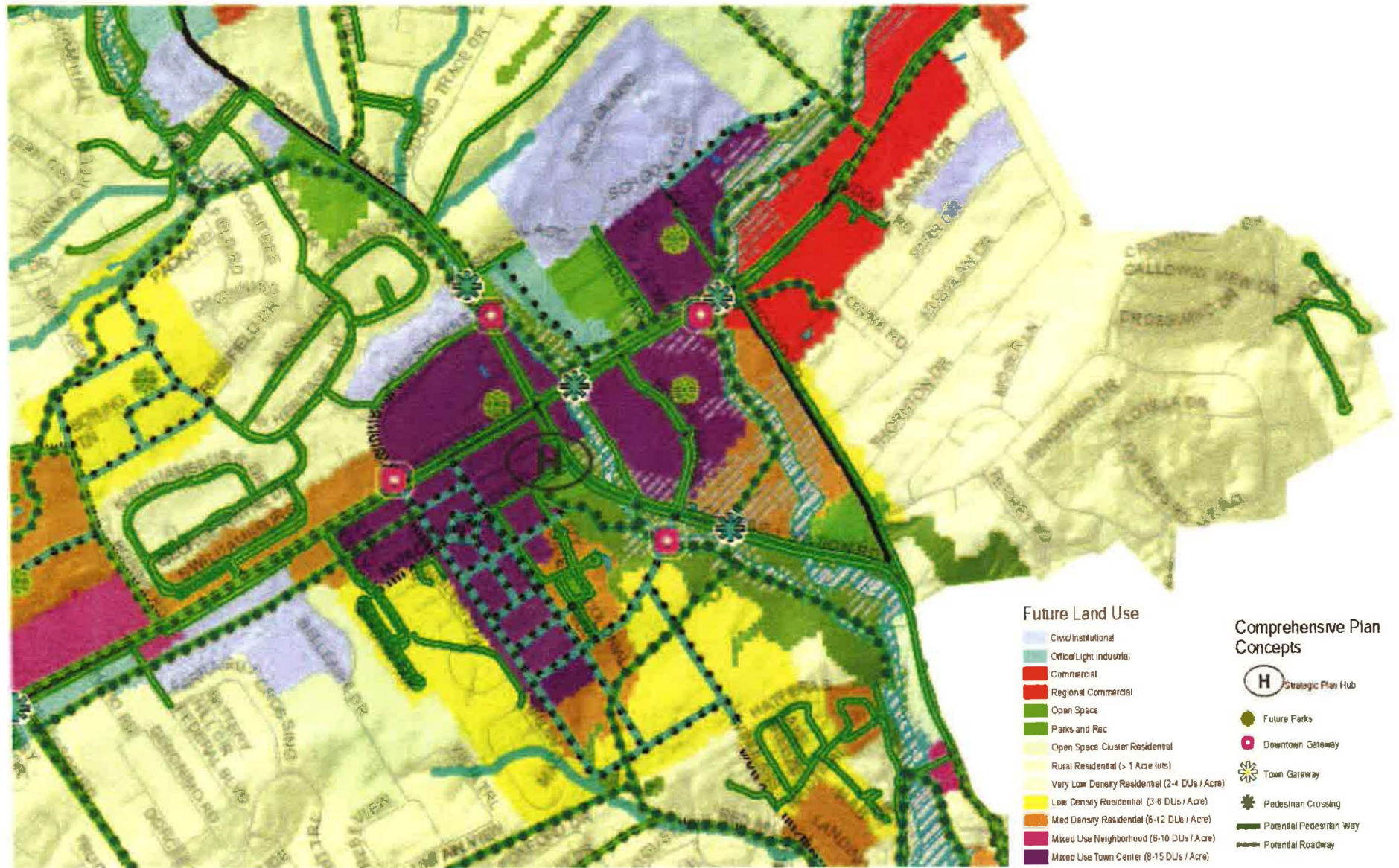
Date: 3/20/15







Comprehensive Plan Concepts



Town of *Farragut*

Rezone
Parcel 131, Tax Map 142

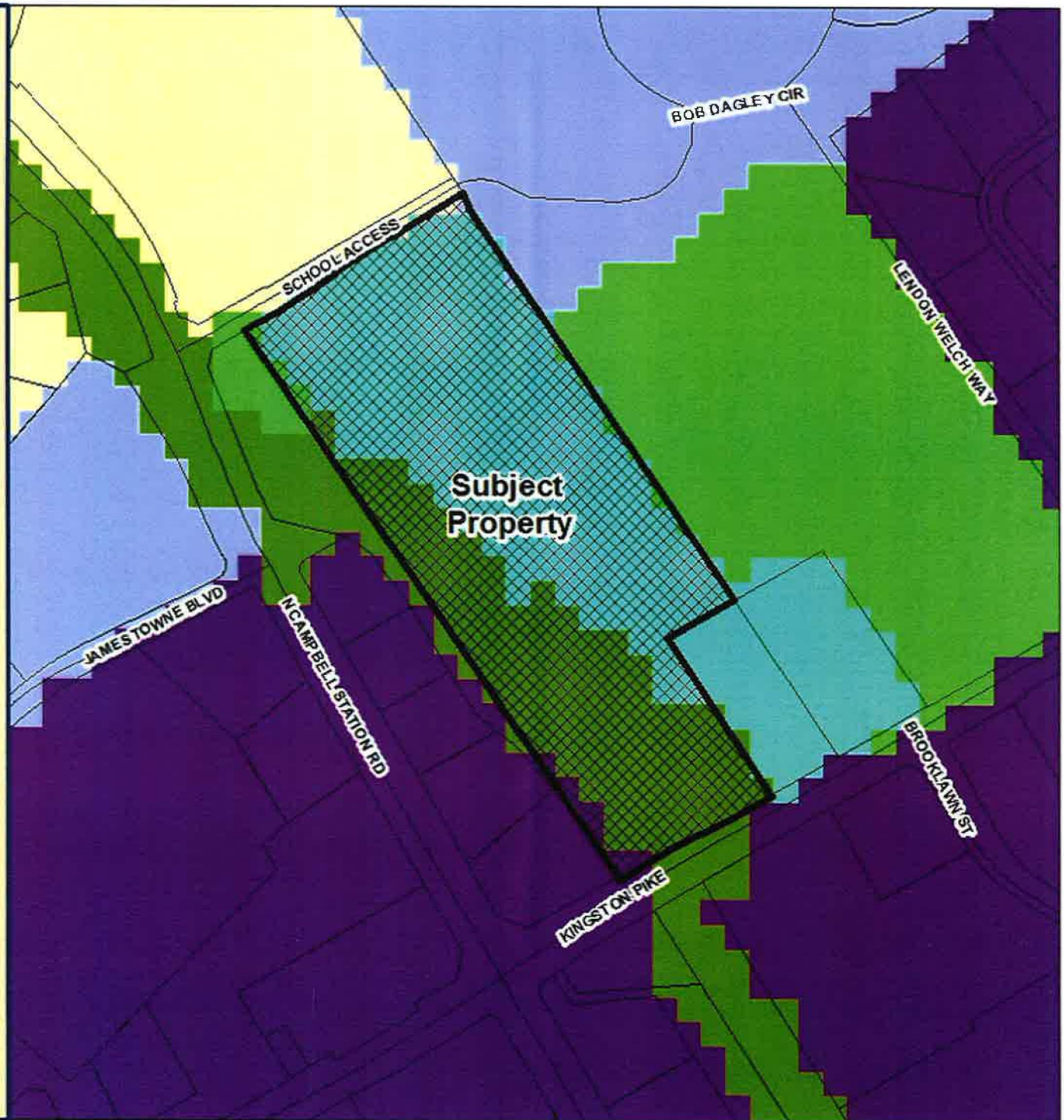
From
O-1 Office District
to
TCD Town Center District

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



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*

February 11, 2015

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

**SUBJECT: GENERAL COMMENTS ON CONCEPT PLAN FOR TOWN
CENTER ON THE CRAIG ALLEN PROPERTY**

Dear Michael:

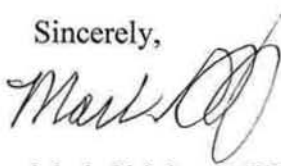
Thank you and Craig Allen for your interest and work on what could be a flagship project for the Town and even the region. Our goal as Town staff is to work with you all and offer input along the way that would aid your efforts to create something very special and timeless. Below are some very general comments on the draft concept plan associated with the Town Center Development on the Craig Allen property.

- 1) Please review the information required for a concept plan that is needed in association with a rezoning request to the Town Center District (TCD) and ensure that, when you apply for a rezoning, the concept plan addresses all of the information required. A significant number of the 14 items listed for the concept plan are not addressed on this draft concept plan;
- 2) Please ensure that the concept (and the subsequent project) will be able to meet all FEMA related requirements;
- 3) Please clearly delineate existing zoning districts. The general floodplain area, for example, is zoned Open Space/Park (OS-P);
- 4) 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. The plan submitted does not comply with Town requirements;
- 5) Consider angled parking along the primary street(s). The design needs to convey a more downtown feel that is less parking intensive. Parking lots are not permitted on primary streets;
- 6) Mid-block cross walks are needed. This project is to be highly pedestrian friendly. Please also incorporate a walking trail through the property that will tie into other pedestrian facilities within and beyond the development;
- 7) Please label the furnishing, walking, and store front zones. Shade trees will be required 35 feet on center along all streets;

- 8) Please address the requirement for bicycle parking. One space is required per 5,000 square feet of gross floor area;
- 9) Though it is hard to assess 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;
- 10) Please show setback lines per the TCD;
- 11) The concept plan is a team developed document. As such, the concept plan will need the stamp of the LAR, registered surveyor, and civil engineer.

If you have any questions please either call me or send me an e-mail. Thank you for your assistance. We look forward to working with you all on this very exciting project.

Sincerely,

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

Mark Shipley, AICP
Community Development Director

MEETING DATE: May 21, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ashley Miller, Assistant 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 and as discussed at the April FMPC meeting, 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 a slightly modified concept plan for the town center development and the staffs' comments on the initial concept plan. This item is being workshopped since there are ordinance related questions, noted in the previous agenda item, that the applicant would like to discuss with the commission.

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: REINVESTOR@AOL.COM

DESCRIPTION OF PROPERTY (Attach map of property):

Address: 0-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>16.23 ACRES</u>
_____	<u>KNOXVILLE TN. 37919</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.

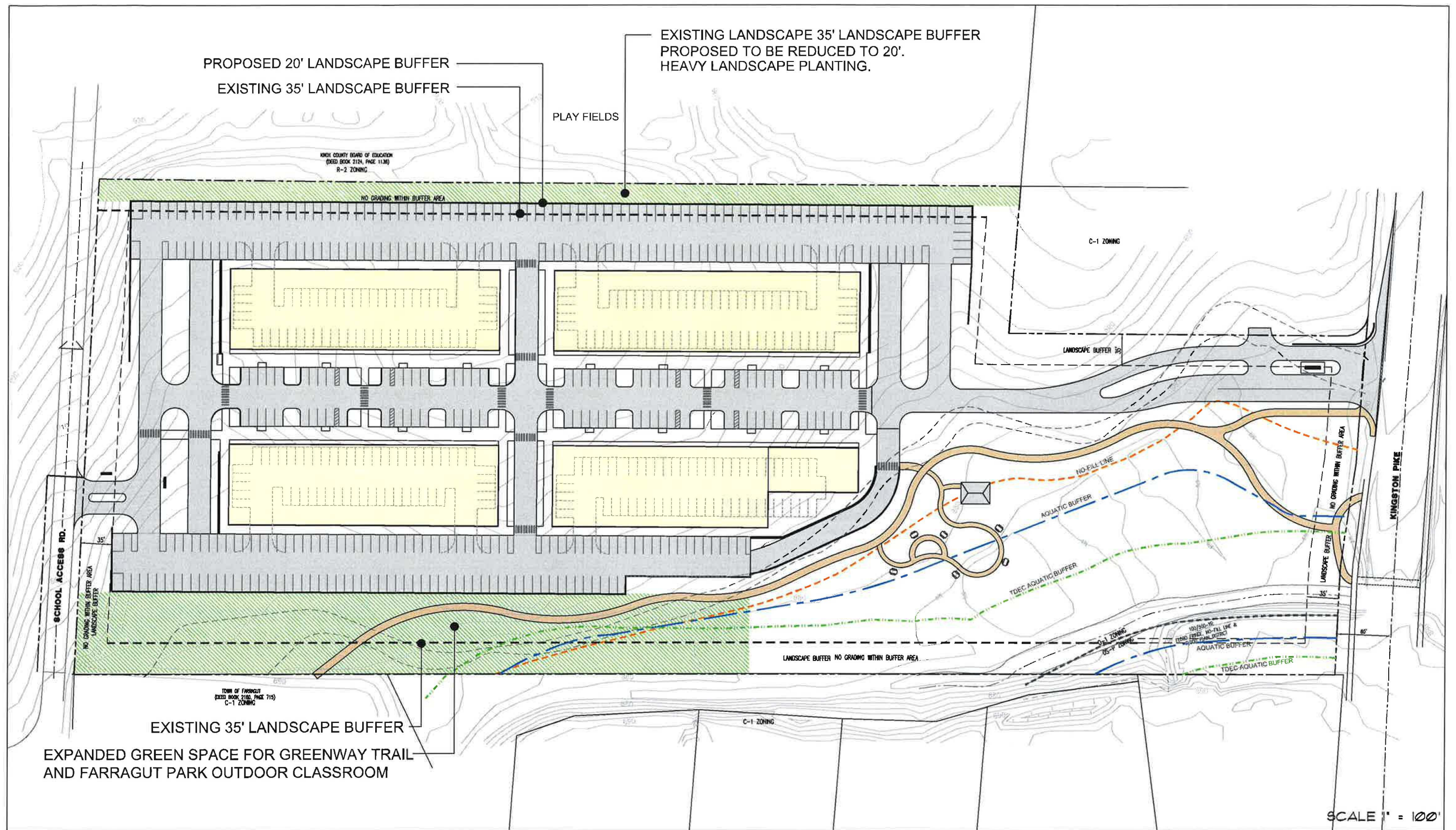
NAME (SIGNATURE)

DATE

Street Address

City/State/Zip

Telephone Number



MICHAEL VERSEN & ASSOCIATES
 LANDSCAPE ARCHITECTURE LAND PLANNING
 299 N. WEISGARBER RD. SUITE 201 KNOXVILLE, TN. 37919
 (865) 588-1331

Setback Modification Proposal
Kingston Pike Town Center
 Farragut, Tennessee

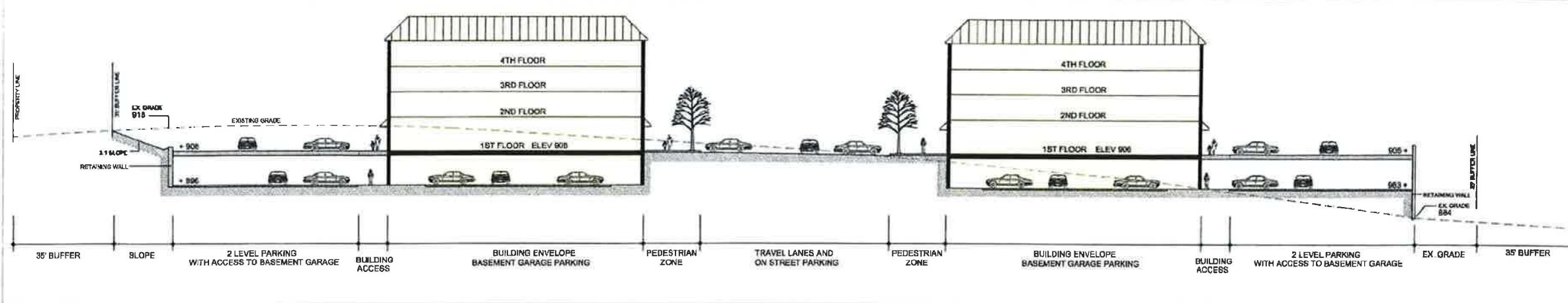
LOT COVERAGE

SITE AREA: 18.26 AC 706,285 SQ. FT.
IMPERVIOUS SURFACES: 376,945 SQ. FT.
50% LOT COVERAGE
OPEN SPACE: 331,337 SQ. FT.

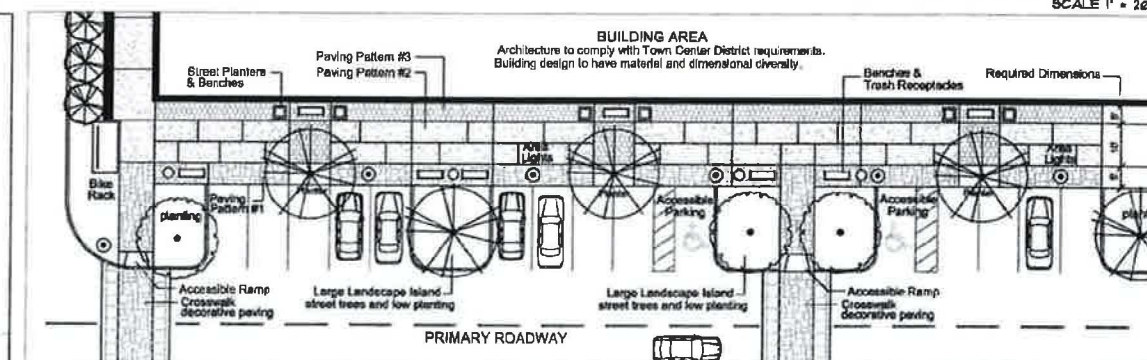
GROSS FLOOR AREA & PARKING

BUILDING FOOTPRINT	SIZE	GROSS FLOOR AREA (PER FLOOR)
BUILDING #1	85' X 300'	25,500 SQ. FT.
BUILDING #2	85' X 340'	28,900 SQ. FT.
BUILDING #3	85' 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.

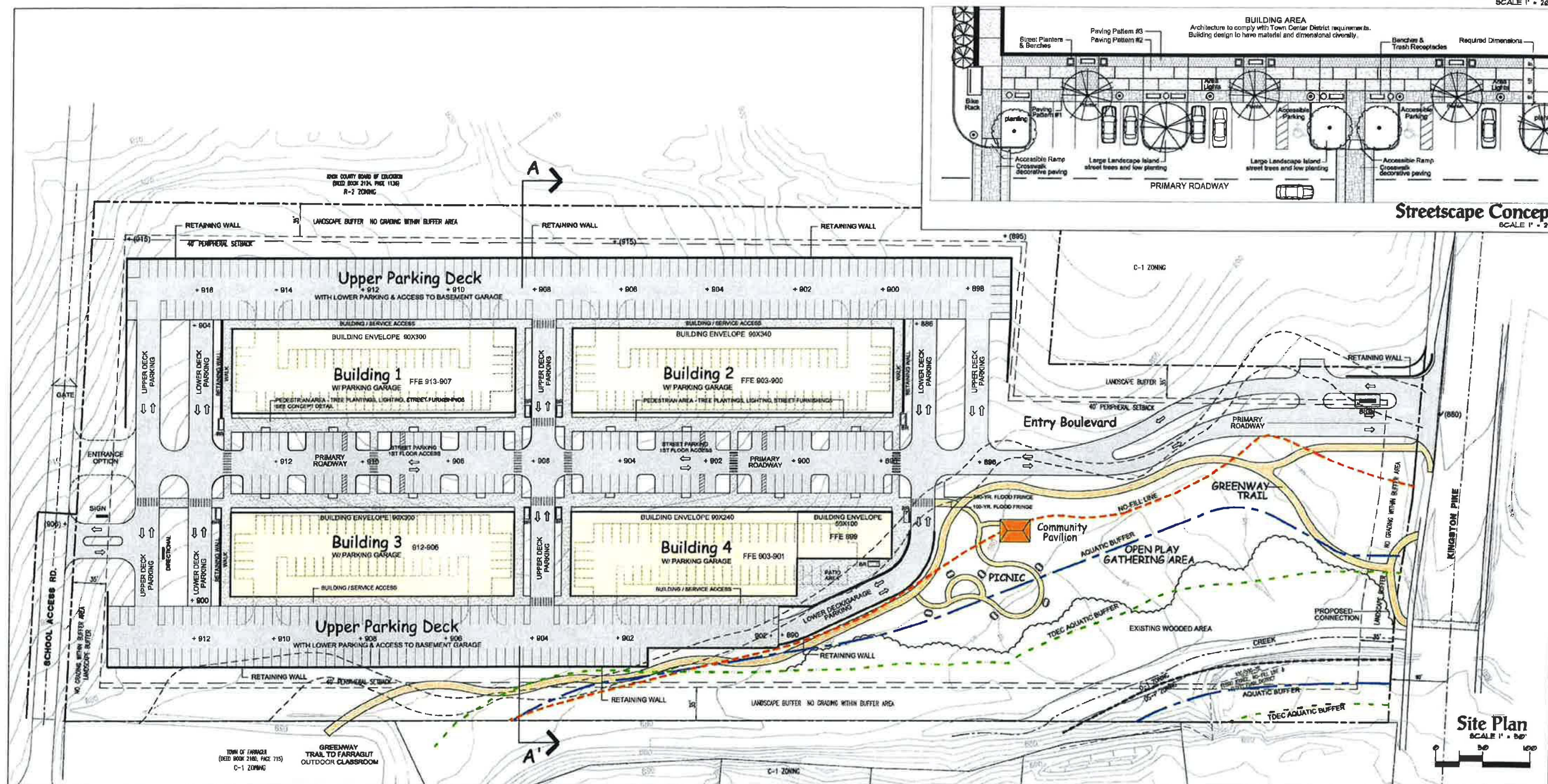
FLOOR	CARS REQUIRED PER GROSS FLOOR AREA	REQUIRED	PROPOSED
1ST FLOOR	1CAR/2500 SQ. FT.	422	702 (W/ PLANTING & TREES)
2ND FLOOR	1CAR/5000 SQ. FT.	211	
3RD FLOOR	1CAR/7500 SQ. FT.	140	231 (BASEMENT GARAGE)
4TH FLOOR	1CAR/7500 SQ. FT.	140	
84 BICYCLE PARKING PROVIDED		813	933



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



Streetscape Concept
SCALE 1" = 20'



Site Plan
SCALE 1" = 50'

Concept Plan

Kingston Pike Town Center Farragut, Tennessee

JOB NO.	21022
DRAWN	MAV/MLM
DATE	JAN 12, 2015
REVISIONS	MAR 12, 2015



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

MEETING DATE: May 21, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ashley Miller, Assistant Community Development Director

SUBJECT: Discussion on a request to amend the 2012 Comprehensive Land Use Plan for Parcel 44, Tax Map 152, located at 430 Virtue Road, 87.1 Acres, from Medium Density Residential to Open Space Cluster Residential (Bryan E. Testerman Construction, Applicant)

INTRODUCTION AND BACKGROUND: This workshop discussion involves an 87.1 acre tract located on the east side of Virtue Road. The property has some environmental limitations with Little Turkey Creek flowing through the property from north to south along Virtue Road and steep slopes along the southeastern portion of the property adjoining the Kingsgate Subdivision. 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) to Open Space Cluster Residential. The floodplain portion of the property would remain as an Open Space designation.

DISCUSSION AND RECOMMENDATION: When the CLUP was being formulated, the property in question was seen as a good candidate for a higher density residential use that would capitalize on the floodplain as an amenity given it has frontage along a major collector, Virtue Road. Since the adoption of the CLUP in 2012 and aided by amendments to the R-6 Zoning District, interest in multi-family residential projects has increased substantially with one project being approved north of I-40 and one other project in the rezoning stage. For this reason and the environmental limitation (significant floodplain and steep slopes) on the property, the staff would view the request to amend the future land use map for this property that is designated as Medium Density Residential to Open Space Cluster Residential as reasonable once the issues related to improvements to Virtue Road are resolved.

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. On the CLUP amendment application the requested future land use designation is Very Low Density Residential. Though this would be compatible with OSR, a better fit for this request is the Open Space Cluster Residential. This would be more in line with what the applicant is proposing to do with the property.

**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: Bryan Testerman Construction

Full address: 320 Cheshire Drive Knoxville, TN 37919

Contact information (phone and email):
865-584-9111 testerman@comcast.net

OWNER INFORMATION (if not petitioner)

Name(s): L. E. Jr. & Juidth Harville

Full address(es): 430 Virtue Road Knoxville, TN 37934

Contact information (phone and email): 865-789-6835, John 3052@gmail.com

Juidth C. Harville, L. E. Harville, Jr.

PROPERTY/AREA INFORMATION:

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

430 Virtue Road

Current Future Land Use Designation(s): Medium Density Residential

Proposed Future Land Use Designation(s): Very Low Density Residential

Zoning of Each Property to be Considered: R-1 with OSR

Existing Use of Property to be Considered: 1 single family dwelling

Proposed Future Use of Property (if known):

Single Family Detached Subdivision

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

The surrounding properties are all **single family detached neighborhoods** with very low density. This proposal would be in alignment with the surrounding use.

Describe the amendment's benefit to the Town:

If the R-1/OSR zoning is approved, then potentially 189 new homes may be added to the Town of Farragut, increasing the town's sales tax base and allowing new families to live in a very desirable location.

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

All storm water on this site drains directly to Little Turkey Creek. Surrounding properties will have minimal storm water impact.

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

Access for the development will be solely to Virtue Road. Virtue Road is classified a major collector with approximately 20 feet pavement width.

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:

Byron E. Kesteven

Date:

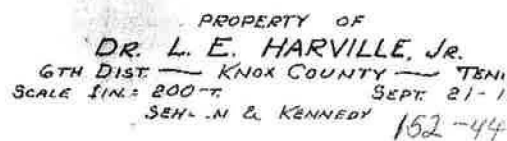
4-27-15

Property Owner Signature:

Jessie C. Spruille
Jeffrey G. HDS

Date:

4-27-15



-NTS-

Future Land Use

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

Comprehensive Plan Concepts

- Strategic Plan Hub
- Future Parks
- Downtown Gateway
- Town Gateway
- Pedestrian Crossing
- Potential Pedestrian Way
- Potential Roadway

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

- Strategic Plan Hub
- Future Parks
- Downtown Gateway
- Town Gateway
- Pedestrian Crossing
- Potential Pedestrian Way
- Potential Roadway

MEETING DATE: May 21, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ashley Miller, Assistant Community Development Director

SUBJECT: Discussion on a request to rezone Parcel 44, Tax Map 152, located at 430 Virtue Road, 87.1 Acres, from A to R-1/OSR (Bryan E. Testerman Construction, Applicant)

INTRODUCTION AND BACKGROUND: This workshop discussion involves a request to rezone an 87.1 acre tract located on the east side of Virtue Road. The property has some environmental limitations with Little Turkey Creek flowing through the property from north to south along Virtue Road and steep slopes along the southeastern portion of the property adjoining the Kingsgate Subdivision. On the future land use map in the Comprehensive Land Use Plan (CLUP), the property is shown as Medium Density Residential. However, the agenda item preceding this rezoning request would amend this designation to Open Space Cluster Residential.

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

RECOMMENDATION: Though this is a workshop item, the staff does feel that the requested zoning district is a good match for the property. Any rezoning approval however would be subject to Virtue Road being improved to the specifications of the subdivision regulations for a major collector street and to the incorporation of Complete Streets provisions that have been adopted by the Town.

The staff would not support any rezoning of the property without the above noted improvements to Virtue Road. Prior to this rezoning being considered for a vote a traffic impact study will be required.

Included in your packet is the rezoning request and a map of the property.

APPLICATION TO AMEND ZONING MAP
TOWN OF FARRAGUT, TENNESSEE
RECEIVED

APR 17 2015

TOWN OF FARRAGUT

FOR OFFICE USE ONLY
Fee Paid: \$300.00

APPLICANT NAME: Bryan E. Tasterman Construction
Address: 320 Cheshire Drive City/State/Zip: Knoxville TN 37919
Phone Number: 865-584-9111 Fax Number: 865-588-1538

DESCRIPTION OF PROPERTY (Attach map of property):

Address: 430 Virtue Road Size of Tract: 87.1 acres
Lot(s)/Parcel(s) No.: 44 Tax Map No. 152

Previous Rezoning Applications: None Known

Change Requested:

From: Agriculture To: R-1/OSR

Proposed Use of Property (Be specific): single family detached

Existing Land Use: Farm

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

NAME	ADDRESS (Street/City/Zip)	PROPERTY OWNED
<u>LE Harville, Jr</u>	<u>430 Virtue Road</u>	<u>✓</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.

Bryan E. Tasterman
APPLICANT SIGNATURE

4-17-15
DATE

OR

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

Bryan E. Tasterman
NAME (SIGNATURE)
320 Cheshire Dr Knoxville TN 37919
Street Address City/State/Zip

4/17/15
DATE
865-679-5933
Telephone Number



Town of
Farragut

Exhibit A

Rezone
Parcel 44, Tax Map 152

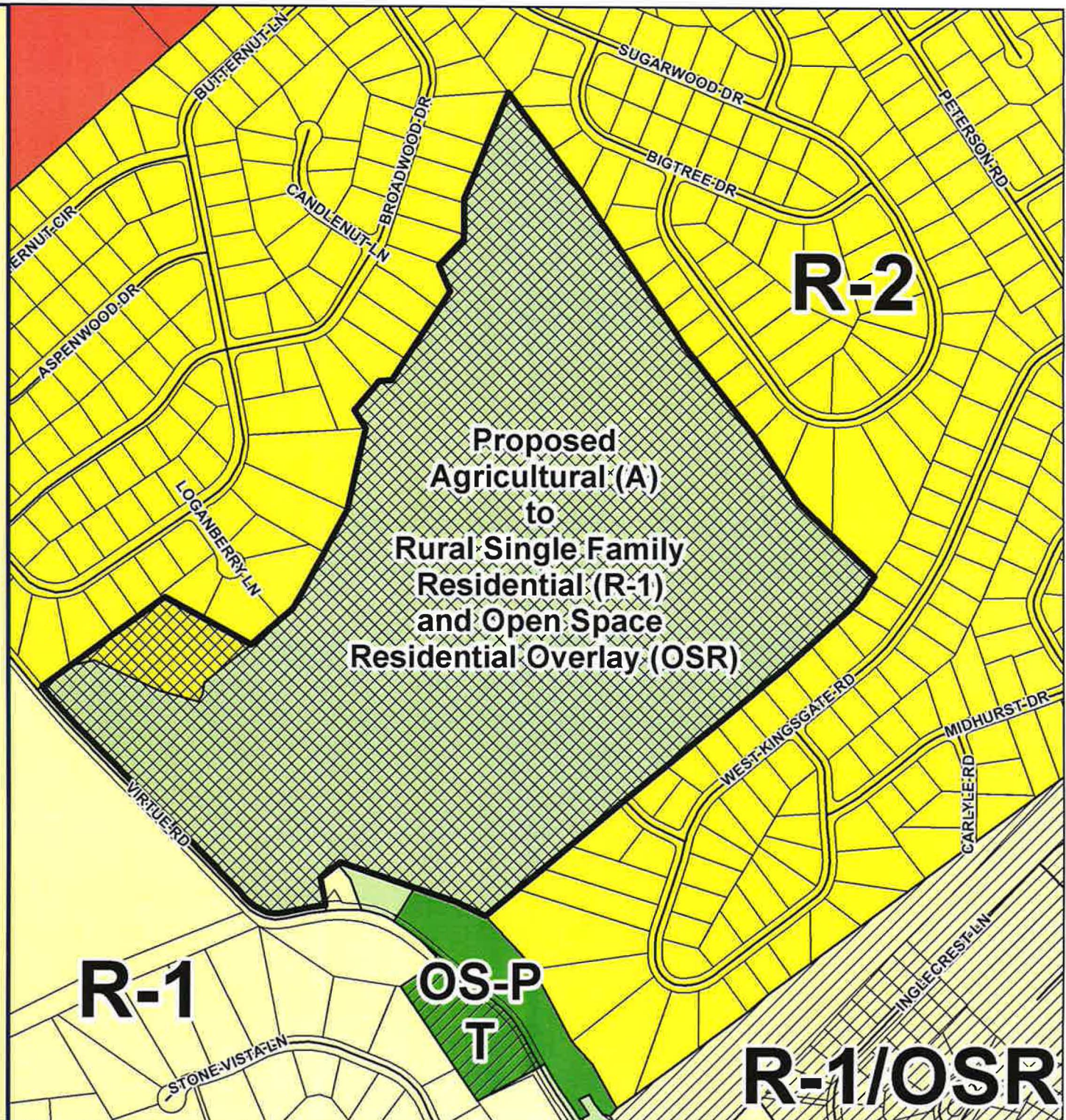
From
A - Agricultural District
to
R-1 Rural Single-Family Residential District
and
OSR Open Space Residential Overlay

Legend

-  Streets
-  Subject Property
-  Parcels
-  A, Agricultural
-  B-1, Buffer
-  OS-P, Open Space/Park
-  R-1, Rural Single-Family Residential
-  R-2, General Single-Family Residential
-  OSR, Open Space Residential Overlay
-  C-1, General Commercial
-  Telecommunication Tower Overlay Zone



1 in = 500 ft



MEETING DATE: May 21, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion of amendments to the text of the Farragut Zoning Ordinance, as they relate to the definitions of elderly housing, assisted living, and nursing homes and the land area and parking space allocations for such land uses (Peter Falk for Autumn Care II, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This item is both an applicant and staff initiated request. In the Town's current zoning ordinance there are definitions for elderly housing, elderly housing unit, nursing home, and nursing home unit. The term "assisted living" is not defined. However, as it has been applied in the zoning ordinance, "elderly housing" is synonymous with the more commonly used phrase "assisted living." This may need to be clarified further in the ordinance.

Also, related to elderly housing and nursing homes, there are separate sections in Chapter 4 which provide zoning related requirements for such uses. In the zoning districts where these uses are permitted there is reference to the applicable provisions in Chapter 4. The staffs' view is that those specific provisions would govern such projects and be separate from other general provisions that may apply in the applicable zoning district(s). One of these provisions is lot size.

As some of you may recall, in July of 2009, the lot size minimum that was stipulated in Chapter 4 for elderly housing was removed. The thought was that if the project could meet all of the other requirements for these type of developments, such as parking, buffering, setbacks, and lot coverage, the overall lot size would not need to be regulated. Only the C-1, PCD, and R-6 Zoning Districts permit elderly housing. The "general" lot size minimum in C-1 is one acre. The "general" lot size minimum in R-6 is five acres. A question for clarification is whether, in order to rezone a property to R-6 for an elderly housing project, a parcel would have to be at least 5 acres. When the R-6 Zoning District was recently updated, the maximum lot size of 15 acres was removed. The minimum lot size of 5 acres was retained. The thought was that a very small multi-family project would be more likely to have long term maintenance issues due to fewer residents in the development that would contribute toward facility maintenance. This concern was not specifically discussed in relation to an elderly housing development. The staff believes that this needs to be clarified.

RECOMMENDATION: This item is for discussion purposes only but could affect the applicant's request to rezone the property referenced in the two agenda items that follow. The property in question is slightly less than 5 acres. Though originally discussed with the applicant, the parking space allocations for elderly housing is not requested for a review at this time (though it could certainly be considered). The staff reviewed these requirements in other municipalities and the allocation in place at this time appears to be generally in line.

RECEIVED APPLICATION TO AMEND ORDINANCE TEXT
TOWN OF FARRAGUT, TENNESSEE

APR 20 2015

TOWN OF FARRAGUT

FOR OFFICE USE ONLY
Fee Paid: \$250.00

APPLICANT NAME: Peter Falk for Autumn Care II, LLC
Address: 9122 Linkvue Dr.
City/State/Zip: Knoxville, TN 37922
Phone Number: 865-680-3009
Fax Number: 865-337-7622
E-mail: AutumnCare@comcast.net

CHANGE REQUESTED

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

Allow R-6 for Assisted Living on less than 5 acres.

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

Small low impact assisted living facilities are a service to the community & make a good transition. Elderly housing is better defined by Independent Living & Assisted Living.

APPLICANT SIGNATURE

Peter Falk

4/13/15
DATE

OR

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

NAME (SIGNATURE)

DATE

Street Address

City/State/Zip

Telephone Number

Farragut Zoning Ordinance

Chapter 4, Section VII. - Elderly housing.

It is the intent of this section to establish the development requirements specific to elderly housing developments.

- A. Access to the development shall be to a street having a designated classification of a local collector or greater, or a local street which is not interior to a subdivision. The street on which the development accesses shall meet the minimum design standards established in the Farragut Subdivision Regulations.
- B. The intent to provide housing primarily for persons sixty (60) years or older shall be demonstrated in the design, services, and management of the development. The development shall include central dining and kitchen facilities.
- C. Any accessory use such as dining facilities, beauty/barber shops, retail stores, or pharmacies shall be for the use and benefit of the residents of the development and shall be oriented so that such uses are not readily identifiable from a public street or adjacent properties.
- D. Outdoor and indoor recreation areas shall be provided. Outdoor recreation areas may include landscaped garden areas with walks and seating, a community vegetable garden for residents, greenhouse, shuffleboard courts, etc. Indoor recreation areas shall include areas for social, craft, or other group activities.
- E. Due consideration shall be given to include such design features as will make the development safe and convenient for elderly residents.
- F. All elderly housing developments shall be on public sewer.
- G. All structures shall meet the setback requirements of the zone in which it is located with the following exceptions:
 - 1. All mechanical units five (5) tons or greater and other service areas shall be set back a minimum of one hundred (100) feet from all property lines;
 - 2. All dumpsters shall be set back a minimum of one hundred (100) feet from all residentially zoned property;
 - 3. Front yard.
 - a. If a street is classified as an arterial on the Major Road Plan, all buildings shall be set back from the nearest point of any right-of-way a minimum of eighty (80) feet;
 - b. If a street is classified as a major collector on the Major Road Plan, all buildings shall be set back from the nearest point of any right-of-way a minimum of seventy (70) feet;
 - c. If a street is classified as a local collector on the Major Road Plan, all buildings shall be set back from the nearest point of any right-of-way a minimum of sixty (60) feet; and
 - d. If a street is classified as a local street on the Major Road Plan, all buildings shall be set back from the nearest point of any right-of-way a minimum of fifty (50) feet.
 - 4. All buildings shall be set back a minimum of eighty (80) feet from side and rear property lines when abutting property is zoned residential or agriculture.
- H. Buffer strips:
 - 1. There shall be a buffer strip a minimum of thirty-five (35) feet in width on all front property lines. The buffer strip shall be included in the required building setback;

2. There shall be a buffer strip a minimum of thirty-five (35) feet in width on all side and rear peripheral property lines when the abutting property is zoned residential or agriculture. The buffer strip shall be included in the required building setback;
3. There shall be a buffer strip a minimum of twenty-five (25) feet in width on all side and rear peripheral property lines when the abutting property is zoned office or commercial. The buffer strip shall be included in the required building setback;
4. Existing, mature vegetation shall be preserved and incorporated into the buffer strip; and
5. Detention basins, measured from top-of-slope to top-of-slope, and associated structures shall not be located within any buffer strips.

(Ord. No. 86-16, adopted Apr. 1986; amended Feb. 2006; Ord. No. 06-10, § 1, 5-25-2006; Ord. No. 06-26, § 1, 10-26-2006; Ord. No. 09-16, § 1, 8-27-2009; Ord. No. 10-14, § 1, 10-28-2010)

MEETING DATE: May 21, 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 Parcel 117, Tax Map 142, located at the intersection of N. Campbell Station Road and Herron Road, approximately 4.5 Acres, from Very Low Density Residential to Civic/Institutional (Peter Falk for Autumn Care II, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This item is related to the previous agenda item. The property at the south intersection of N. Campbell Station Road and Herron Road is specified on the future land use map in the Comprehensive Land Use Plan (CLUP) as Very Low Density Residential (2-4 dwelling units per acre). The applicant would like to construct an assisted living facility on this property. Consequently, since such a land use would be inconsistent with the CLUP the applicant is requesting that the current designation be revisited and changed to a Civic/Institutional designation.

A copy of the CLUP amendment request and some visuals of local assisted living facilities built by the applicant are included in your packet.

RECOMMENDATION: Though this is for discussion purposes only, the staff would question whether a low density residential development would be desirable and marketable adjacent to a major arterial road such as N. Campbell Station Road. Certainly, there are other subdivisions in the Town and in other localities where single-family residential abut major arterial roads. Many of these were developed however when such roads were much less traveled with fewer lanes.

The request for a Civic/Institutional designation would be consistent with the general surrounding plan of development along this section of N. Campbell Station Road. There are churches, a school, a library, and a park. An assisted living facility would be different from these uses in some ways but similar in others. The staff does feel that a Civic/Institutional designation is appropriate for this property, though that does not necessarily mean an assisted living facility would be the best institutional use for the site.

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: Peter Falk for Autumn Care II, LLC

Full address: 9122 Linksvue Drive, Knoxville, TN 37922

Contact information (phone and email):

865-680-3009 & autumncare@comcast.net

OWNER INFORMATION (if not petitioner)

Name(s): Jim Hannon, Stephen Brown, Elise Parker

Full address(es): 1723 Paradise Dr. Fayetteville, NC 28304

Contact information (phone and email):

Jim Hannon - 910-484-5979, jjhannon25@gmail.com

PROPERTY/AREA INFORMATION:

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

0 Hannon Rd & Campbell Station Rd.

Current Future Land Use Designation(s):

Proposed Future Land Use Designation(s):

Zoning of Each Property to be Considered:

Existing Use of Property to be Considered:

Proposed Future Use of Property (if known):

Assisted Living

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

The Campbell Station corridor has a high traffic count of $\approx 26,000$ & several non-residential structures & uses. The proposed ALF will be more consistent with other uses & provide a nice transition between the high traffic & surrounding neighborhoods.

Describe the amendment's benefit to the Town:

Establish a more defined use for Senior housing that reflects the true distinctions & differences of Elderly housing to Independent Living & Elderly housing to Assisted Living.

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

Minimal impact with road frontage on Hannon & Campbell Station & 4.5 acres with a creek & buffer zones. The proposed ALF would use $\approx$ 2.5 acres including parking. The building will be a single story high quality development that Fremont expects.

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

Propose a driveway exit to Hannon Rd. Total expected traffic is expected to be less than 8 residential homes that are currently allowed!

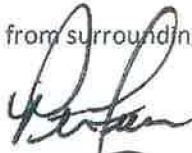
Required Attachments:

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

Recommended Attachments:

- Statements of support from surrounding property owners

Petitioner Signature:



Date:

4/13/15

Property Owner Signature:



Date:

4/13/15

- Civic/Institutional
- Office/Light Industrial
- Commercial
- Regional Commercial
- Open Space
- Parks and Rec
- Open Space Cluster Residential
- Rural Residential (> 1 Acre lots)
- Very Low Density Residential (2-4 DUs / Acre)
- Low Density Residential (3-6 DUs / Acre)
- Med Density Residential (5-12 DUs / Acre)
- Mixed Use Neighborhood (5-10 DUs / Acre)
- Mixed Use Town Center (8-15 DUs / Acre)

H Strategic Plan Hub

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

Autumn Care at Farragut
42 Apartment Assisted Living Facility built in 2013

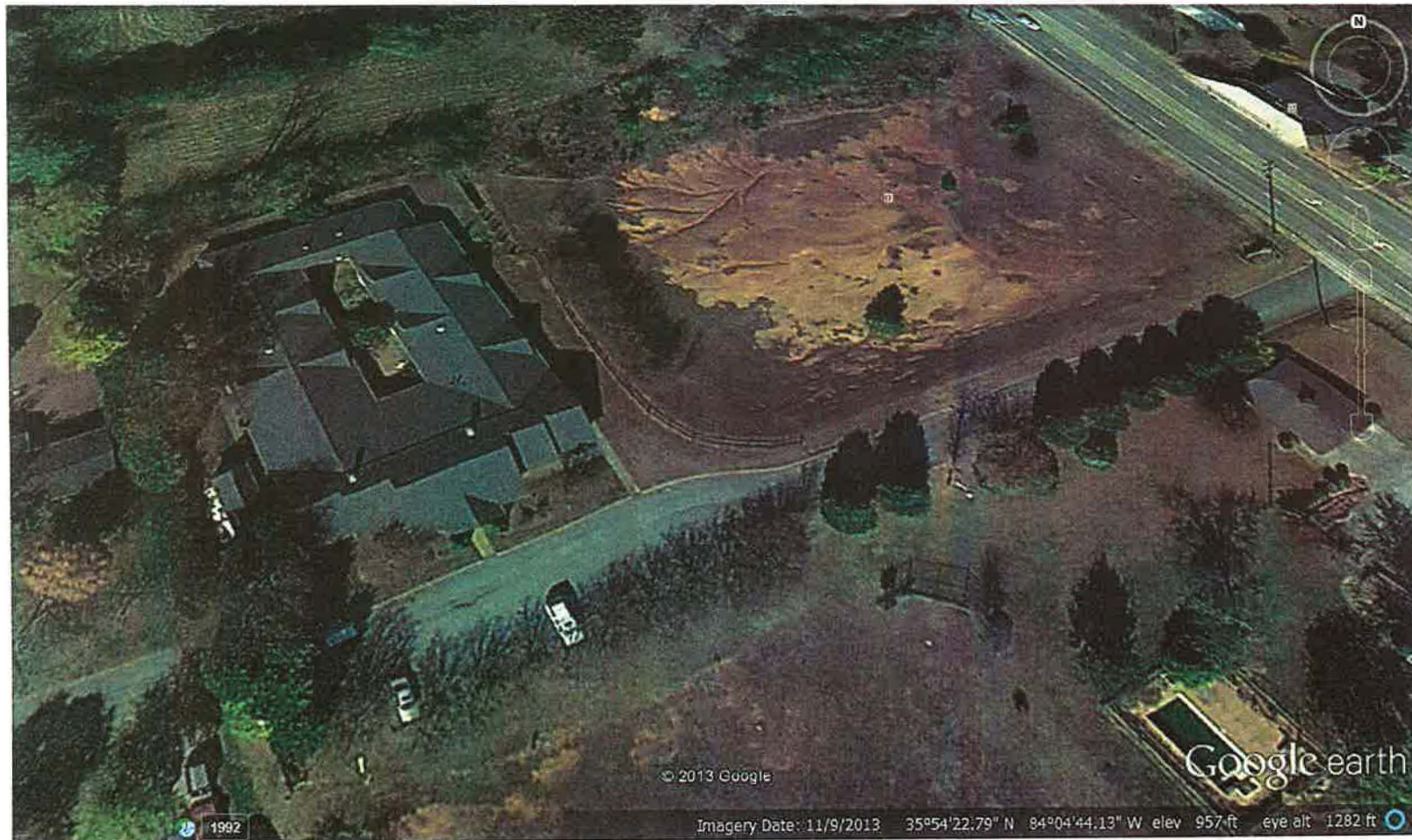


Autumn Care at Karns
31 Apartment Assisted Living Facility built in 2009



Heritage Assisted Living South Peters Road Knoxville Tennessee

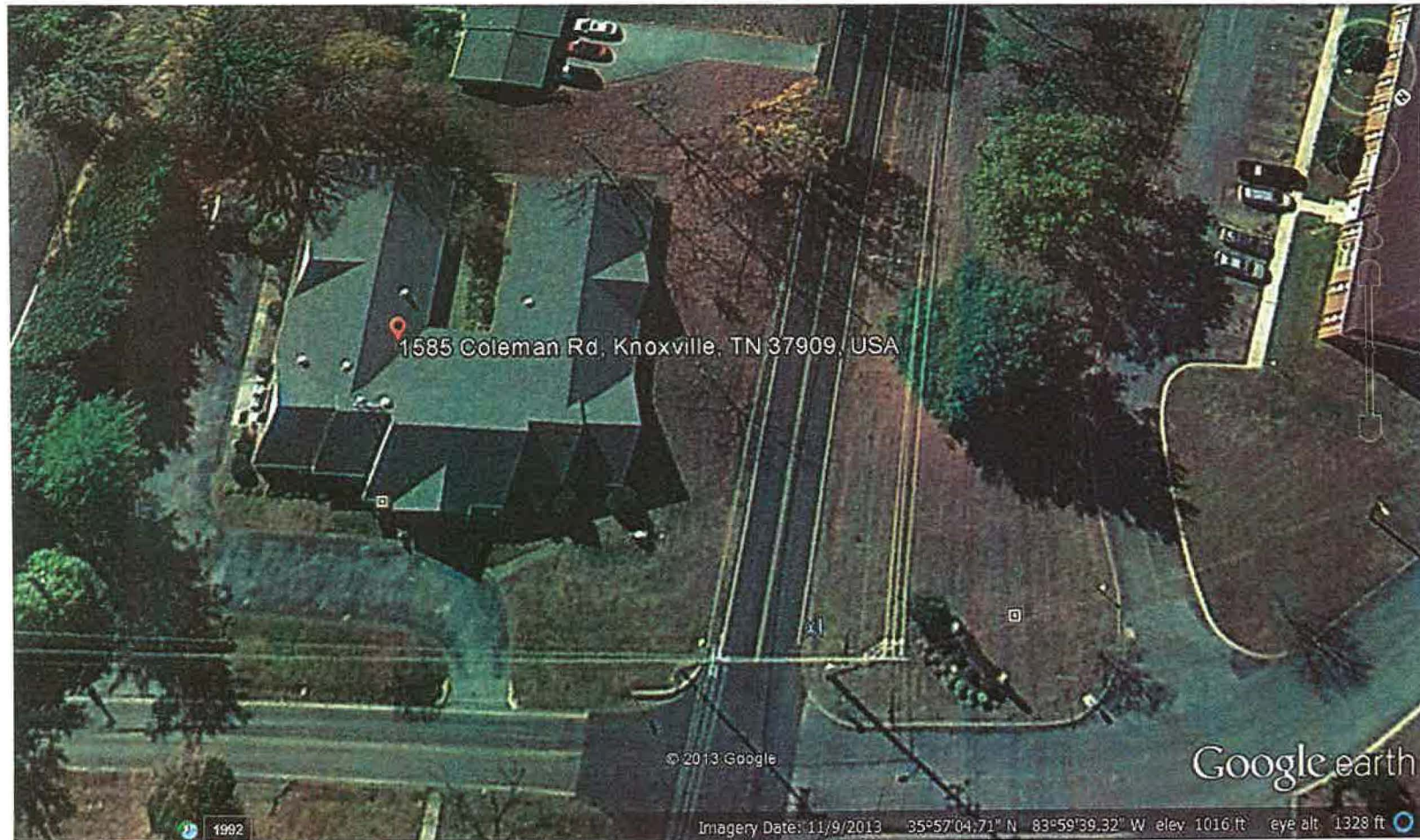
38 Apartment Assisted Living Facility built in 1999



Heritage Assisted Living Felix Road Knoxville Tennessee
28 Apartment Assisted Living Facility built in 1997



Heritage Assisted Living Coleman Road Knoxville Tennessee
24 Apartment Assisted Living Facility built in 1993



MEETING DATE: May 21, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a request to rezone Parcel 117, Tax Map 142, located at the intersection of N. Campbell Station Road and Herron Road, approximately 4.5 Acres, from R-2 to R-6 (Peter Falk for Autumn Care II, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This item is related to the previous two agenda items. As mentioned earlier the applicant wishes to construct an assisted living facility on the property at the south intersection of N. Campbell Station Road and Herron Road. Assuming the CLUP is amended to provide for such an opportunity, the zoning of the property would also have to be changed. The property is zoned for single-family residential.

RECOMMENDATION: Assisted living facilities are permitted in the C-1, PCD, and R-6 Zoning Districts. The staff would not support rezoning this property to a commercial zoning district. The Town has consistently promoted the section of N. Campbell Station Road between the high school entrance and the northern property line of the primary school as an area where no commercial development should occur. This is actually a policy statement on Page 48 of the Land Use and Transportation Policy Plan that was adopted in 2001.

A request to rezone the property to R-6 would be more consistent with this vision but the question of whether the parcel size must be at least 5 acres for an elderly housing project would have to first be settled. Also, prior to this rezoning being considered for a vote, a traffic impact study will be required.

Included in your packet is the rezoning request and a map of the property.

RECEIVED

APPLICATION TO AMEND ZONING MAP

APR 20 2015

TOWN OF FARRAGUT, TENNESSEE

TOWN OF FARRAGUT

FOR OFFICE USE ONLY

Fee Paid: \$300.00

APPLICANT NAME:

Peter Falk for Autumn Care II, LLC

Address:

9122 Linkhouse Drive

City/State/Zip:

Knoxville, TN 37922

Phone Number:

865-680-3009

Fax Number:

865-337-7622

E-mail:

autuncare@comcast.net

DESCRIPTION OF PROPERTY (Attach map of property):

Address:

O Hannon Rd.

Size of Tract:

4.5 acres +/-

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

142-117

Tax Map No.

142-117

Previous Rezoning Applications:

None

Change Requested:

From:

R-2

To:

R-6

Proposed Use of Property (Be specific):

Assisted Living

Existing Land Use:

vacant

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

NAME

ADDRESS (Street/City/Zip)

PROPERTY OWNED

Jim Hannon

1723 Purdue Dr. Fayetteville NC

O Hannon Rd

Stephen Brown

PO Box 3847, Cullowhee, NC

O Hannon Rd

Elmer Paulsen

PO Box 957, Corbin KY

O Hannon Rd

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

4/13/15

OR

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

NAME (SIGNATURE)

DATE

Street Address/City/State/Zip

Telephone Number

Town of
Farragut

Exhibit A

Parcel 117, Tax Map 142

Legend

-  Streets
-  Subject Property
-  Parcels
-  OS-P, Open Space/Park
-  S-1, Community Service
-  R-1, Rural Single-Family Residential
-  R-2, General Single-Family Residential
-  OSMR, Open Space Mixed Residential Overlay
-  O-1, Office



1 in = 300 ft

