A G E N D A
FARRAGUT MUNICIPAL PLANNING COMMISSION

June 18, 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 – May 21, 2015**

4. **Discussion and public hearing on a preliminary plat for McKinley Station Subdivision, located at 421 Everett Road, a portion of Parcel 104, Tax Map 141, Zoned R-1/OSR, 30 Lots, 15.385 Acres (Saddlebrook Properties, LLC, Applicant)**

5. **Discussion and public hearing on a site plan for The Shops at Town Center, Parcel 137.09, Tax Map 142, Zoned C-1, 103 S. Campbell Station Road, 2.21 Acres (Legends Holdings, LLC, Applicant)**

6. **Discussion and public hearing on a site plan for Bank of America, Parcel 37.02, Tax Map 131, Zoned C-1, 10735 Kingston Pike, 1.07 Acres (Stanley Hill, Applicant)**

7. **Discussion and public hearing on a site plan for First Baptist Concord Sports Field Improvements, Parcel 9.01, Group B, Tax Map 142N, Zoned R-1-S-A, R-2 and R-3, 11704 Kingston Pike, 34.11 Acres (First Baptist Concord, Applicant)**

8. **Discussion and public hearing on a site plan for The Overlook at Campbell Station, Parcels 108 and 109, Tax Map 130, Zoned R-6/OSMFR, 820 N. Campbell Station Road, 31.91 Acres (GBS Engineering, Applicant)**

9. **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)**

10. **Discussion and public hearing on a request to amend the Town Center District (TCD) and the Town Center District Design Requirements as they relate to parking and signage (Craig Allen, 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.

11. **Discussion on a request to rezone a portion of Parcel 37.03, Tax Map 153, located off of Concord Road adjoining Clarity Pointe and First Utility District, 6.77 Acres, from R-1/OSR to C-1 and Telecommunications Tower Overlay (Branch Towers, Applicant)**
12. **Public hearing on proposed locations for new utilities**

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

MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION

May 21, 2015

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

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

Secretary Ed Whiting called the meeting to order at 7 p.m.

CITIZEN FORUM
John Holztrager and Mul Wyman provided comments related to the Approval of the Agenda and the requested postponement from Continental Properties for their rezoning request. Both gentlemen asked that the planning commission not permit additional postponements and take action on the rezoning request at the June 18 meeting.

APPROVAL OF AGENDA
Commissioner Povlin moved to approve the May 21, 2015 agenda with the items #7, #10 and #18 being removed at the request of the applicants. Commissioner Myers seconded the motion and the motion passed 6-0.

APPROVAL OF MINUTES
Commissioner Myers moved to approve the April 16, 2015 minutes as submitted. Commissioner Povlin seconded the motion and the motion passed 6-0.

AGENDA ITEMS

DISCUSSION AND PUBLIC HEARING ON A RESUBDIVISION PLAT FOR THE ALEXANDER MARION PROPERTY, PARCELS 38 AND 40, TAX MAP 142, 627 SMITH ROAD AND 12404 UNION ROAD, ZONED R-1, 3.30 ACRES, 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)
Staff noted that separate action would be needed on the variance and the plat. In terms of the variance, staff recommended approval to not construct pedestrian facilities along Smith Road and Union Road due to the minor nature of the subdivision involved in this request.

Commissioner Dick moved to approve a variance to not construct pedestrian facilities along Smith Road and Union Road for the reasons noted by staff. Commissioner Povlin seconded the motion and the motion passed 6-0.

In terms of the plat, staff recommended approval subject to the following being addressed:

a) On Lot 2 there is a stray 2.2 acres that is shown that needs to be removed; and
b) Please label the legend.

Commissioner Myers moved to approve the plat for the Alexander Marion Property subject to staff's recommendation. Commissioner Povlin seconded the motion and the motion passed 6-0.

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)

Staff recommended approval of the plat subject to the following being addressed:

a) Note #9 being removed from Sheets 2-4 and substituting it with Note #9 that is shown on Sheet 1; and
b) If Lot 15R is not to be shown on this plat please remove any reference to it on the plat or in the notes.

Commissioner Myers moved to approve the plat of correction for Phase I of the Briarstone Subdivision subject to staff's recommendation. Commissioner Povlin seconded the motion and the motion passed 6-0.

DISCUSSION AND PUBLIC HEARING ON A GRADING PLAN FOR THE FORMER JOHN DEERE SITE, PARCEL 77, TAX MAP 151, ZONED C-1, 13127 KINGSTON PIKE, 3.28 ACRES (Robert Shagan-Commercial Reality, Applicant)

Staff recommended approval subject to the following being addressed:

a) Please submit an irrevocable letter of credit for $6,000 for erosion control; and
b) The staff did not find, in the field, the 30 inch oak referenced on the plan. This was the only tree to be removed in association with this site plan. Please address this possible error on the plans.

Commissioner Myers moved to approve a grading plan for the former John Deere site subject to staff's recommendation. Commissioner Dick seconded the motion and the motion passed 6-0.

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)

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

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)

Staff recommended approval of Resolution PC-15-06, which recommends approval of Ordinance 15-07. The staff's recommendation was subject to the plat being approved and recorded which establishes the tract which is the subject of this rezoning.

Commissioner Dick moved to approve Resolution PC-15-06 which recommends approval of Ordinance 15-07 subject to the staff's recommendation. Commissioner Povlin seconded the motion and the motion passed 6-0.

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)

Staff recommended approval of the concept plan subject to the following items being addressed:

a) The property being rezoned to R-1/OSR;
b) Approval and recording of the plat which establishes the tract from which this subdivision will be platted; and
c) Please provide walking trail connections to the Montgomery property and to at least one side property line in Fox Run. This is consistent with what the Town has required in a number of developments, Sheffield, The Farm at Willow Creek, Vista, Split Rail Farm, Bridgemore, the Cove at Turkey Creek, etc.

Commissioner Myers moved to approve a concept plan for McKinley Station Subdivision subject to staff's recommendation and a walking trail connection being added to the Montgomery property to the south. Commissioner Brun seconded the motion and the motion passed 6-0.

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)

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

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 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)
For discussion purposes only.

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)
For discussion purposes only.

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)
For discussion purposes only.

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)
For discussion purposes only.

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)
For discussion purposes only.

DISCUSSION ON A REQUEST TO AMEND ARTICLE III., SECTION F., SUITABILITY OF THE LAND, IN THE FARRAGUT SUBDIVISION REGULATIONS
Removed from the agenda at the request of staff.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES
None at this time

ADJOURNMENT
The meeting adjourned at 10:40 p.m.

_____
Edwin K. Whiting, Secretary

MEETING DATE: June 18, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a preliminary plat for McKinley Station Subdivision, located at 421 Everett Road, a portion of Parcel 104, Tax Map 141, Zoned R-1/OSR, 30 Lots, 15.385 Acres (Saddlebrook Properties, LLC, Applicant)

INTRODUCTION AND BACKGROUND: At the May 21, 2015 planning commission meeting the rezoning request and concept plan associated with the McKinley Station Subdivision off Everett Road was approved. Now the applicant is requesting approval of a preliminary plat that, once the rezoning is finalized, would permit work to be initiated on the completion of grading and required public improvements.

DISCUSSION: Included in the packet is a copy of the revised preliminary plat for the McKinley Station Subdivision. Also included are the staffs' comments on the initial preliminary plat that was submitted.

RECOMMENDATION: The staff will make a recommendation at the meeting based on whether the revised plat satisfactorily addresses the staffs' initial comments.

TOTAL AREA = 15.385 AC
TOTAL LOTS = 32
R.O.W. AREA = 1.753 AC

GRID

(R-1) RURAL SINGLE-FAMILY RESIDENTIAL DISTRICT
(OSMR) OPEN SPACE MIXED RESIDENTIAL OVERLAY DISTRICT (OSMR)

Front yard setbacks: If the street is classified as a local street on the Major Road Plan, all buildings shall be set back from the nearest point of any built right-of-way a minimum of twenty (20) feet. Front facing garages shall be set back from the nearest point of any such right-of-way a minimum of thirty (30) feet.

Side yard setbacks: Attached dwellings, in order to eliminate the appearance of row housing with the attached dwellings, the distance between buildings when sides of buildings are adjacent shall be varied. The total minimum distance between buildings shall be based on the total number of buildings constructed in a row multiplied by twelve (12) feet. The minimum distance between two (2) adjacent buildings shall be ten (10) feet. For example, if four (4) buildings are located in a row, the total minimum separation between the four (4) buildings shall be forty-eight (48) feet.
Minimum distance between buildings-Detached dwellings. There shall be a minimum of twenty (20) feet between all freestanding buildings.

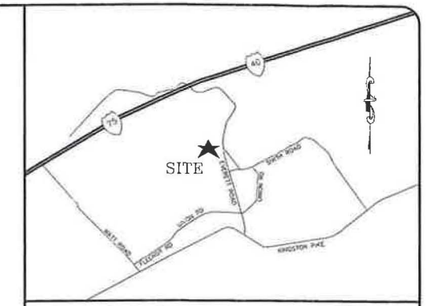
Rear yard setbacks: Attached dwellings. There shall be a minimum of twenty (20) feet between freestanding buildings.

Peripheral property line setbacks: All buildings shall be set back a minimum of fifty (50) feet from peripheral side and rear property lines.

SYMBOL LEGEND			
	IRON PIN (SIZE&TYPE)		CATCH BASIN
	SANITARY MANHOLE		SERVICE POLE
DE	DRAINAGE EASMENT		
LINE LEGEND			
			CREEK
			STREAM BUFFER
		ST	STORM SEWER
		SA	SANITARY SEWER

AREA CALCULATIONS		
	Total Dev (sf)	Total Dev (ac)
Total Area R1/OSR	670,170.60	15.39
OS Req. (35%)	234,559.71	5.38
OS Provided	234,570.07	5.38
	Area (SF)	Area (AC)
Open Space		
Open Space 31	78,959.72	1.81
Open Space 32	155,610.35	3.57
Total Unit 1	234,570.07	5.38
30 Detached Lots + 2 Open Space Lots		

NOTES:
1. IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED.
2. CLT TAX MAP 141 PART OF PARCEL 104
3. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE 15.385 ACRES INTO 30 SINGLE FAMILY LOTS AND 2 OPEN SPACE LOTS, AND NEW PUBLIC R.O.W.
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/(NSRS2007)
7. THIS PROPERTY DOES NOT LIE WITHIN A SFHA AS SHOWN ON FEMA FLOOD MAP 47093C0239F, EFFECTIVE DATE MAY 7, 2007
8. DRAINAGE AND UTILITY EASEMENTS AS FOLLOWS: INTERIOR LOT LINES SHALL HAVE NO LESS THAN FIVE (5) FEET DESIGNATIONS ON EACH SIDE OF A LOT, AND FRONT AND REAR EASEMENTS SHALL BE NO LESS THAN TEN (10) FEET ON EACH SIDE OF THE LOT LINE
THIS PROPERTY IS ZONED: R-1/OSR
9. THE APPROVAL OF THIS PLAT REQUIRES PAYMENT TOWARD EVERETT ROAD IMPROVEMENTS BE MADE IN ACCORDANCE WITH THE EVERETT ROAD CORRIDOR IMPROVEMENT FEE ORDINANCE.
10. 25' AQUATIC BUFFER:
BUFFER IS MEASURED 25' PERPENDICULAR FROM THE TOP OF BANK ALONG LITTLE TURKEY CREEK
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF SOIL AND/OR NATIVE VEGETATION EXCEPT AS PERMITTED BY THE TOWN OF FARRAGUT



LOCATION MAP NO SCALE

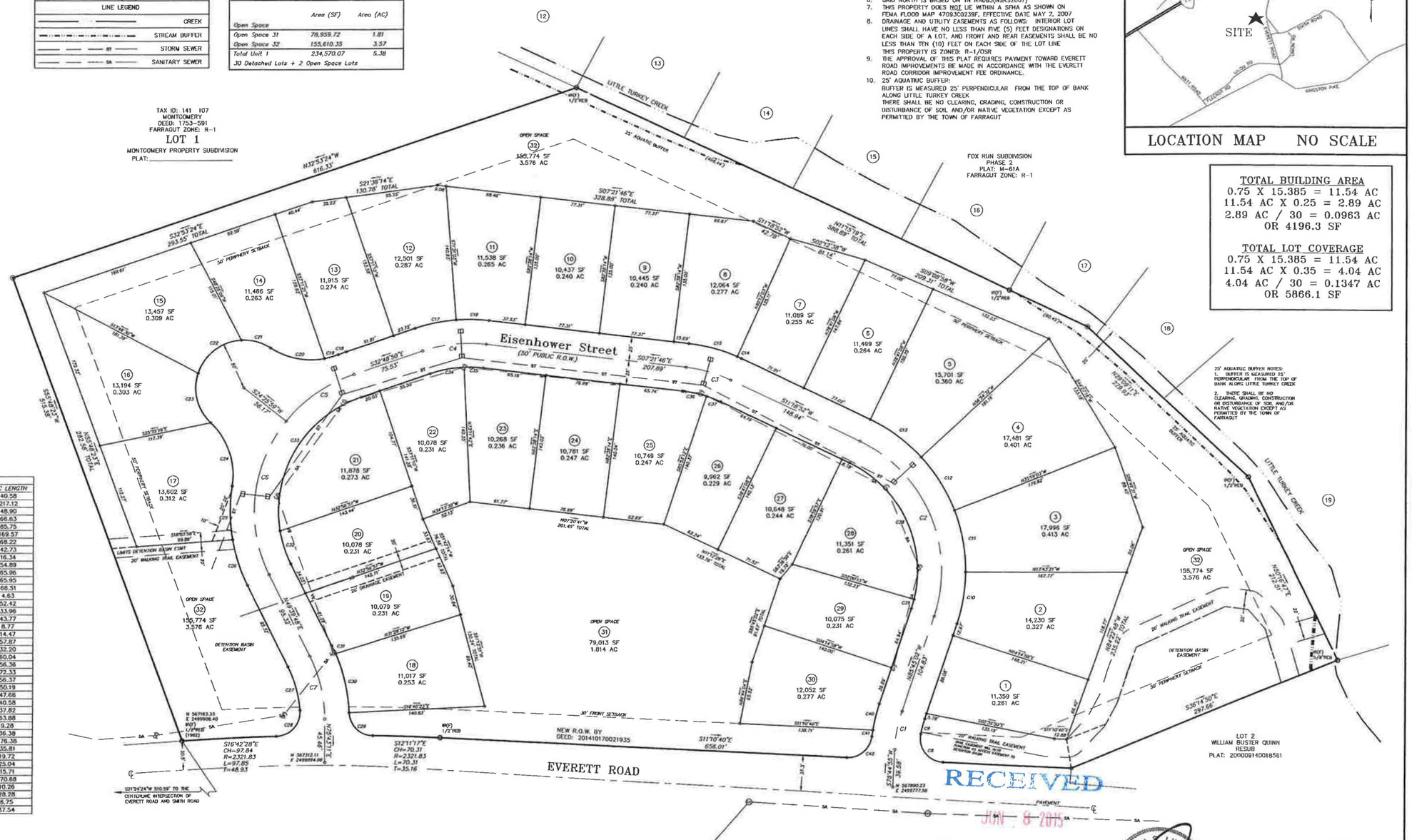
TOTAL BUILDING AREA
0.75 X 15.385 = 11.54 AC
11.54 AC X 0.25 = 2.89 AC
2.89 AC / 30 = 0.0963 AC
OR 4196.3 SF

TOTAL LOT COVERAGE
0.75 X 15.385 = 11.54 AC
11.54 AC X 0.35 = 4.04 AC
4.04 AC / 30 = 0.1347 AC
OR 5866.1 SF

TAX ID: 141 107
MONTGOMERY
DEED: 1753-591
FARRAGUT ZONE: R-1
LOT 1
MONTGOMERY PROPERTY SUBDIVISION
PLAT:

TAX ID: 141 104
MONTGOMERY
DEED:
201503100048273FARRAGUT
ZONE: R-1
LOT 1
MONTGOMERY PROPERTY SUBDIVISION
PLAT:

FOX RUN SUBDIVISION
PHASE 2
PLAT: M-61A
FARRAGUT ZONE: R-1



CURVE TABLE					
CURVE	BEARING	DISTANCE	RADIUS	TANGENT	ARC LENGTH
C1	N86°29'57"E	40.46	150.00	20.42	40.58
C2	S52°46'55"W	198.66	150.00	132.56	217.12
C3	S01°58'33"W	48.68	150.00	24.67	48.90
C4	S20°05'18"E	66.08	150.00	33.87	66.63
C5	S49°11'25"E	84.58	150.00	44.08	85.75
C6	N82°02'54"E	160.88	150.00	95.14	169.57
C7	S62°41'30"W	67.63	150.00	34.71	68.22
C8	N37°42'25"E	37.72	25.00	28.73	42.73
C9	S89°29'48"E	16.33	125.00	8.18	16.34
C10	S85°15'48"W	54.67	175.00	27.67	54.89
C11	S85°28'48"W	65.57	175.00	33.37	65.96
C12	S43°35'13"W	65.56	175.00	33.37	65.95
C13	S22°12'10"W	66.11	175.00	33.66	66.51
C14	S10°33'24"W	4.63	175.00	2.31	4.63
C15	S01°13'05"W	52.22	175.00	26.41	52.42
C16	S12°55'21"E	33.91	175.00	17.03	33.96
C17	S25°36'53"E	43.66	175.00	22.00	43.77
C18	S34°14'59"E	8.77	175.00	4.39	8.77
C19	N30°09'36"W	14.44	75.00	7.26	14.47
C20	N02°31'51"W	56.44	75.00	30.46	57.87
C21	S01°07'32"W	31.64	50.00	16.68	32.20
C22	S51°43'24"E	56.50	50.00	34.24	60.04
C23	N61°35'03"E	53.42	50.00	31.60	56.36
C24	S56°55'23"W	69.56	75.00	39.26	72.33
C25	N27°31'27"E	56.13	175.00	28.43	56.37
C26	N57°32'48"E	50.02	175.00	25.27	50.19
C27	S60°35'08"W	47.37	125.00	24.12	47.66
C28	N61°59'46"W	38.27	25.00	26.34	40.58
C29	N30°16'50"E	34.31	25.00	23.59	37.82
C30	S63°09'30"W	63.53	175.00	32.30	63.68
C31	S51°10'55"W	9.27	175.00	4.64	9.28
C32	N58°00'07"E	36.26	125.00	18.32	36.38
C33	S73°14'12"E	162.11	125.00	106.47	176.38
C34	S24°38'27"E	35.68	125.00	18.03	35.81
C35	S11°52'55"E	19.70	125.00	9.88	19.72
C36	S01°37'29"E	25.00	125.00	12.56	25.04
C37	S07°42'50"W	15.70	125.00	7.87	15.71
C38	S50°25'53"W	157.73	125.00	101.65	170.68
C39	N88°06'04"W	10.25	125.00	5.13	10.26
C40	N89°37'14"E	28.25	175.00	14.17	28.28
C41	N83°53'11"E	6.75	175.00	3.38	6.75
C42	N54°11'54"W	34.11	25.00	23.33	37.54

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

25' AQUATIC BUFFER NOTES:
1. BUFFER IS MEASURED 25' PERPENDICULAR FROM THE TOP OF BANK ALONG LITTLE TURKEY CREEK
2. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF SOIL AND/OR NATIVE VEGETATION EXCEPT AS PERMITTED BY THE TOWN OF FARRAGUT

RECEIVED
JUN 8 2015
TOWN OF FARRAGUT

OWNER:
HOMESTEAD LAND HOLDINGS, LLC
122 PERIMETER PARK DRIVE
KNOXVILLE, TN 37933
PH 865-392-5630

SURVEY FOR/DEVELOPER:

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

RYAN R. LYNCH
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
COMMISSION
TENNESSEE No. 2447
6/15/2015

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 greater than 1:10,000.
6/15/15 Date
Registered Surveyor
No. 2447

PRELIMINARY PLAT OF:

SHEET 2 OF 16

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

DRAWN BY:	R. LYNCH
CHECKED BY:	R. LYNCH
APPROVED BY:	R.S.L.
SCALE:	1"=50'
DATE:	05/15/2015

REVISIONS
1 TOF STAFF COMMENTS 06/05/2015
2
3
4
5
6

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

McKinley Station
Everett Road
Town of Farragut, Tennessee
District 6, Knox County, Tennessee

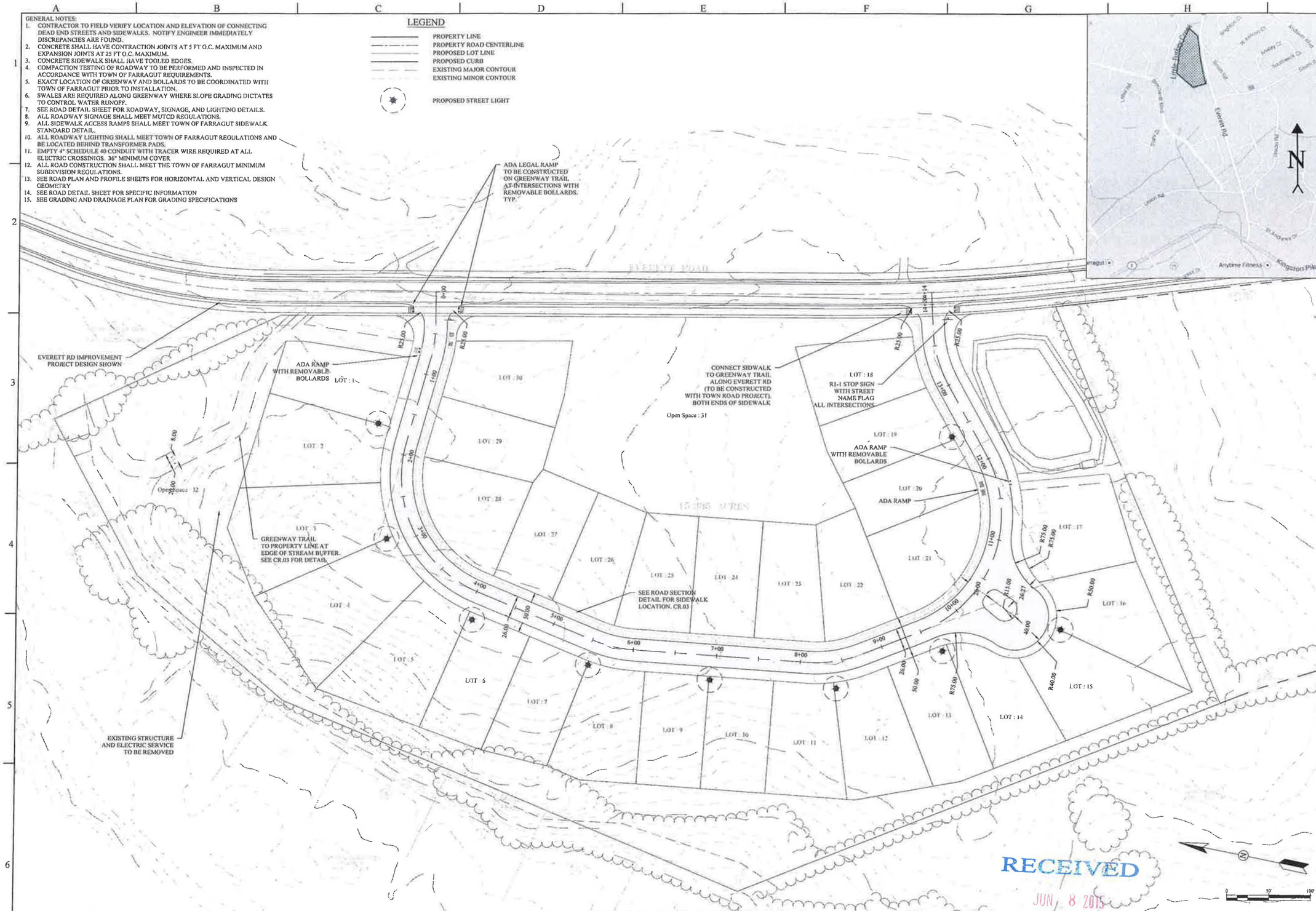
PROJECT NO.
3792-2

GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF CONNECTING DEAD END STREETS AND SIDEWALKS. NOTIFY ENGINEER IMMEDIATELY DISCREPANCIES ARE FOUND.
2. CONCRETE SHALL HAVE CONTRACTION JOINTS AT 5 FT O.C. MAXIMUM AND EXPANSION JOINTS AT 25 FT O.C. MAXIMUM.
3. CONCRETE SIDEWALK SHALL HAVE TOOLED EDGES.
4. COMPACTION TESTING OF ROADWAY TO BE PERFORMED AND INSPECTED IN ACCORDANCE WITH TOWN OF FARRAGUT REQUIREMENTS.
5. EXACT LOCATION OF GREENWAY AND BOLLARDS TO BE COORDINATED WITH TOWN OF FARRAGUT PRIOR TO INSTALLATION.
6. SWALES ARE REQUIRED ALONG GREENWAY WHERE SLOPE GRADING DICTATES TO CONTROL WATER RUNOFF.
7. SEE ROAD DETAIL SHEET FOR ROADWAY, SIGNAGE, AND LIGHTING DETAILS.
8. ALL ROADWAY SIGNAGE SHALL MEET MUTCD REGULATIONS.
9. ALL SIDEWALK ACCESS RAMPS SHALL MEET TOWN OF FARRAGUT SIDEWALK STANDARD DETAIL.
10. ALL ROADWAY LIGHTING SHALL MEET TOWN OF FARRAGUT REGULATIONS AND BE LOCATED BEHIND TRANSFORMER PADS.
11. EMPTY 4" SCHEDULE 40 CONDUIT WITH TRACER WIRE REQUIRED AT ALL ELECTRIC CROSSINIGS. 36" MINIMUM COVER
12. ALL ROAD CONSTRUCTION SHALL MEET THE TOWN OF FARRAGUT MINIMUM SUBDIVISION REGULATIONS.
13. SEE ROAD PLAN AND PROFILE SHEETS FOR HORIZONTAL AND VERTICAL DESIGN GEOMETRY
14. SEE ROAD DETAIL SHEET FOR SPECIFIC INFORMATION
15. SEE GRADING AND DRAINAGE PLAN FOR GRADING SPECIFICATIONS

LEGEND

- PROPERTY LINE
- PROPERTY ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED CURB
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED STREET LIGHT



RECEIVED
JUN 8 2015
TOWN OF FARRAGUT

RUSSELL N. RACKLEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 109503
STATE OF TENNESSEE

Symbol	No.	Description	Date	Approved
	1	ADD TRAIL AND TRAIL CONNECTIONS	06/04/15	RNR

Revisions

Designed By: RNR
Checked By: RNR
Date: 05/18/15
File Name:

DEVELOPER:
SADDLEBROOK PROPERTIES, LLC
P.O. BOX 22713
KNOXVILLE, TN 37933

Rackley Engineering
P.O. BOX 3836, KNOXVILLE, TN 37927
WWW.RACKLEYENGINEERING.COM 865-522-4400

MCKINLEY STATION
FARRAGUT, TN
ROAD PLAN

Sheet
CR.01
SHEET 3 OF 13

1 IN = 50 FT

Ashley Miller

From: Mark Shipley
Sent: Thursday, May 28, 2015 10:48 AM
To: Russ Rackley (rnrackley@rackleyengineering.com); Ryan Lynch
Cc: Ashley Miller; Darryl Smith; David Sparks; Gary Palmer; Dan Johnson
Subject: McKinley Station Prelim Plat

Guys,

Below are the comments thusfar on the prelim plat for McKinley Station. Please let me know if you have any questions. Thanks.

May 28, 2015

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

SUBJECT: STAFF COMMENTS ON THE PRELIMINARY PLAT FOR THE MCKINLEY STATION SUBDIVISION

Dear Russ:

The Town staff has reviewed the above referenced preliminary plat for compliance with the Town's regulations. Please address the following items and submit four (4) full size copies and one (1) 11" x 17" reduced set to the Farragut Town Hall by **Monday, June 8.** Also, upon resubmittal please include a letter which addresses these comments and that indicates where the information can be found on the plans.

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

1. Please provide location of closest fire hydrant to point of tap(s) to service this location. Provide fire hydrant flow data for those locations. Data shall be less than 12 months old;
2. Please provide fire flow calculations confirming proposed fire hydrants will supply a minimum of 1000 GPM;
3. Please provide note stating "Fire hydrants will supply a minimum of 1000 GPM at 20psi, if structure does not exceed 3600 sq ft. Structures in excess of 3600 sq ft shall comply with the fire flow requirements of the 2012 International Fire Code Table B105.1;"
4. Please provide water main sizes for any line servicing fire hydrants;
5. Please provide written approval from First Utility District of Knox County.

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

6. Please obtain approval for and record the plat which establishes this parcel from which the subdivision will be platted;
7. The property must be rezoned as a condition of approval;
8. Please complete the subject to's related to the concept plan and ensure that the preliminary plat is consistent with the concept plan;

9. On the cover sheet please note the correct parcel information and show the parcel in its actual configuration on the vicinity map;
10. Pages 15 and 16 are missing;
11. The open space listed on the cover sheet is different from what is shown on the plan;
12. Please remove the OS Prov-Req table from the cover sheet. I am not sure what it's purpose is as shown;
13. Please indicate zoning on the adjoining lands;
14. There are discrepancies between the surveyor's information and the engineer's information on different aspects of the submittal. Please correct;
15. Please note that 33.5 would be the maximum density permitted not 35 units;
16. Please reference in a note that payment toward Everett Road improvements will be made in accordance with the Everett Road Corridor Improvement Fee Ordinance;
17. Please remove the abbreviations (BSB, LF, FSB, etc.) in the upper left hand corner on Sheet 2 of 13 or denoted the meaning of the abbreviations in the legend;
18. Please incorporate the setback requirements as a plat note;
19. Please show the open space calculations as a plat note;
20. Though noted on the plan, the aquatic buffer statement needs to be incorporated as a plat note;
21. On Sheet 2 of 13, please denote in the legend or completely spell out what "DE" stands for on Lot 17 (we know it is a drainage easement, but Joe Public does not and it should be clear);
22. Related to the concept plan approval, please add a trail/walkway connection to the Montgomery property to the south and a stub out to Fox Run Subdivision;
23. Please ensure that the tree fencing is shown to extend beyond the drip line of the trees. Please extend tree fencing to protect any tree covered areas that abuts a proposed limit of disturbance;
24. Please provide for the walking trail section near the entrance to be tied to the walking trail to be constructed as part of the Everett Road improvement project;
25. FUD will need to sign the water and sewer plans prior to the issuance of a grading permit;
26. Is there any plan for Lot 31? This would be a nice passive park area with landscaping;
27. Please consider using wire backed silt fence for select sections in order to provide a greater level of protection.

Engineering Division: (Contact Darryl Smith at darryl.smith@townoffarrragut.org)
Plans have not yet been reviewed. Comments will be forthcoming.

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

Ashley Miller

From: Darryl Smith
Sent: Monday, June 01, 2015 5:48 PM
To: Mark Shipley; Russ Rackley (rnrackley@rackleyengineering.com); Ryan Lynch
Cc: Ashley Miller; David Sparks; Gary Palmer; Dan Johnson
Subject: Comments - McKinley Station Prelim Plat - 06/01/15

Good evening, folks. I'm sorry to be late in getting comments out on this development. The plans appear to be in very good shape, with only a few minor comments from me. Please see below:

Two of the storm drain pipes are 15" RCP. Please note that minimum pipe size is 18".

Typical section shows toe/top of slope (hinge point) to be at back of sidewalk. Staff suggests a minimum of one foot offset from back of sidewalk to avoid sloughing onto sidewalk (or erosion from under sidewalk).

Submittal forms mentioned that gas and electric plans would be submitted in the near future. Please also include telephone and cable.

Please submit NOC

Please submit irrevocable letter of credit for erosion control for $72,000.

Drainage fee is $750.

Please let me know if you've any questions or need clarification.

Darryl

Darryl W. Smith, PE
Town Engineer

Town of Farragut
11408 Municipal Center Drive
Farragut, TN 37934
(865)966-7057
darryl.smith@townoffarragut.org

MEETING DATE: June 18, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

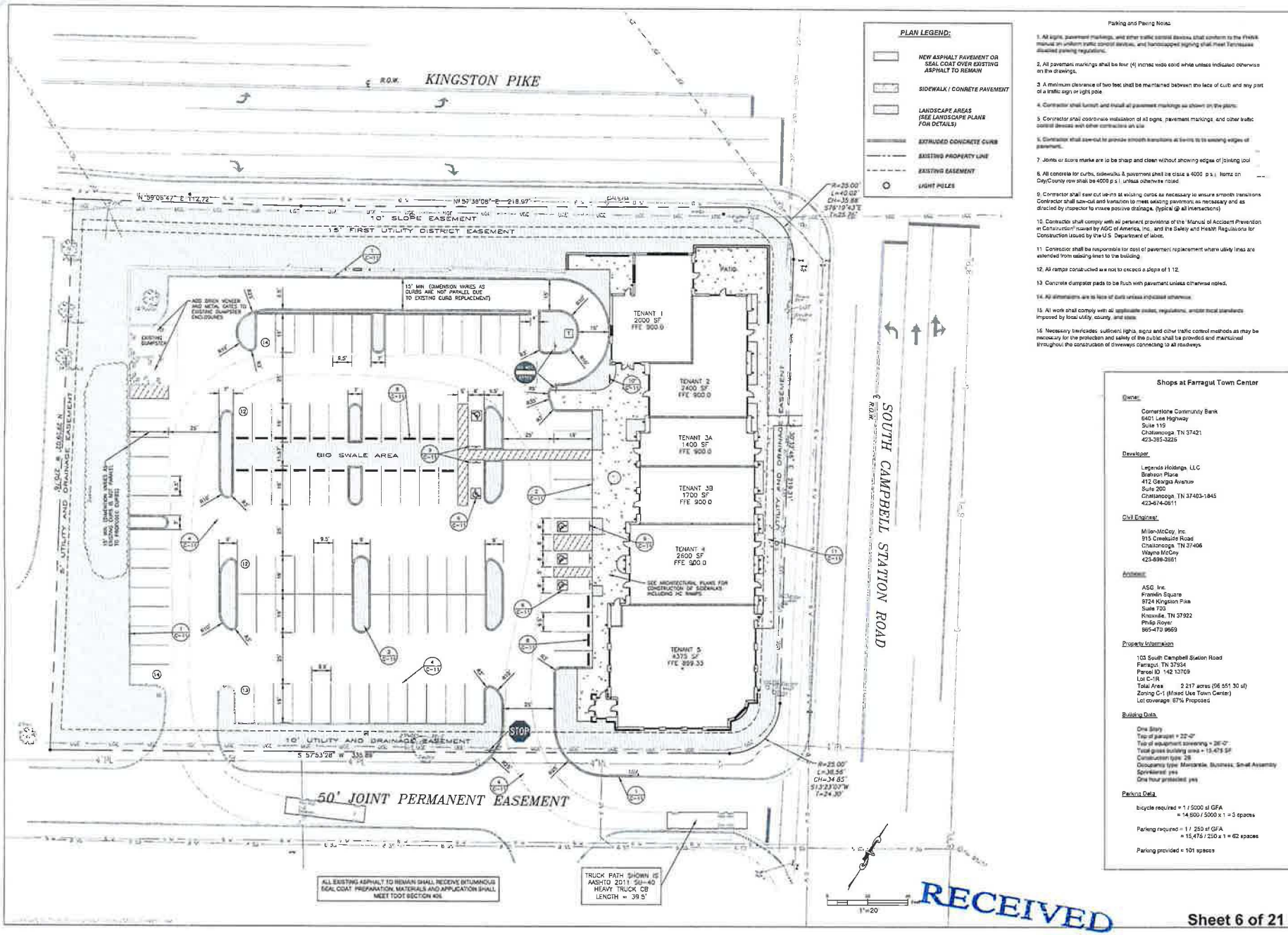
PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for The Shops at Town Center, Parcel 137.09, Tax Map 142, Zoned C-1, 103 S. Campbell Station Road, 2.21 Acres (Legends Holdings, LLC, Applicant)

INTRODUCTION AND BACKGROUND: As you will recall, a few months ago a number of amendments were passed that involved the area that was identified in the Comprehensive Land Use Plan (CLUP) as a preferred location for a Mixed Use Town Center (MUTC). One of the parcels within this area is the former Silver Spoon lot at the southwest intersection of Kingston Pike and Campbell Station Road.

The site plan before you would involve the demolition of the existing building and pavement and a new development that would address the new provisions associated with the MUTC. This development would have a one lane drive thru on the north end of the site and a number of outdoor seating areas with access available from both the east and west frontages. As you will notice the buildings will be situated against S. Campbell Station Road and provide the development with a more traditional downtown appearance and feel. Though a majority of the buildings would clearly have the appearance of being two stories (as is required in the MUTC portion of the C-1 Zoning District), there is one building which the staff has questioned in relation to this requirement. The applicant will discuss this with the commission at the meeting.

RECOMMENDATION: Included in the packet is a copy of the revised site plan and the staffs' comments on the original site plan that was submitted. The staff is very excited about this project and would hope that it will create interest in similar projects being constructed, particularly within the MUTC. The staff will make a recommendation at the meeting based on whether the original comments have been addressed.



PLAN LEGEND:

- NEW ASPHALT PAVEMENT OR SEAL COAT OVER EXISTING ASPHALT TO REMAIN
- SIDEWALK / CONRETE PAVEMENT
- LANDSCAPE AREAS (SEE LANDSCAPE PLANS FOR DETAILS)
- EXTRUDED CONCRETE CURB
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- LIGHT POLES

Parking and Paving Notes

1. All signs, pavement markings, and other traffic control devices shall conform to the FHWA manual on uniform traffic control devices, and handicapped signing shall meet Tennessee disabled parking regulations.

2. All pavement markings shall be four (4) inches wide solid white unless indicated otherwise on the drawings.

3. A minimum clearance of two feet shall be maintained between the face of curb and any part of a traffic sign or light pole.

4. Contractor shall furnish and install all pavement markings as shown on the plans.

5. Contractor shall coordinate installation of all signs, pavement markings, and other traffic control devices with other contractors on site.

6. Contractor shall saw-cut to provide smooth transitions at joints to its existing edges of pavement.

7. Joints or score marks are to be sharp and clean without showing edges of jointing tool.

8. All concrete for curbs, sidewalks & pavement shall be class a 4000 p.s.i. items on City/County row shall be 4000 p.s.i. unless otherwise noted.

9. Contractor shall saw cut joints at existing curbs as necessary to ensure smooth transitions. Contractor shall saw-cut and transition to meet existing pavement, as necessary and as directed by inspector to insure positive drainage. (typical @ all intersections)

10. Contractor shall comply with all pertinent provisions of the "Manual of Accident Prevention in Construction" issued by AGC of America, Inc. and the Safety and Health Regulations for Construction issued by the U.S. Department of labor.

11. Contractor shall be responsible for cost of pavement replacement where utility lines are extended from existing lines to the building.

12. All ramps constructed are not to exceed a slope of 1:12.

13. Concrete dumpster pads to be flush with pavement unless otherwise noted.

14. All dimensions are to face of curb unless indicated otherwise.

15. All work shall comply with all applicable codes, regulations, and/or local standards imposed by local utility, county, and state.

16. Necessary barricades, sufficient lights, signs and other traffic control methods as may be necessary for the protection and safety of the public shall be provided and maintained throughout the construction of driveways connecting to all roadways.

Shops at Farragut Town Center

Owner

Cornerstone Community Bank
6401 Lee Highway
Suite 119
Chattanooga, TN 37421
423-385-3226

Developer

Legends Holdings, LLC
Brabson Place
412 Georgia Avenue
Suite 200
Chattanooga, TN 37403-1845
423-874-0811

Civil Engineer

Miller-McCoy, Inc.
915 Creekside Road
Chattanooga, TN 37406
Wayne McCoy
423-698-2861

Architect

ASG, Inc.
Franklin Square
9724 Kingston Pike
Suite 703
Knoxville, TN 37922
Philip Royer
865-470 9669

Property Information

103 South Campbell Station Road
Farragut, TN 37934
Parcel ID 142 13709
Lot C-1R
Total Area 2.217 acres (96,551.30 sf)
Zoning C-1 (Mixed Use Town Center)
Lot coverage: 67% Proposed

Building Data

One Story
Top of parapet = 22'-0"
Top of equipment screening = 26'-0"
Total gross building area = 15,475 SF
Construction type: 2B
Occupancy type: Mercantile, Business, Small Assembly
Sprinklered: yes
One hour protected: yes

Parking Data

bicycle required = 1 / 5000 sf GFA
= 14,800 / 5000 x 1 = 3 spaces

Parking required = 1 / 250 sf GFA
= 15,475 / 250 x 1 = 62 spaces

Parking provided = 101 spaces

RECEIVED
JUN 8 2015
TOWN OF FARRAGUT

Sheet 6 of 21

CIVIL ENGINEER
MILLER-McCOY, INC.
CONSULTING ENGINEERS
915 CREEKSIDE ROAD CHATTANOOGA, TENNESSEE 37406
PHONE (423) 698-2861 FAX (423) 698-2864
© Copyright 2005 Miller-McCoy, Inc

DEVELOPER
Legends Holdings, LLC
Brabson Place
412 Georgia Ave.
Suite 200
Chattanooga, TN 37403-1845
423-874-0811

PROJECT
Shops at Farragut Town Center
103 South Campbell Station Rd.
Farragut, TN 37934
Parcel ID: 142 13709

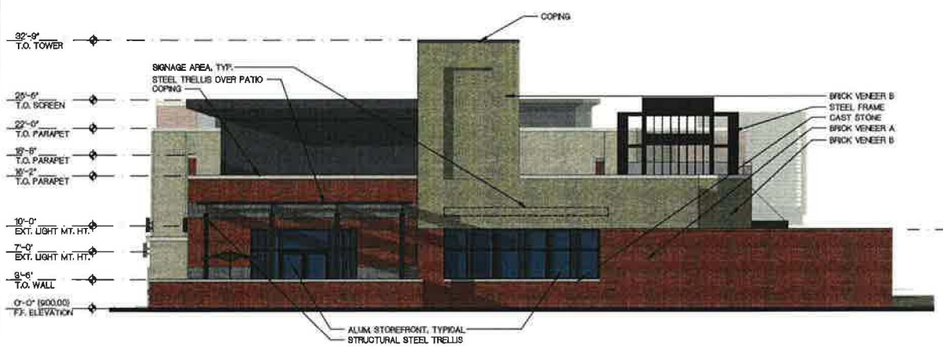
REVISIONS

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

SHEET NAME
SITE PLAN

DATE	6-8-15
DRAWN BY	GAH
CHECKED BY	RWM
PROJECT NO	15020
SHEET NUMBER	C-6

1 / A2 **EAST ELEVATION** 1/8"= 1'-0"



2 / A2 **NORTH ELEVATION** 1/8"= 1'-0"

3 / A2 **SOUTH ELEVATION** 1/8"= 1'-0"

EXTERIOR MATERIAL FINISH LEGEND
SHOPS AT TOWN CENTER FARRAGUT, TN
MAY 2015

MATERIAL	PRODUCT COLOR
BRICK VENEER A	RED BRICK
BRICK VENEER B	LIGHT TAN
BRICK VENEER C	LIGHT BROWN
BRICK VENEER D	GRAY
CAST STONE	WHITE
COPING	GRAY - PREFIN. ALUM.
STEEL FRAME/TRELLIS	GRAPHITE - GALVANIZED FINISH
PREFIN. HORIZ. METAL SIDING	GRAY
STOREFRONT ALUMINUM WINDOWS AND DOORS	DARK BRONZE
LIGHT FIXTURES: WALL MOUNT	GRAY/BLACK

4 / A2 **WEST ELEVATION** 1/8"= 1'-0"

PHILIP A. ROYER
REGISTERED ARCHITECT
NO. 14259
STATE OF TENNESSEE
5/18/2015

Sheet 13 of 14

ASG
architectural services group, inc.

ARCHITECTURAL SERVICES GROUP, INC.
"A Tennessee Architectural Corporation"
Franklin Square
9724 Kingston Pike, Suite 703
Knoxville, TN 37922
Phone: 865.470.9669
Fax: 865.470.9628

DEVELOPER:
Legends Holdings, LLC
Brabson Place
412 Georgia Ave.
Suite 200
Chattanooga, TN 37403-1845
423-874-0811

PROJECT:
Shops at Farragut Town Center
103 South Campbell Station Rd.
Farragut, TN 37934
Parcel ID: 142 13709

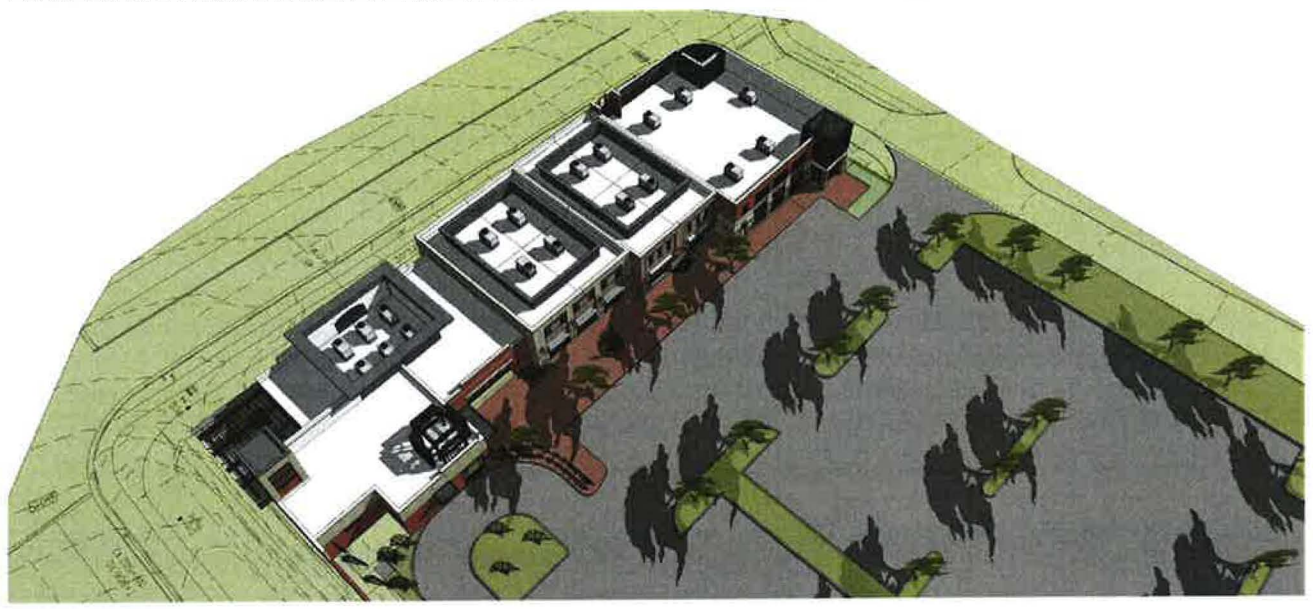
REVISIONS		
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NAME: A2
BUILDING ELEVATIONS

DATE: 5-18-15
DRAWN BY:
CHECKED BY:
PROJECT NO.: 15020
SHEET NUMBER: A2

PERSPECTIVE FROM CORNER OF KINGSTON PIKE AND CAMPBELL STATION RD.

PERSPECTIVE FROM KINGSTON PIKE LOOKING EAST TO BUILDING



AERIAL - HVAC UNIT AND SCREEN LOCATION SHOWN

BIRD'S EYE PERSPECTIVE LOOKING EAST TO BUILDING

PERSPECTIVE - WEST FACADES

PERSPECTIVE - PATIO

PHILIP A. ROGERS REGISTERED ARCHITECT NO. 14985 STATE OF TENNESSEE

5/18/2015

Sheet 14 of 14

ASG
architectural services group, inc.

ARCHITECTURAL SERVICES GROUP, INC.
"A Tennessee Architectural Corporation"
Franklin Square
9724 Kingston Pike, Suite 703
Knoxville, TN 37922
Phone: 865.470.9669
Fax: 865.470.9628

DEVELOPER:
Legends Holdings, LLC
Brabson Place
412 Georgia Ave.
Suite 200
Chattanooga, TN 37403-1845
423-874-0811

PROJECT:
Shops at Farragut Town Center
103 South Campbell Station Rd.
Farragut, TN 37934
Parcel ID: 142 13709

REVISIONS

1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NAME: A3
BUILDING PERSPECTIVES

DATE: 5-18-15
DRAWN BY:
CHECKED BY:
PROJECT NO.: 15020
SHEET NUMBER: **A3**

Ashley Miller

From: Mark Shipley
Sent: Wednesday, May 27, 2015 9:20 AM
To: cwolford@wolforddevelopment.com; Philip Royer; wmccoy@millermccoy.com
Cc: Ashley Miller; Darryl Smith; David Sparks; Dan Johnson; Gary Palmer
Subject: Shops at Town Center

Guys,

We are excited about your project. Nice job thusfar. Below is the letter with the comments we have at this point. Darryl will provide comments later as he is out of town this week. Thanks and please let me know if you have any questions. We have you scheduled for discussing staff comments next Tuesday at 9 here at the Town Hall. Thanks again.

May 27, 2015

Mr. Clint Wolford
Legends Holdings, LLC
412 Georgia Avenue, Suite 200
Chattanooga, TN 37415
cwolford@wolforddevelopment.com

SUBJECT: STAFF COMMENTS ON THE SITE PLAN FOR THE SHOPS AT TOWN CENTER, 103 S. CAMPBELL STATION ROAD

Dear Mr. Wolford:

Thank you for your site plan submittal for an exciting new project at the former Silver Spoon property at 103 S. Campbell Station Road. Your team has prepared a good submittal and we look forward to working together on building something special at this important intersection in the Town of Farragut.

The Town staff has reviewed the initial site plan and would ask that you 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, June 8.** 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, June 2, 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, June 8.

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

1) Please provide fire hydrant flow data including time, date, agency conducting test, static pressure, residual pressure and GPM for closest existing fire hydrant to fire line tap. Data shall be less than 12 months old. As requested in item 91 of the site plan checklist;
2) Please provide fire flow calculations, as noted in item 95 of the site plan checklist;
3) Please provide location and size of fire line tap.

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

4) Please verify if there will be any re-graded slopes steeper than 3:1;
5) Please ensure that any interior and terminal islands are at least five (5) feet in width (as measured from back of curb to back of curb) throughout their entire depth (e.g. it needs to be clear on the 5 foot wide interior island on the west tier of parking that it is at least 5 feet in width as measured from back of curb to back of curb);
6) Please show location of tree protection fencing on Sheet 7 (L1.1);
7) Please provide more information (e.g. a cross section) of all substrate and any other specifics on the bioswale;
8) Please add a verbal indication of the scale on all sheets;
9) On the building elevations please add a note which specifies that at least 75% of the building materials (excluding doors and windows) to be used on all building elevations is face brick;
10) Please ensure that all buildings are 2 story. One of the buildings looks like it is 1.5 stories;
11) Please include a detail for the dumpster enclosure and doors. Is this to be a covered structure? Is there enough depth being provided between the dumpster enclosure and the parking island for a front loading sanitation truck to access the facility?;
12) Please add a note that all HVAC units will be screened with the building(s) the units are serving so that they are not visible from adjacent properties or rights of ways;
13) Please address how truck deliveries will be handled;
14) Please note that, in the MUTC, parking lot and building lights must be decorative. Parking lot lights must have decorative posts and a decorative fixture, such as a bell shaped style. Building mounted lights must have an acorn, lantern, or bell shaped style fixture. Please correct the lighting sheets and include details of all fixtures proposed. Please also ensure building mounted lights are not mounted higher than 15 feet and that the pole height on pole lights does not exceed 28 feet in height, including the supporting base;
15) If the parking lot is flush with the sidewalk wheel stops will be needed to prevent overhang onto pedestrian areas. Please include a location and detail of any wheel stops proposed;
16) Please wrap the sidewalk along S. Campbell Station Road along the joint permanent easement to connect into the development;
17) Please include a detail of the bicycle racks;
18) Will gas be provided to the site? If so, the gas lines will need to be shown on the plan;
19) Please consider providing for a pedestrian connection from the patio area to the intersection of S. Campbell Station Road and Kingston Pike;
20) Please remove the monument sign from the plan, which appears to encroach into the signage setback. The signage will require a separate review from the VRRB.

Engineering Division: (Contact Darryl Smith at Darryl.smith@townoffarragut.org)
Plans review has not been completed and comments will be forthcoming.

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

Ashley Miller

From: Darryl Smith
Sent: Monday, June 01, 2015 4:42 PM
To: Mark Shipley; cwolford@wolforddevelopment.com; Philip Royer; wmccoy@millermccoy.com
Cc: Ashley Miller; David Sparks; Dan Johnson; Gary Palmer
Subject: RE: Shops at Town Center

Good afternoon. I'm sorry to be late in getting this out, particularly so close to the staff/developer meeting. However, the plans are in good shape, and my comments minor. Please see below:

This site plan appears to make use of the existing dumpster enclosure. Will this single dumpster be sufficient for several businesses?

Please provide paving details.

Please provide details of bio-swale, as well as drainage system. All pipes should be concrete for this location, with minimum 18" diameter.

Please show service locations for gas, electric, telephone and cable.

Please provide irrevocable letter of credit for erosion control for $12,000.

Please provide copy of NOC.

Again, please accept my apology for being so late in providing these comments.

Darryl

Darryl W. Smith, PE
Town Engineer

Town of Farragut
11408 Municipal Center Drive
Farragut, TN 37934
(865)966-7057
darryl.smith@townoffarragut.org

MEETING DATE: June 18, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for Bank of America, Parcel 37.02, Tax Map 131, Zoned C-1, 10735 Kingston Pike, 1.07 Acres (Stanley Hill, Applicant)

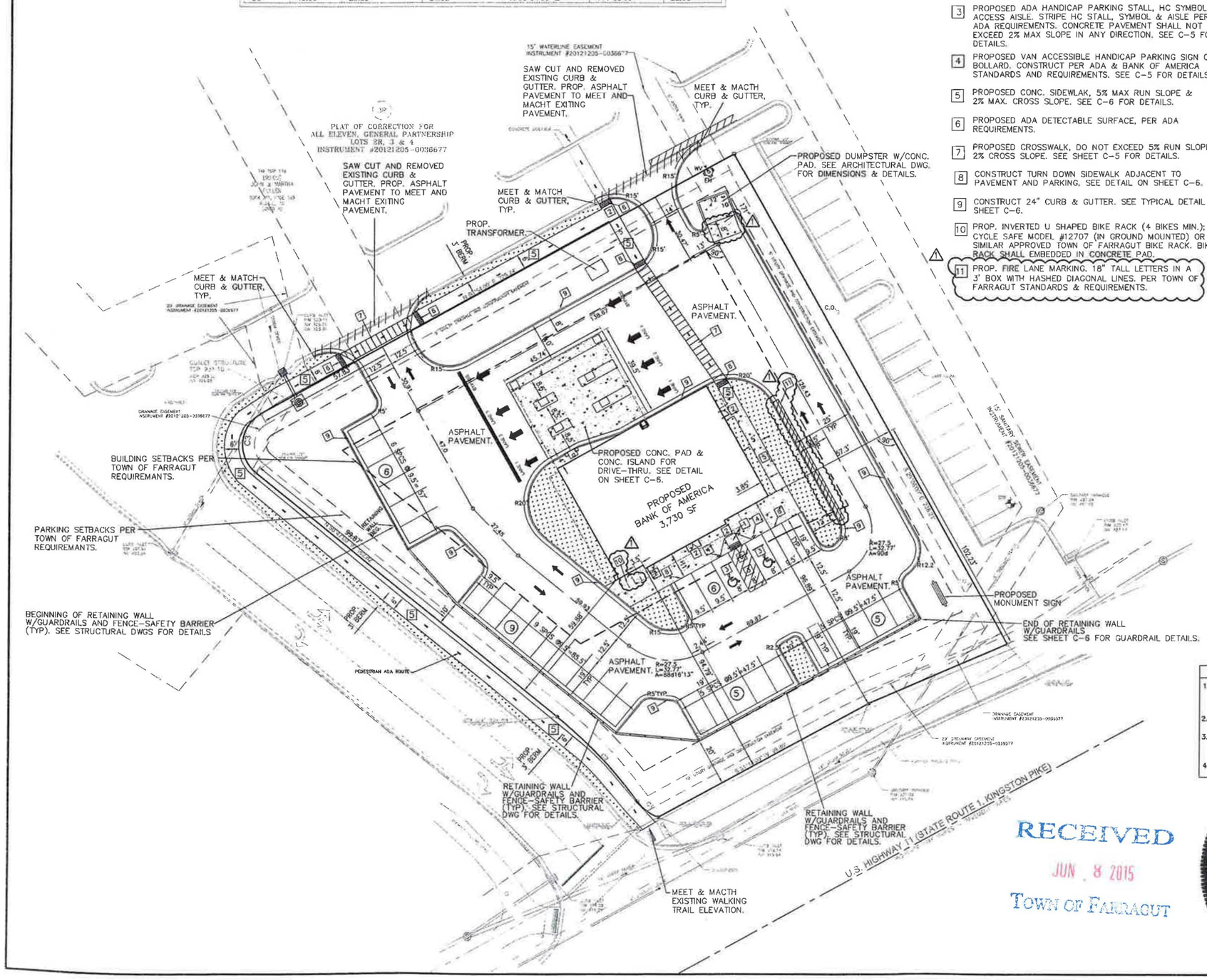
INTRODUCTION AND BACKGROUND: When the Costco development was approved there were two outparcels that were included. One outparcel along Lovell Road has been developed as a retail center that currently includes the Egg and I and two other tenants. The site plan for this retail center was approved in April of 2013.

Now, a site plan is being presented for a Bank of America on the remaining undeveloped outparcel. Included in your packet is a copy of the revised site plan and the staffs' comments on the initial site plan that was submitted.

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

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	19.46'	11.14'	10.99'	N 52°06'37" W	32°48'44"	5.73'
C2	190.54'	49.23'	49.09'	N 43°23'00" W	14°48'09"	24.75'
C3	15.00'	29.23'	24.82'	N 05°04'00" E	111°39'06"	22.09'



LEGEND

1. PROPOSED 6' LG. STD CONC. RAMP W/ FLARED SIDES. DO NOT EXCEED 1:12 MAX RUN SLOPE & 2% MAX. CROSS SLOPE. SEE SHEET C-6 FOR DETAILS.
2. PROPOSED 5'x5' MIN. CONC. LANDING, DO NOT EXCEED 2% MAX SLOPE IN ANY DIRECTION. CONSTRUCT PER ADA REQUIREMENTS.
3. PROPOSED ADA HANDICAP PARKING STALL, HC SYMBOL & ACCESS AISLE. STRIPE HC STALL, SYMBOL & AISLE PER ADA REQUIREMENTS. CONCRETE PAVEMENT SHALL NOT EXCEED 2% MAX SLOPE IN ANY DIRECTION. SEE C-5 FOR DETAILS.
4. PROPOSED VAN ACCESSIBLE HANDICAP PARKING SIGN ON BOLLARD. CONSTRUCT PER ADA & BANK OF AMERICA STANDARDS AND REQUIREMENTS. SEE C-5 FOR DETAILS.
5. PROPOSED CONC. SIDEWLAK, 5% MAX RUN SLOPE & 2% MAX. CROSS SLOPE. SEE C-6 FOR DETAILS.
6. PROPOSED ADA DETECTABLE SURFACE, PER ADA REQUIREMENTS.
7. PROPOSED CROSSWALK, DO NOT EXCEED 5% RUN SLOPE & 2% CROSS SLOPE. SEE SHEET C-5 FOR DETAILS.
8. CONSTRUCT TURN DOWN SIDEWALK ADJACENT TO PAVEMENT AND PARKING. SEE DETAIL ON SHEET C-6.
9. CONSTRUCT 24" CURB & GUTTER. SEE TYPICAL DETAIL ON SHEET C-6.
10. PROP. INVERTED U SHAPED BIKE RACK (4 BIKES MIN.); CYCLE SAFE MODEL #12707 (IN GROUND MOUNTED) OR SIMILAR APPROVED. TOWN OF FARRAGUT BIKE RACK. BIKE RACK SHALL EMBEDDED IN CONCRETE PAD.
11. PROP. FIRE LANE MARKING. 18" TALL LETTERS IN A 3' BOX WITH HASHED DIAGONAL LINES. PER TOWN OF FARRAGUT STANDARDS & REQUIREMENTS.

SITE DATA TABLE

PROJECT DATA

OWNER: ALL ELEVEN GENERAL PARTNERSHIP
PO BOX 51058
KNOXVILLE, TN 37950

AGENT: H & T CONSULTANTS, INC.
9310 OLD KINGS ROAD, SUITE 1001
JACKSONVILLE, FLORIDA 32257
PHONE (904) 419-1001

PROJECT NAME: BANK OF AMERICA – TURKEY CREEK
USE: BANK WITH DRIVE-THRU TELLERS
NUMBER OF STORIES: 1 STORY
HEIGHT: 35'

LAND USE ALLOCATION DATA:

DESCRIPTION	TOTAL S.F. (AC.)
PARCEL AREA	46,626 (1.07) = 100%
BUILDING AREA (ENCLOSED)	3,730 (0.08)
BUILDING & DRIVE-THRU	5,470 (0.13)
PAVEMENT & SIDEWALK AREAS	26,297 (0.60)
TOTAL IMPERVIOUS AREA	30,027 (0.69) = 64%
PERVIOUS AREAS	16,599 (0.38) = 36%
DISTURBANCE AREA	32,310 (0.75)

LAND USE DESIGNATION: BUSINESS AND OFFICE

ZONING: C-1 GENERAL COMMERCIAL

SETBACK	REQUIRED	PROVIDED
FRONT (S)	80'	94.74
REAR (N)	30'	39'
SIDES (E)	30'	57.7'
SIDES (W)	30'	59.88'

PARKING DATA:

USE	REQUIRED	PROVIDED
BANK ONLY	1 PER/300 S.F. = 13	29
H.C.	1 PER/25 SPACES = 1	2
TOTAL	14	31

UTILITY DATA:

USE	PROVIDER
ELECTRIC	LENOIR CITY UTILITIES BOARD
WATER & SEWER	FIRST UTILITY DISTRICT
PHONE	TDS TELECOM
GAS	KNOXVILLE UTILITIES BOARD

SITE LAYOUT NOTES

1. THIS PLAN IS NOT A SURVEY. REFER TO THE ENCLOSED SURVEY FOR SURVEY INFORMATION. THE BOUNDARY SHOWN MUST BE VERIFIED BY THE LICENSED SURVEYOR PERFORMING THE SITE STAKEOUT. PROPERTY LINES MUST BE ESTABLISHED IN THE FIELD BY THE LICENSED SURVEYOR PERFORMING THE STAKEOUT.
2. SURVEY FOR BANK OF AMERICA BY BLUE RIDGE SURVEYING, INC.; 231 WITHERSPOON AVE, GALLATIN, TN. PHONE: 815-451 3515
3. ALL DIMENSIONS & RADII ARE TO FACE OF CURB UNLESS OTHERWISE ILLUSTRATED BELOW. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING AND CANOPY DIMENSIONS. ALL CURB RAMPS AND ACCESSIBILITY ROUTES SHALL BE IN ACCORDANCE WITH ADA/TDOT
4. FOR HANDICAP PARKING, PAVEMENT MARKING AND SIGNAGE DETAILS SEE SHEET C-5

RECEIVED
JUN 8 2015
TOWN OF FARRAGUT

STANLEY G. HILL
REGISTERED ENGINEER
AGRICULTURE
No. 0014393
STATE OF TENNESSEE

NORTH

SCALE: 1"=20'

REVISIONS	DATE
1 COMMUNITY DEVELOPMENT COMMENTS	5-27-15

TURKEY CREEK-BANK OF AMERICA
10735 KINGSTONE PIKE, KNOXVILLE, TN 37934

Bank of America

GEOMETRY SITE PLAN

H & T CONSULTANTS, INC.
PLANNING – ENGINEERING
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE , FLORIDA 32257
PHONE: 904-419-1001 FAX: 904-419-1004

JOB NO:
DRAWN: GT
CHECK: SGH
DATE: 5-6-15
PLATE C-2
SHEET 4 OF 20

Bank of America

Turkey Creek
Knoxville, Tennessee

Architectural Design Collaborative, Inc

Bank of America

Turkey Creek
Knoxville, Tennessee

Architectural Design Collaborative, Inc

Ashley Miller

From: Mark Shipley
Sent: Thursday, May 28, 2015 8:26 AM
To: Greta Torrens (greta.torrens@bellsouth.net); stanleyhill@bellsouth.net
Cc: Ashley Miller; David Sparks; Darryl Smith; Gary Palmer; Dan Johnson
Subject: staff comments on site plan for Bank of America

Importance: High

Below are the staff comments on the site plan submitted for the Bank of America. Please note that this will be on the June 18 planning commission agenda provided the comments below are satisfactorily addressed by June 8. The landscape plan will be on the visual resources review board agenda for their meeting on June 23. Please let us know if you have any questions regarding the comments below. Any engineering related comments will be provided early next week. Thanks.

May 27, 2015

Mr. Stanley Hill
9310 Old Kings Road S. Suite 1001
Jacksonville, FL 32257
stanleyhill@bellsouth.net

SUBJECT: STAFF COMMENTS ON THE SITE PLAN FOR THE BANK OF AMERICA AT 10735 KINGSTON PIKE

Dear Mr. Hill:

The Town staff has reviewed the initial site plan and would ask that you 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, June 8.** Also, upon resubmittal please include a letter which addresses these comments and that indicates where the information can be found on the plans.

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

1) Recommend providing fire lane markings along the curbline at the East side of the building to maintain fire and emergency vehicle access;
2) Please provide water main size on sheet C-4 and C-4 detail A;

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

3) Please sequentially number ALL sheets included in the site plan submittal as 1 of ..., 2 of ...., 3 of ... The landscape plan sheets should be separate because they are a separate review and approval;
4) Please correct the city location on the cover sheet. It should be Farragut rather than Knoxville;
5) Please include the property owner and developer's names, addresses, and contact information on the cover sheet;
6) Please line up accesses with those accesses at Costco;
7) Similar to the other outparcel (the Shops at Lovell Place), a sidewalk is required along the access drive off Kingston Pike and into the property. Please remove the ramped sidewalk spur along Kingston Pike that connects the walking trail to the parking lot. This will just need to be steps from the walking trail to the southern end of the parking lot. It does not have to be ADA because it is tying to a walking trail that is not ADA compliant due to the inherent topography of this area;

8) Please verify on the site plan compliance with lot coverage. The lot coverage must not exceed 70%. The site is substantially over-parked. Why are so many parking spaces needed for a bank?
9) Please verify on the site plan that the required landscaping between the building and parking lot(s) is satisfied;
10) The flag pole must not exceed 35 feet in height. How is it to be illuminated? A detail will need to be included;
11) Please remove any non-regulatory signage from this submittal. Signage is reviewed and approved through the sign permit application process;
12) Though the materials (namely brick) to be used on the building are good, other aspects of the building could benefit from some application of the Town's architectural design standards. The building is very boxy and is in need of some façade enhancements to provide for improved visual interest;
13) Please provide details for the dumpster enclosure and doors. Is this to be a covered dumpster? No details were provided with these plans;
14) Please include details of all of the fixtures, poles, etc., used for any exterior lighting, including any under the drive through canopy. These lights specifically must be recessed into the canopy so they do not protrude below the bottom of the canopy;
15) FUD must sign off on the utility sheets prior to the issuance of a grading permit;
16) Please include the bicycle rack on Sheet C-2;
17) Where are the HVAC units and how are they being screened by the building so they are not visible from adjacent properties or rights of ways?
18) Please include a detail for the retaining wall;
19) Please date the engineering pages with the month, day and year;
20) Please have the surveyor sign the submitted survey;
21) Please provide for the address location on the building;
22) Given that the landscape architect is licensed within TN, please have him stamp and sign the plans;
23) Please be aware that the landscape plan will need to be reviewed by the VRRB.

Engineering Division: (Contact Darryl Smith at Darryl.smith@townoffarragut.org)
Plans review has not been completed and comments will be forthcoming.

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

Ashley Miller

From: Darryl Smith
Sent: Monday, June 01, 2015 4:14 PM
To: Mark Shipley; Greta Torrens
Cc: Ashley Miller; Dan Johnson
Subject: Comments - Bank of America near Costco - 06/01/15

Good afternoon, everyone. I'm sorry to be so late in getting comments out. Poor vacation planning on my part.

The plans look very good, and I've only a few minor comments we can discuss tomorrow. Please see below:

Eastern exit (facing Costco) is a single lane exiting the site. As this drive is still located far enough from the drive-thru, it would appear to work as an entrance as well (though the angle of approach might be a little awkward). Staff believes this layout will still encourage the use of the drive as an entrance, and should likely be two lanes.

Concrete dumpster pad should likely be extended beyond the front of the enclosure, in order to avoid ruts in asphalt from garbage trucks while emptying dumpsters.

Where are electric, telephone and cable service lines to be located?

Please provide letter of credit for erosion control for $6,000.

Drainage Fee is based upon $0.02 per square foot of impervious surface. Has this area been calculated?

Area of disturbance appears to be approximately 1.0 acres, which may require NOC. Has this area been checked?

That's about it. Again, I'm sorry these are late in getting to you. Hopefully, they're all minor enough that it won't cause too much difficulty.

Darryl

Darryl W. Smith, PE
Town Engineer

Town of Farragut
11408 Municipal Center Drive
Farragut, TN 37934
(865)966-7057
darryl.smith@townoffarragut.org

MEETING DATE: June 18, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for First Baptist Concord Sports Field Improvements, Parcel 9.01, Group B, Tax Map 142N, Zoned R-1-S-A, R-2 and R-3, 11704 Kingston Pike, 34.11 Acres (First Baptist Concord, Applicant)

INTRODUCTION AND BACKGROUND: In May of 2008 a site plan for Phase I of an expansion to the First Baptist Church of Concord campus was approved by the planning commission. Among other items the plan included four playfields. One of the playfields that was designated as a softball field near Bellaire Drive was not completed.

The request before you involves preparation measures that would permit the development of this incomplete field. The measures included in this site plan involve re-working the ground surface of what will be the ball field and sowing the area in Bermuda grass. The plan also includes piping a portion of the storm drainage and installing a 12x24 square foot accessory structure in an area between an existing ball field and the proposed ball field.

RECOMMENDATION: As part of the staffs' review of the site plan, the drainage and field preparation aspects of the site plan did not appear to be a problem. The staffs' most significant comment on the site plan was related to the accessory building and the Town's recently adopted Architectural Design Standards. Though the Standards provide some flexibility in relation to compatibility with existing buildings, they do not permit, in accordance with Guideline 2.16 d. (which is included in the packet), the use of fabricated metal panels or vinyl siding. The initial site plan showed an accessory building with fabricated metal siding.

The staff has discussed this with the applicant and the applicant is working on addressing this comment. The staff will make a recommendation at the meeting based on whether the original comments have been addressed. Included in the packet is a copy of the revised site plan and the staffs' comments on the original site plan that was submitted.

BUILDING MATERIALS & COLORS

Exterior building materials and colors provide a sense of scale and texture and are used to convey design quality and visual interest. Building façades should use high-quality, durable, materials that contribute to the visual continuity of the context and convey high quality in design and detail. Masonry should be used as a significant façade element on new construction.

Note that Chapter 3 includes additional context-specific guidance on building materials for some specific subareas. The guidelines for "Overall Façade Character" on page 42 also provide additional strategies and options related to use of building materials and colors.

Do not use synthetic stucco (EIFS), concrete masonry units (CMU), fiber cement siding (hardie-board) or panelized brick as a primary façade material.

2.16 Use compatible materials to enhance community image.

a. Ensure that façade materials have proven durability in the Farragut climate.

b. Incorporate using high-quality, durable, stone veneer if it is detailed to have the appearance of authentic stone. At a building corner, the veneer should wrap around the corner and should, at a minimum, extend to a depth of traditional stone. Samples of the materials shall be submitted with the application to ensure compliance with these adopted guidelines.

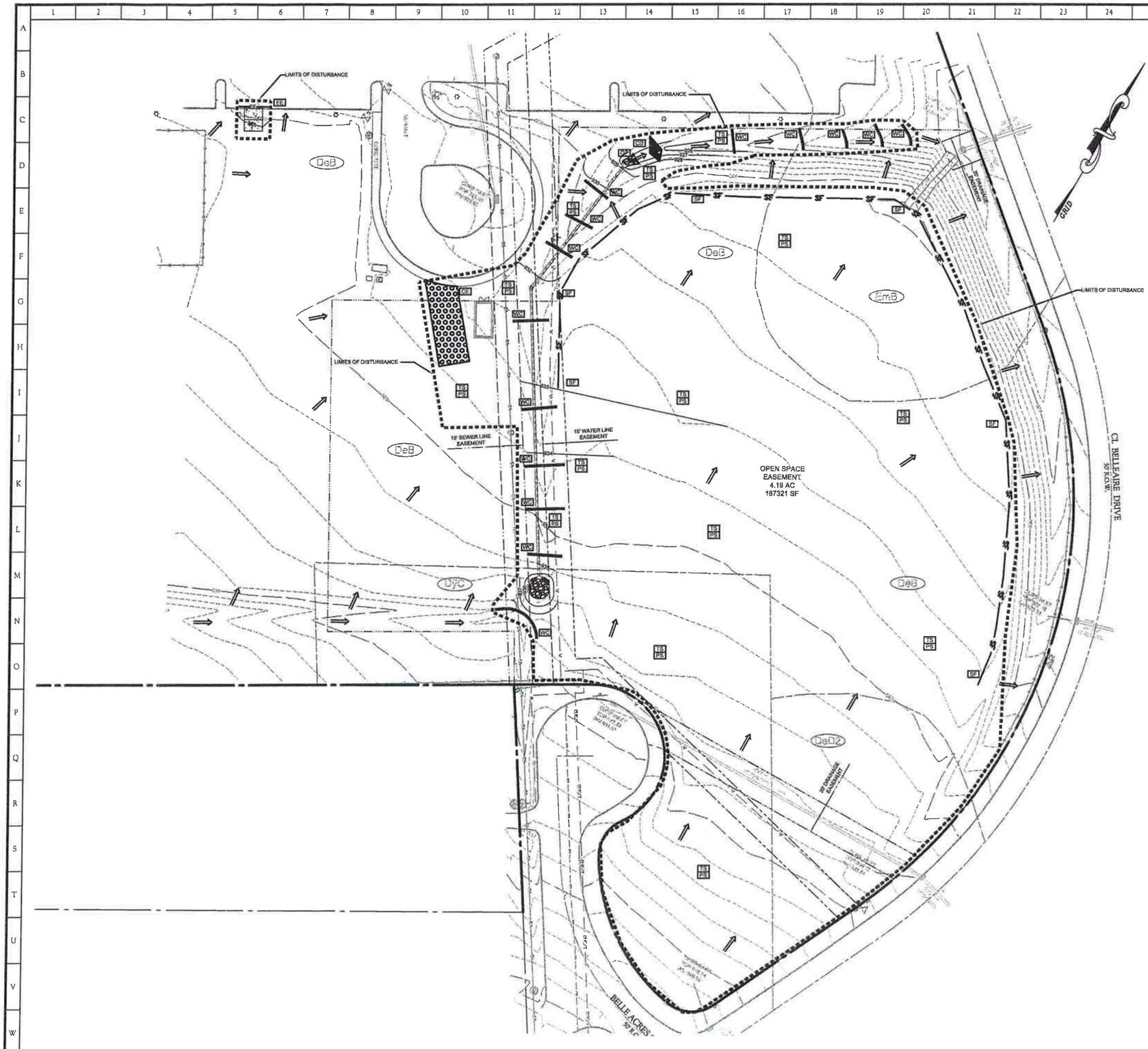
c. Incorporate maintaining existing facade materials as part of a redevelopment or adaptive reuse project while using high-quality materials for new façade accents.

d. Do not use fabricated metal panels or vinyl siding.

e. Do not use highly reflective materials.

f. Do not use synthetic stucco (EIFS), concrete masonry units (CMU), fiber cement siding (hardie-board) or panelized brick as a primary façade material, except on less visible upper-floor façades, or to allow for flexibility in materials on the façade of a minor project.

Use compatible, high-quality materials to enhance community image.



SWPPP UPDATES AND AMENDMENTS

THE GC MUST UPDATE THE SWPPP, INCLUDING THE SITE MAPS, TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHOULD BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL, CONSTRUCTION ACTIVITIES (E.G., PAVING, STORM SEWER INSTALLATION, UTILITY INSTALLATION, ETC.), CLEARING, GRUBBING OR GRADING, OR TEMPORARY OR PERMANENT STABILIZATION.

IMPORTANT:
THE GENERAL CONTRACTOR MUST SUBMIT A REQUEST FOR INFORMATION (RFI) TO THE CEC AND OBTAIN WRITTEN CEC APPROVAL BEFORE DOING ANY OF THE FOLLOWING:

1. MODIFYING EROSION OR SEDIMENT CONTROL BMPS (SUBSTITUTIONS ARE TYPICALLY ONLY APPROVED IF SPECIFIED MATERIALS ARE NOT AVAILABLE OR THERE IS A VALID REASON THE SPECIFIED BMP WILL NOT WORK)
2. ADDING/DELETING EROSION OR SEDIMENT CONTROL BMPS;
3. MODIFYING THE SWPPP IMPLEMENTATION SEQUENCE; OR
4. PERFORMING ANY ACTIONS OR IN ANY MANNER THAT IS CONTRARY TO THE SWPPP.

THE CONTRACTOR MAY MODIFY OR ADD ADDITIONAL BMPS, WITHOUT CEC APPROVAL, IN AN EMERGENCY SITUATION TO PREVENT SEDIMENT DISCHARGE OR PROTECT WATER QUALITY; HOWEVER, GC MUST NOTIFY THE CEC AS SOON AS PRACTICAL AS TO THEIR ACTIONS TO DISCUSS THE NEED FOR ADDITIONAL OR SUPPLEMENTAL MEASURES AND TO OBTAIN THE REQUIRED APPROVALS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO ENSURE COMPLIANCE WITH THE PERMIT AND PROTECTION OF DOWNSTREAM WATER QUALITY.

AMENDING THE SWPPP DOES NOT MEAN THAT IT HAS TO BE REPRINTED. IT IS ACCEPTABLE TO ADD ADDENDA, SKETCHES, NEW SECTIONS, DETAILS, AND/OR REVISED DRAWINGS THAT HAVE THE CEC NAME IN PRINT, ARE STAMPED, SIGNED, DATED, AND ARE ACCOMPANIED BY WRITTEN COPY OF THE ASSOCIATED RFI AND ITS RESPONSE FROM CEC. ENGINEERED ITEMS MUST BE SIGNED AND STAMPED BY THE CEC OF RECORD FOR THE PROJECT.

CURRENT VERSIONS OF THIS STORM WATER POLLUTION PREVENTION PLAN, THE NOTICE OF INTENT, AND THE NOTICE OF COVERAGE SHALL BE KEPT ON THE SITE FOR THE DURATION OF THE PROJECT.

THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.

REFER TO SHEET 2 FOR STORM WATER POLLUTION PREVENTION NOTES AND DETAILS

BY THE REGISTERED PROFESSIONAL ENGINEER'S SEAL AND SIGNATURE ON THIS STORM WATER POLLUTION PREVENTION PLAN, THE ENGINEER CERTIFIES THAT THE STRUCTURAL BEST MANAGEMENT PRACTICES DESIGNED FOR THIS CONSTRUCTION SITE WERE DESIGNED TO CONTROL STORM RUNOFF GENERATED BY A 5-YEAR, 24-HOUR STORM EVENT.

LEGEND OF SYMBOLS

	PROPERTY LINE
	LIMITS OF EXISTING SOIL AREAS
	LIMITS OF DISTURBANCE
305	EXISTING CONTOURS
305	PROPOSED CONTOURS
	EXISTING STORM LINE
	PROPOSED STORM LINE
	DIRECTION OF OVERLAND FLOW
SF	SILT FENCE
EE	EROSION EEL PERIMETER CONTROL
CE	CONSTRUCTION EXIT
RC	ROCK CHECK DAM
GP	OUTLET PROTECTION
WC	EXCELSIOR WATTLE CHECK DAM
TS	TEMPORARY SEEDING
PS	PERMANENT SEEDING
DeB	DEWEY SILT LOAM
DeD2	DEWEY SILT LOAM
DyC	DEWEY-UDORTHENTS URBAN LAND COMPLEX
EmB	EMORY SILT LOAM

DEVELOPER/OWNER:

FIRST BAPTIST CONCORD
11704 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-9791

SITE OPERATOR/GENERAL CONTRACTOR:

SUPERINTENDENT:

IMPORTANT: GC MUST SIGN ALL PLAN SHEETS AND ANY NEW PLAN SHEETS ISSUED BY THE CEC.

RECEIVED
JUN 8 2015
TOWN OF FARRAGUT

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

SITE INCORPORATED
Site Infrastructure Transportation Engineers
10215 Technology Drive, Suite 304 Knoxville, TN 37932
Phone: (865) 777-4160 Fax: (865) 777-4189

ANNETTE C. HOMMEL
REGISTERED ENGINEER
NO. 00101
STATE OF TENNESSEE

Storm Water Pollution Prevention Plan - Site Map

Improvements to First Baptist Concord

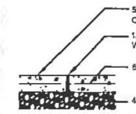
11704 Kingston Pike 37934
Farragut, Tennessee

DRAWN BY: ACH DATE: 05/18/15
CHECKED BY: FILE: 1291 Storm

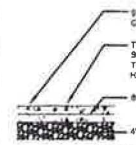
REVISIONS

NO.	DATE	COMMENTS
1	06/08/15	Revised per Town Comments

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31



EXPANSION JOINT

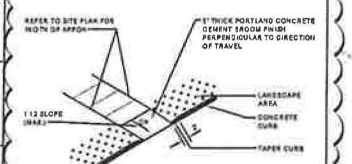


CONTRACTION JOINT

- PROVIDE CONTRACTION JOINTS IN APRON EVENLY SPACED AS SHOWN ON THE SITE PLAN
- JOINT MUST BE SAW-CUT WITHIN 24 HOURS OF POURING IF CONTRACTOR ELECTS TO SAW-CUT JOINT
- PROVIDE EXPANSION JOINT BETWEEN AREAS OF EXISTING CONCRETE AND NEW CONCRETE.

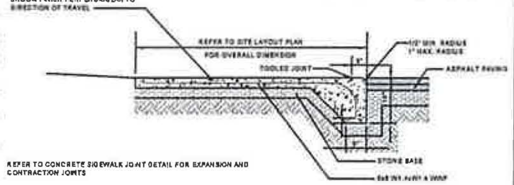
CONCRETE APRON JOINT DETAILS

N.T.S.



CONCRETE APRON - ISOMETRIC

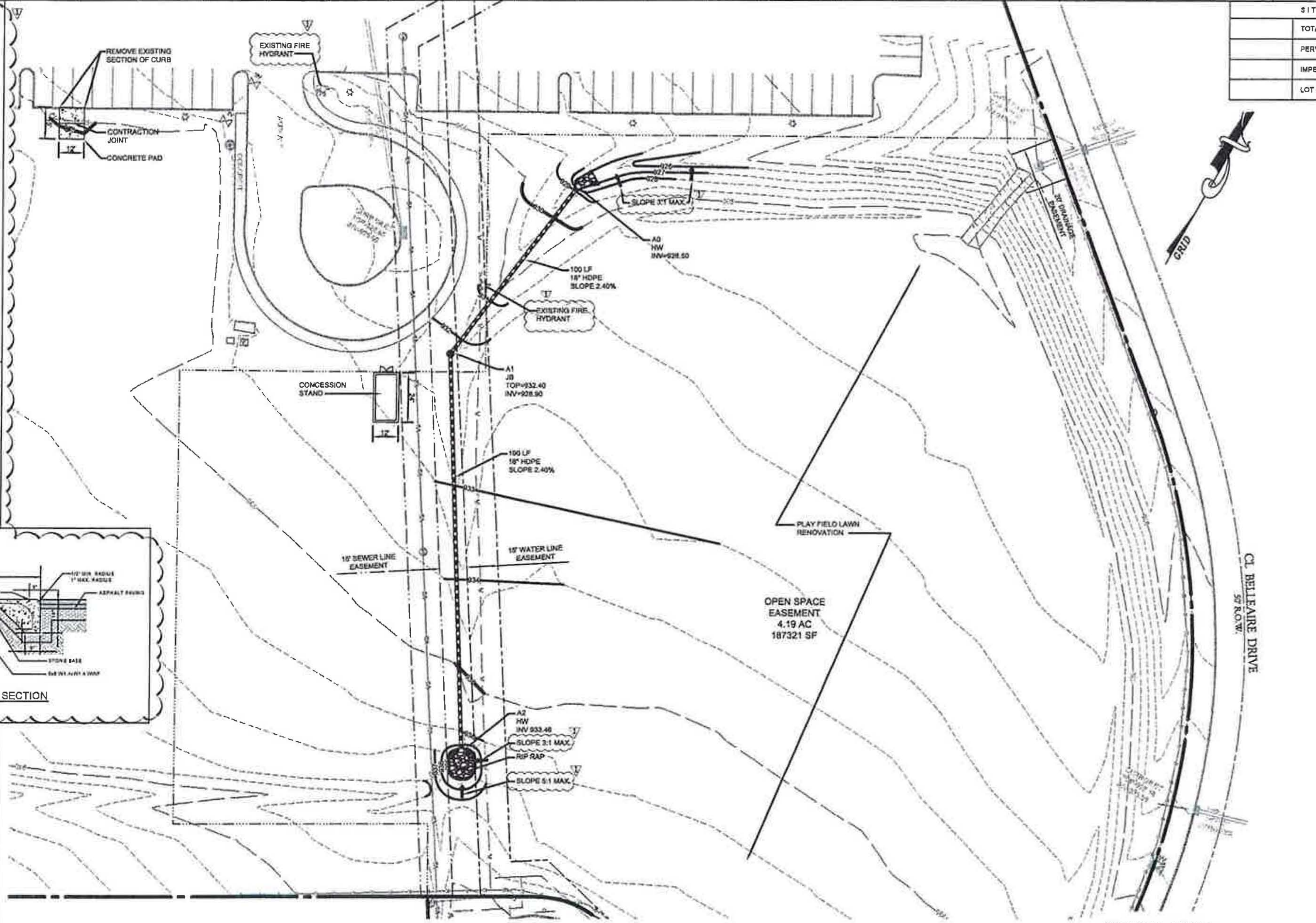
N.T.S.

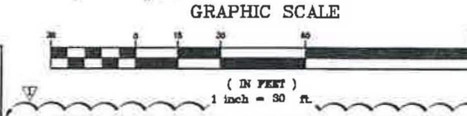


REFER TO CONCRETE SIDEWALK JOINT DETAIL FOR EXPANSION AND CONTRACTION JOINTS

CONCRETE APRON - SECTION

N.T.S.





SITE DATA		
	TOTAL SITE AREA	1,485,633 SF (34.11 ACRES)
	PERVIOUS AREA	622,498 SF
	IMPERVIOUS AREA	863,135 SF
	LOT COVERAGE	58.09 %

SITE GRADING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY AND PAY ALL FEES.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR SHALL RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES AND PAY ALL FEES.
3. THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY EXISTING STRUCTURES THAT ARE DAMAGED DURING, AND AS A RESULT OF, CONSTRUCTION. REPAIRS AND/OR REPLACEMENTS SHALL BE MADE AS NECESSARY TO RETURN THE DAMAGED STRUCTURE(S) TO ORIGINAL OR BETTER CONDITION. REPAIRS AND/OR REPLACEMENTS SHALL BE AT THE CONTRACTORS EXPENSE.
4. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
5. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
6. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
7. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES STEEPER THAN 3H:1V. CONTRACTOR SHALL GRASS DISTURBED AREAS PER GRASSING SCHEDULE UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
8. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
9. CONTRACTOR SHALL ADJUST AND/OR SAW CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
9. TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY SITE, INC. DATED 05/14/15. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
10. CONTRACTOR SHALL INSPECT, REPAIR, AND CLEAN ALL EXISTING DRAINAGE STRUCTURES AND PIPING. ALL SEDIMENT AND DEBRIS SHALL BE REMOVED.
11. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED.
12. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6 INCHES ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
13. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
14. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
15. MINIMUM COVER FROM TOP OF STORM PIPE TO FINISH GRADE SHALL BE 2 FEET.
16. HEADWALLS SHALL BE CONSTRUCTED AND/OR INSTALLED IMMEDIATELY FOLLOWING INSTALLATION OF PIPE TO MINIMIZE POSSIBLE PIPE DAMAGE AND FACILITATE FINAL GRADING.
17. RIP-RAP STONE FOR EROSION PROTECTION SHALL BE PROVIDED AT STORMWATER HEADWALL INLET AND DISCHARGE LOCATIONS.
18. WATER, SEWER, AND STORM LINES SHALL BE KEPT 10 FEET APART HORIZONTALLY AND 18 INCHES APART VERTICALLY WHEN CROSSING (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE), UNLESS NOTED OTHERWISE.
19. WHEN CROSSING, WATER LINES SHALL BE CONSTRUCTED ABOVE SEWER LINES AND STORM LINES, UNLESS A LACK OF DEPTH ABOVE THE SEWER OR STORM LINE NECESSITATES CONSTRUCTION OF WATER LINES BENEATH SEWER LINES OR STORM LINES. IN THE EVENT OF A VERTICAL CONFLICT, THE FOLLOWING MODIFICATIONS MUST OCCUR:
   - -SEWER LINES SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF THE CROSSING.
   - -STORM LINES SHALL HAVE "O-RING" GASKETS WITH HUGGER BAND COUPLING AT LEAST 10 FEET ON BOTH SIDES OF THE CROSSING.
   - -WATER LINES SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AND APPROPRIATE THRUST BLOCKING MEETING THE REQUIREMENTS OF ANSI 21.10 OR 21.11 (AWWA C-151)(CLASS 50).

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EARTHWORK REQUIRED TO PREPARE THE UNCLASSIFIED SITE TO THE LINES AND GRADES AS SHOWN ON PLANS. THIS INCLUDES, BUT IS NOT LIMITED TO, ANY QUANTITY OF IMPORT OR EXPORT OF STRUCTURAL FILL AND/OR DISPOSAL OF UNSUITABLE MATERIAL, AS REQUIRED. ALL COSTS SHALL BE INCLUDED IN OVERALL BASE BID. ALL EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED.

REFER TO STORMWATER POLLUTION PREVENTION PLANS FOR GRASSING/SEEDING SCHEDULES

MATERIALS

A. CONSTRUCTION AND MATERIALS SHALL MEET OR EXCEED REQUIREMENTS OF THIS SECTION AND APPLICABLE STATE HIGHWAY DEPARTMENT SPECIFICATIONS SECTION(S) REFERRED TO OR NOTED ON THE CONSTRUCTION DRAWINGS WHICH PERTAIN TO PAVING BASE COURSE DESIGN, MATERIALS, PREPARATION, AND EXECUTION. MATERIALS SHALL BE AS INDICATED IN THE CONSTRUCTION DOCUMENTS AND SHALL COMPLY WITH STATE HIGHWAY DEPARTMENT SPECIFICATIONS REGARDING SOURCE, QUALITY, GRADATION, SOUNDNESS ABSORPTION, LIQUID LIMIT, PLASTICITY INDEX, AND MIX PROPORTIONING.

B. SOIL MATERIALS
1. CLASS I: COARSE-GRAINED SOILS, CONFORMING TO ASTM D2487 GROUP SYMBOL GW, GP, SW AND SP.
2. CLASS II: COARSE-GRAINED SOILS WITH FINES, CONFORMING TO ASTM D2487 SYMBOL GM, GC, SM AND SC.
3. CLASS IV-A: FINE-GRAINED SOILS (INORGANIC), CONFORMING TO ASTM D2487 GROUP SYMBOL ML AND CL.
4. CLASS IV-B: FINE GRAINED SOILS (INORGANIC); CONFORMING TO ASTM D2487 GROUP SYMBOL MH AND CH.
5. CLASS V: ORGANIC SOILS; CONFORMING TO ASTM D2487 GROUP SYMBOL OL, OH, AND PT.

C. AGGREGATE MATERIAL
1. COARSE AGGREGATE TYPE A1: MATERIAL SHALL BE SOUND CRUSHED LIMESTONE, CRUSHED SLAG, GRANULATED SLAG, CRUSHED GRAVEL, OR OTHER TYPES OF SUITABLE MATERIAL MEETING THE REQUIREMENTS OF THIS SECTION. CRUSHED LIMESTONE, CRUSHED SLAG AND CRUSHED GRAVEL SHALL MEET THE FOLLOWING GRADING REQUIREMENTS:

SIEVE SIZE	PERCENT PASSING
1 1/2 INCHES	100
1 INCH	75-100
3/4 INCH	60-100
3/8 INCH	35-75
NO. 4	30-60
NO. 30	7-30
NO. 200	0-5

2. COARSE AGGREGATE TYPE A2: MATERIAL SHALL BE CRUSHED CARBONATE, CRUSHED GRAVEL, CRUSHED AIR-COOLED SLAG, GRANULATED SLAG, A MIXTURE OF CRUSHED AND GRANULATED SLAG, OR OTHER TYPES OF SUITABLE MATERIAL MEETING THE REQUIREMENTS OF THIS ITEM. CRUSHED CARBONATE STONE OR MIXTURES OF CRUSHED AND GRANULATED SLAGS SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE SIZE	PERCENT PASSING
2 INCHES	100
1 INCH	70-100
3/4 INCH	50-90
NO. 4	30-60
NO. 30	7-30
NO. 200	0-5

3. AGGREGATE TYPE A3: PEA GRAVEL - NATURAL STONE; WASHED, FREE OF CLAY, SHALE, ORGANIC MATTER; GRADED IN ACCORDANCE WITH ASTM C136 AND D2487; TO THE FOLLOWING LIMITS:
A. MINIMUM SIZE: 1/4 INCH
B. MAXIMUM SIZE: 5/8 INCH

4. FINE AGGREGATE TYPE A4: SAND - NATURAL RIVER OR BANK SAND WASHED, FREE OF SILT, CLAY, LOAM, FRIABLE OR SOLUBLE MATERIALS, AND ORGANIC MATTER; GRADED IN ACCORDANCE WITH ASTM C136 AND D2487; WITHIN THE FOLLOWING LIMITS:

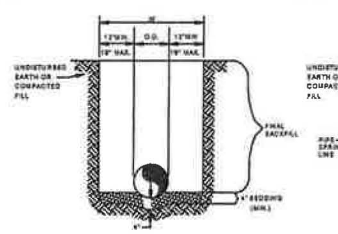
SIEVE SIZE	PERCENT PASSING
NO. 4	85-100
NO. 50	7-40
NO. 200	0-5

5. CLASS I-A: MATERIAL SHALL BE SOUND CRUSHED LIMESTONE, CRUSHED SLAG, GRANULATED SLAG, CRUSHED GRAVEL, OR OTHER TYPES OF SUITABLE MATERIAL MEETING THE REQUIREMENTS OF THIS ITEM. CRUSHED LIMESTONE, CRUSHED SLAG AND CRUSHED GRAVEL SHALL MEET THE FOLLOWING GRADING REQUIREMENTS:

SIEVE SIZE	PERCENT PASSING
1-1/2 INCHES	100
NO. 4	< 10
NO. 200	< 5

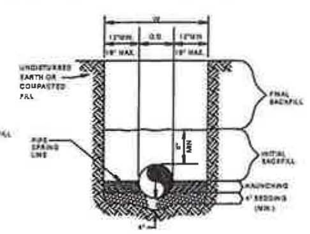
6. CLASS I-B: MATERIAL SHALL BE CRUSHED CARBONATE, CRUSHED GRAVEL, CRUSHED AIR-COOLED SLAG, GRANULATED SLAG, A MIXTURE OF CRUSHED AND GRANULATED SLAG, OR OTHER TYPES OF SUITABLE MATERIAL MEETING THE REQUIREMENTS OF THIS ITEM. CRUSHED CARBONATE STONE OR MIXTURES OF CRUSHED AND GRANULATED SLAGS SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE SIZE	PERCENT PASSING
1-1/2 INCHES	100
NO. 4	< 50
NO. 200	< 5



REINFORCED CONCRETE PIPE (RCP)

N.T.S.



ALL OTHER PIPES INCLUDING SPIRAL RIB

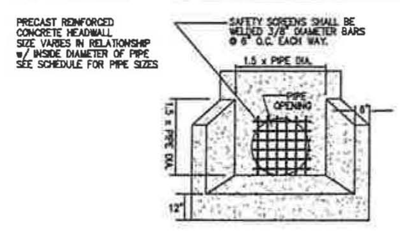
N.T.S.

GENERAL NOTES

1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 95% STANDARD PROCTOR
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 95% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 95% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3 AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-LATEST EDITION.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 6" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3"
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES (SEE SPECIFICATIONS)

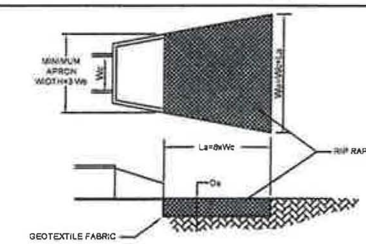
STORM SEWER TRENCH & BEDDING

N.T.S.



PRECAST HEADWALL

N.T.S.



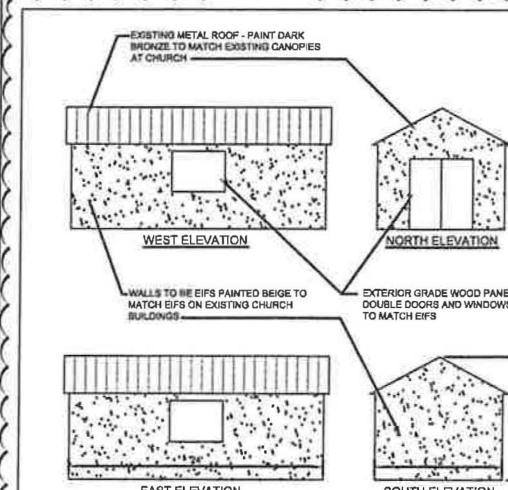
Wc = WIDTH OF CULVERT
La = LENGTH OF RIP-RAP APRON
Wa = WIDTH OF RIPRAP APRON AT END
D(50) = MEDIAN RIPRAP SIZE
D(max) = MAXIMUM SIZE OF RIPRAP = 1.5 x D(50)
Da = DEPTH OF RIP-RAP APRON = 1.5 x D(max)

D(50) SIZE	
Wc = 30" or less	6"
Wc = 36"	8"
Wc = 42"	9"
Wc = 48"	11"
Wc = 54"-60"	12"
Wc = 66"	14"
Wc = 72"	15"

REFER TO TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK

RIP-RAP OUTLET PROTECTION

N.T.S.



CONCESSION STAND ELEVATION

1/8" = 1'-0"

STRIPPING AND COMPACTION SCHEDULE:

TOPSOIL STRIPPING DEPTH 6" AVERAGE. DEEPER IF REQUIRED LOCALLY.

REQUIRED COMPACTION PERCENTAGES (% MAX DRY DENSITY)

STANDARD PROCTOR METHOD ASTM TEST # D-698

BUILDING AREA 98% PARKING AREA 98%

UPPER 8 INCHES OF BUILDING AREA TO BE COMPACTED TO 98%

UPPER 8 INCHES OF PARKING AREA TO BE COMPACTED TO 98%

TESTING:

ALLOW 1 COMPACTION TEST PER EA. 2500 S.F. (MAX 50' X 50' AREA) PER LIFT AT BUILDING AREAS.

ALLOW 1 COMPACTION TEST PER EACH 10,000 S.F. OF CUT OR NATURAL GRADE AT BUILDING AREA.

ALLOW 1 COMPACTION TEST PER EA. 5500 S.F. (MAX 75' X 75' AREA) PER LIFT AT PARKING AREA.

ALLOW 1 COMPACTION TEST PER EACH 40,000 S.F. OF CUT OR NATURAL GRADE AT PARKING AREA.

MAXIMUM LIFT THICKNESS SHALL BE 8", UNLESS NOTED OTHERWISE.

LEGEND:

Symbol	Description
—— 385 ——	EXISTING CONTOUR LINE
—— 850 ——	PROPOSED CONTOUR LINE
	EXISTING STORM SEWER PIPE
	PROPOSED STORM SEWER PIPE
HW	PROPOSED HEADWALL
	RIP RAP OUTLET PROTECTION

SITE INCORPORATED
Site Infrastructure Transportation Engineers
10215 Technology Drive, Suite 304 Knoxville, TN 37932
Phone: (865) 777-4160 Fax: (865) 777-4189

ANNETTE C. HOMMEL REGISTERED ENGINEER AGRICULTURE COMMERCE STATE OF TENNESSEE 00109

Site Plan

Improvements to

First Baptist Concord
11704 Kingston Pike 37934
Farragut, Tennessee

RECEIVED
JUN 8 2015
TOWN OF FARRAGUT

DRAWN BY: ACH DATE: 05/18/15
CHECKED BY: ___ FILE: 1291 Storm

REVISIONS

NO.	DATE	COMMENTS
1	06/08/15	Revised per Town Comments

Ashley Miller

From: Mark Shipley
Sent: Wednesday, May 27, 2015 10:46 AM
To: ahommel@site-incorporated.com
Cc: Dan Johnson; Ashley Miller; Darryl Smith; David Sparks; Gary Palmer
Subject: First Baptist Concord

Annette,

Please see our comments below. Darryl is out of Town this week and will provide you with comments, if any, next week. Thanks.

May 27, 2015

Ms. Annette Hommel
SITE Inc.,
10215 Technology Drive, Suite 304
Knoxville, TN 37932
ahommel@site-incorporated.com

SUBJECT: STAFF COMMENTS ON THE SITE PLAN FOR SPORTS FIELD IMPROVEMENTS AT FIRST BAPTIST CONCORD, 11704 KINGSTON PIKE

Dear Annette,

Thank you for your site plan submittal for the proposed sports field improvements at First Baptist Concord, 11704 Kingston Pike. The Town staff has reviewed the site plan and would ask that you 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, June 8.** 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, June 2, at 10:00 a.m. The purpose of this meeting is to discuss questions you may have on staff comments. Modifications to the plans are not due until Monday, June 8.

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

1) If the proposed concession stand is installed, please provide the required fire hydrant and provide verification that the fire hydrant will meet the required fire flow calculations for the structure in accordance with the 2012 International Fire Code.

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

2) Please verify that no newly graded slopes will exceed 2.5:1;
3) Will any easement modifications be needed?
4) What is the 12 x 15 foot concrete pad to be used for?
5) After conducting a thorough review of the recently adopted Architectural Design Standards, the metal concession stand building (without any material modifications) would not be permitted. Guideline 2.16(d) specifically states "Do not use fabricated metal panels or vinyl siding." Please note that there

may be some modifications that could be explored that could correct this issue but, as presented, it would not be permitted.

Engineering Division: (Contact Darryl Smith at Darryl.smith@townoffarragut.org)
Plans review has not been completed and comments, if any, will be forthcoming.

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

Ashley Miller

From: Darryl Smith
Sent: Monday, June 01, 2015 3:50 PM
To: Mark Shipley; ahommel@site-incorporated.com
Cc: Dan Johnson; Ashley Miller; David Sparks; Gary Palmer
Subject: Comments - FBC Field Project - 06/01/15

Good afternoon, Annette. I'm sorry to be so late in getting any comments out. Bad scheduling on my part. Your plan looks good, and appears to be just what was discussed with us on site a couple of weeks ago. My only comment is:

Please provide irrevocable letter of credit for erosion control for $2500.

Darryl

Darryl W. Smith, PE
Town Engineer

Town of Farragut
11408 Municipal Center Drive
Farragut, TN 37934
(865)966-7057
darryl.smith@townoffarragut.org

MEETING DATE: June 18, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a site plan for The Overlook at Campbell Station, Parcels 108 and 109, Tax Map 130, Zoned R-6/OSMFR, 820 N. Campbell Station Road, 31.91 Acres (GBS Engineering, Applicant)

INTRODUCTION AND BACKGROUND: A few months ago and as part of a request from two different applicants, the Town's provisions for multi-family residential were amended. The Multi-Family Residential Zoning District (R-6) was updated and a new overlay zoning district, Open Space Multi-Family Residential (OSMFR), was created. The OSMFR provided for a minimum of 50% open space and was designed for properties with significant physical constraints and/or environmentally sensitive features. In exchange for the protected open space, this district provided for greater height and reduced setbacks in comparison with the standard R-6 Zoning District.

One of the applicants, requested a rezoning to the OSMFR district due primarily to the presence of very steep slopes and a drainageway which ran through the property. As shown on the original site plan that was conditionally approved on December 18, 2014 and which is included in your packet, the development was mostly concentrated on the flatter and open southern half of the property where the existing home sites are situated. The stream and the drainages on the northern half of the property were, consistent with the OSMFR district, designated as the permanent open space areas.

Once the plan was conditionally approved the applicant discovered that the large retaining walls that were part of the planning commission approval were cost prohibitive. Since that time the applicant has been working on a new layout that would lessen costs. The plan they have developed significantly lessens the amount and height of the retaining walls but includes the construction of an access road across the stream and the development of two apartment buildings on the north side of the stream in an area where a sizeable amount of drainage currently flows. A copy of selected portions of the new site plan is included in the packet.

Early on in the development of a new site plan the staff indicated that they could not support the idea of crossing the stream and that, in the staffs' view, this was not consistent with the OSMFR district. Below are some sections (highlighted in red) of the OSMFR which the latest site plan would seem to be inconsistent with.

> *A. General description.* It is the intent of this overlay district to provide for greater flexibility and design freedom in order to encourage a better living environment and the conservation of environmentally sensitive areas. The increased flexibility associated with this overlay district allows for additional height and increased density along with lessened

setbacks and buffer strips. In exchange, the multi-family development shall generate a superior design that provides extensive common open space that capitalizes on the inherent physical characteristics of the property and its surrounding area.

3. Common open space.

a. Common open space shall be created as an integral part of the overall design. Within the designated open space, the development shall conserve, natural and manmade features on the site, including but not limited to trees, floodplains, sinkholes, wetlands, springs, streams, wet weather conveyances, endangered species habitat, steep slopes, rock formations and other unique topographic features, and historic features.

b. In order to identify the areas to be designated as common open space, a survey of the natural features shall be completed. Natural features shall include but are not limited to wetlands, rock formations, trees, sinkholes, streams, topographic features, and endangered species habitats. Development shall comply with the Tree Protection Ordinance.

c. Common open space may be improved for certain passive recreation uses, but open space containing natural features worthy of preservation (e.g. wetlands, woodlands, steep slopes, streams, springs, sinkholes, etc.) must be left unimproved and undisturbed. Areas within approved common open space that are not considered environmentally sensitive, such as historic features, buffer strips, stormwater detention facilities, and approved passive recreational facilities (such as walking or hiking trails) may be maintained as approved by the Town staff or the planning commission.

d. Common open space shall be designated as permanent on the approved site plan and referenced as an exhibit in a covenant that runs with the land and that is recorded at the Register of Deeds.

Staff recommends the applicant develop the southern portion of the property based on the new site plan and remove the access across the stream and the two buildings on the northern half of the property. In addition to being inconsistent with the OSMFR district, the new site layout creates two separate entities on the same property and compromises the intent of the OSMFR which promotes the clustering of development on the developable portion of a property. This would permit the reasonable development of the property and support the applicant's effort to reduce retaining wall costs. This would also eliminate a very costly bridge and likely significant earth work in the area where the two buildings are proposed on the north side of the stream. The general area where these buildings would be situated is where a number of drainages come together. Oftentimes such areas have alluvial type soils that would have to be significantly amended in order to accommodate building construction.

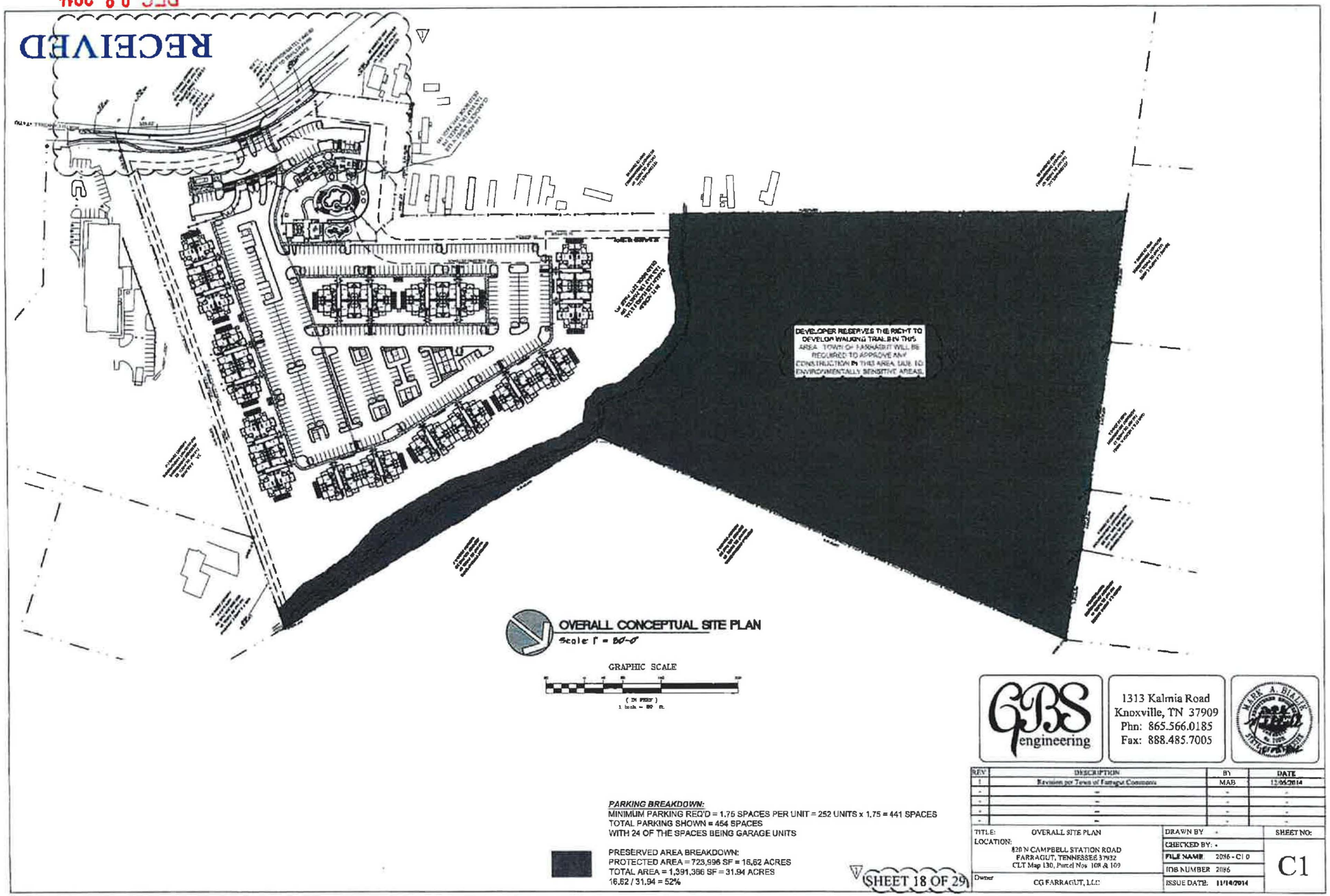
Since this is a new site plan, the buildings would be subject to the Architectural Design Standards that were adopted on February 25, 2015. In the site plan that was submitted for the planning commission

review, there was also no information provided regarding the bridge and the retaining walls. These would be critical aspects of this new site plan.

RECOMMENDATION: The staff recommends denial of the new site plan as presented. An option available to the applicant is to complete the subject to's from the site plan that was conditionally approved on December 18, 2014 and build the project from this plan. In that manner, the buildings would not be subject to the Architectural Design Standards that were adopted in February.

·DECEMBER 2014·

RECEIVED
DEC 08 2014
TOWN OF FARRAGUT



GBS engineering
1313 Kalmia Road
Knoxville, TN 37909
Phn: 865.566.0185
Fax: 888.485.7005

PARKING BREAKDOWN:
MINIMUM PARKING REQ'D = 1.75 SPACES PER UNIT = 252 UNITS x 1.75 = 441 SPACES
TOTAL PARKING SHOWN = 454 SPACES
WITH 24 OF THE SPACES BEING GARAGE UNITS

PRESERVED AREA BREAKDOWN:
PROTECTED AREA = 723,996 SF = 16.62 ACRES
TOTAL AREA = 1,391,386 SF = 31.94 ACRES
16.62 / 31.94 = 52%

REV	DESCRIPTION	BY	DATE
1	Revision per Town of Farragut Comments	MAB	12/05/2014
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

TITLE:	OVERALL SITE PLAN	DRAWN BY: -	SHEET NO:
LOCATION:	820 N CAMPBELL STATION ROAD FARRAGUT, TENNESSEE 37932 CLT Map 130, Parcel Nos 108 & 109	CHECKED BY: -	C1
		FILE NAME: 2086 - C1.0	
		JOB NUMBER: 2086	
Owner	CG FARRAGUT, LLC	ISSUE DATE: 11/14/2014	

·CURRENT PROPOSAL·

DEVELOPER RESERVES THE RIGHT TO DEVELOP WALKING TRAILS IN THIS AREA. TOWN OF FARRAGUT WILL BE REQUIRED TO APPROVE ANY CONSTRUCTION IN THIS AREA. DUE TO ENVIRONMENTALLY SENSITIVE AREAS.

OVERALL CONCEPTUAL SITE PLAN

Scale: 1" = 80'-0"

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

PARKING BREAKDOWN:
MINIMUM PARKING REQ'D = 1.75 SPACES PER UNIT = 257 UNITS x 1.75 = 450 SPACES
TOTAL PARKING SHOWN = 470 SPACES

PRESERVED AREA BREAKDOWN:
PROTECTED AREA = 716,989 SF = 16.46 ACRES
TOTAL AREA = 1,391,366 SF = 31.94 ACRES
16.46 / 31.94 = 51.5%

CLUBHOUSE/POOL AREA BLOW-UP

Scale: 1" = 30'-0"

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

RECEIVED
JUN 9 2015
TOWN OF FARRAGUT

Tennessee811
Know what's below. Call before you dig.

SHEET 17 OF 38

GBS engineering
1313 Kalmia Road
Knoxville, TN 37909
Phn: 865.566.0185
Fax: 888.485.7005

MARK A. BLAIK
REGISTERED ENGINEER
AGRICULTURAL
No. 2005
STATE OF TENNESSEE

REV.	DESCRIPTION	BY	DATE
1	Revised per Town Comments	MAB	06/05/2015
-	--	-	-
-	--	-	-
-	--	-	-
-	--	-	-

TITLE: OVERALL SITE PLAN	DRAWN BY: -	SHEET NO:
LOCATION: 820 N CAMPBELL STATION ROAD FARRAGUT, TENNESSEE 37932 CLT Map 130, Parcel Nos. 108 & 109	CHECKED BY: -	C1.0
	FILE NAME: 2086 - C1.0	
	JOB NUMBER 2086	
Owner: CG FARRAGUT, LLC	ISSUE DATE: 05/15/2015	

PDI Architecture, LLC 1020 Breazeale Road, Pendleton, SC 29670 ph. (864) 224-5800

LEGEND	(ALL APT. BUILDINGS)
	HORIZONTAL, FIBERCEMENT SIDING
	SHAKE, FIBERCEMENT SIDING
	BOARD AND BATTEN, FIBERCEMENT
	CULTURED STONE VENEER (STYLE T.B.D.)
	FIBERGLASS SHINGLE ROOF
	STANDING SEAM METAL ROOF

BUILDING A- LEFT SIDE ELEVATION

SCALE: 3/32"= 1'-0"

BUILDING A- FRONT ELEVATION

SCALE: 3/32"= 1'-0"

BUILDING A- REAR ELEVATION

SCALE: 3/32"= 1'-0"

RECEIVED

JUN 9 2015

TOWN OF FARRAGUT

BUILDING A- LEFT SIDE ELEVATION

SCALE: 3/32"= 1'-0"

BUILDING A- RIGHT SIDE ELEVATION

SCALE: 3/32"= 1'-0"

Planning Submittal
- Not For Construction -
May 15, 2015

PDIA

BLDG. A- ELEVATIONS

The Overlook @ North Campbell Station Apartments
North Campbell Station Rd.
Farragut, Tennessee

PATRICK D. LANNEN
REGISTERED ARCHITECT
No. 101-00818
STATE OF TENNESSEE
5-15-15

A-02

SHEET 2 of 38

THIS DRAWING AND ITS CONTENTS ARE THE PROPERTY OF PDI ARCHITECTURE AND ARE NOT TO BE REPRODUCED IN FULL OR IN PART WITHOUT PDI ARCHITECTURE'S CONSENT. THIS DRAWING AND ITS CONTENTS ARE TO BE USED SOLELY FOR THE SPECIFIED PROJECT AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. IF USED FOR ANY OTHER PURPOSE, IT IS TO BE RETURNED IMMEDIATELY.

BUILDING B- FRONT ELEVATION

SCALE: 1/8"= 1'-0"

NOTE: THIS ELEVATION IS TO HAVE 50% STONE (MIN.)

BUILDING B- REAR ELEVATION

SCALE: 1/8"= 1'-0"

NOTE: THIS ELEVATION IS TO HAVE 50% STONE (MIN.)

NOTE: THIS ELEVATION IS TO HAVE 50% STONE (MIN.)

BUILDING B- LEFT SIDE ELEVATION

SCALE: 1/8"= 1'-0"

NOTE: THIS ELEVATION IS TO HAVE 50% STONE (MIN.)

BUILDING B- RIGHT SIDE ELEVATION

SCALE: 1/8"= 1'-0"

LEGEND	(ALL APT. BUILDINGS)
	HORIZONTAL, FIBERCEMENT SIDING
	SHAKE, FIBERCEMENT SIDING
	BOARD AND BATTEN, FIBERCEMENT
	CULTURED STONE VENEER (STYLE T.B.D.)
	FIBERGLASS SHINGLE ROOF
	STANDING SEAM METAL ROOF

RECEIVED
JUN 9 2015
TOWN OF FARRAGUT

PDIA

BLDG. B- ELEVATIONS

The Overlook @ North Campbell Station Apartments
North Campbell Station Rd.
Farragut, Tennessee

PATRICK D. JANNEY
REGISTERED ARCHITECT
NO. 101025
STATE OF TENNESSEE
5-15-15

Planning Submittal
- Not For Construction -
May 15, 2015

A-04

SHEET 4 of 38

THIS DRAWING AND ITS CONTENTS ARE THE PROPERTY OF PDI ARCHITECTURE AND ARE NOT TO BE REPRODUCED IN FULL OR IN PART WITHOUT PDI ARCHITECTURE'S CONSENT. THIS DRAWING AND ITS CONTENTS ARE TO BE USED SOLELY FOR THE SPECIFIED PROJECT AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. IF USED FOR ANY OTHER PURPOSE, IT IS TO BE RETURNED IMMEDIATELY.

PDI Architecture, LLC 1020 Breazeale Road, Pendleton, SC 29670 ph. (864) 224-5800

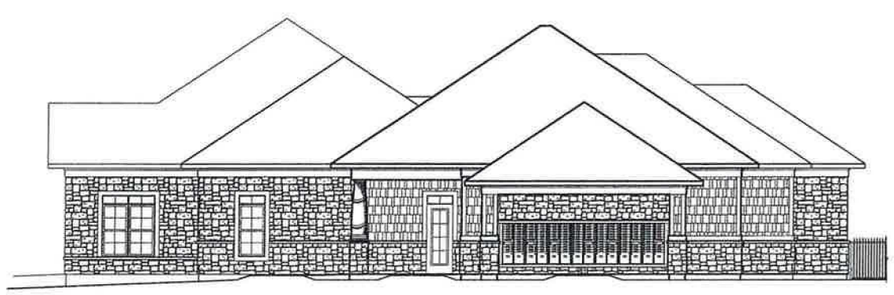
THIS DRAWING AND ITS CONTENTS ARE THE PROPERTY OF PDI ARCHITECTURE AND ARE NOT TO BE REPRODUCED IN FULL OR IN PART WITHOUT PDI ARCHITECTURE'S CONSENT. THES DRAWING AND ITS CONTENTS ARE TO BE USED SOLELY FOR THE SPECIFIED PROJECT AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. IF USED FOR ANY OTHER PURPOSE, IT IS TO BE RETURNED IMMEDIATELY.

CLUBHOUSE- FRONT ELEVATION

SCALE: 1/4"= 1'-0"

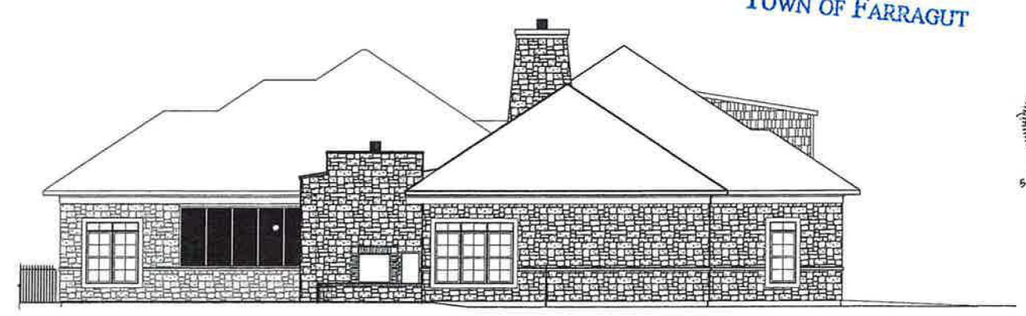
CLUBHOUSE- REAR ELEVATION

SCALE: 1/8"= 1'-0"



CLUBHOUSE- LEFT SIDE ELEVATION

SCALE: 1/8"= 1'-0"



CLUBHOUSE- RIGHT SIDE ELEVATION

SCALE: 1/8"= 1'-0"

RECEIVED
JUN . 9 2015
TOWN OF FARRAGUT

PATRICK D. IANNELLI
REGISTERED ARCHITECT
STATE OF TENNESSEE
5-15-15

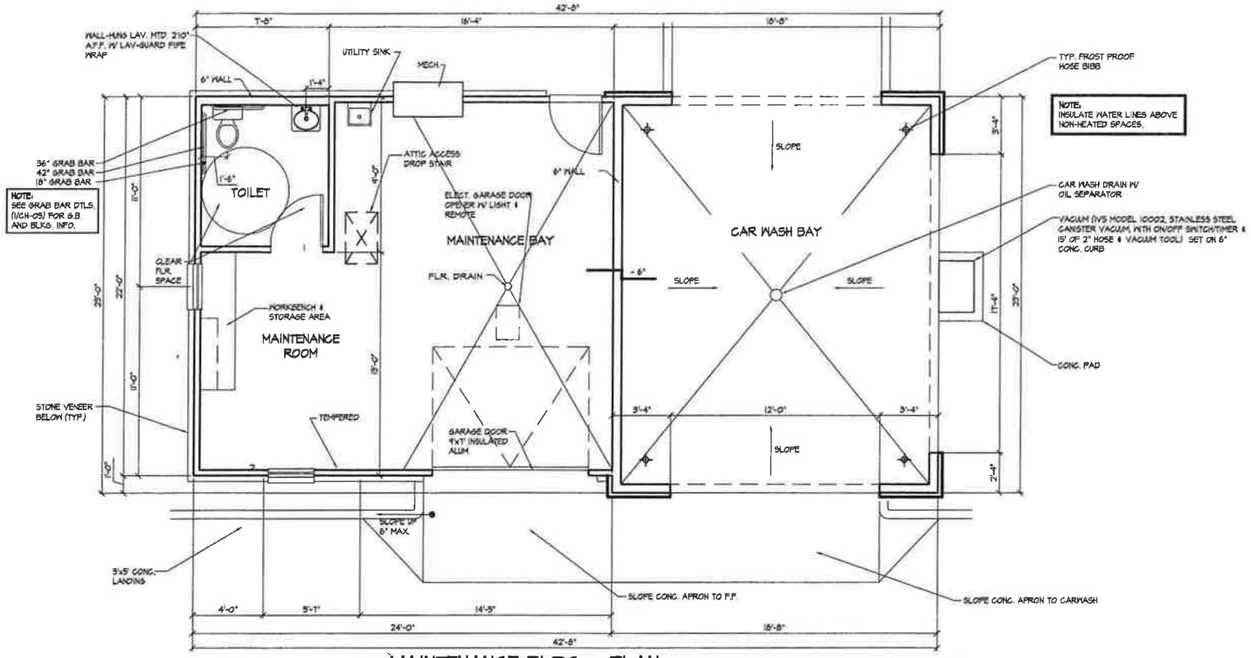
Planning Submittal
- Not For Construction -
May 15, 2015

CLUBHOUSE- ELEVATIONS

The Overlook @ North Campbell Station Apartments
North Campbell Station Rd.
Farragut, Tennessee

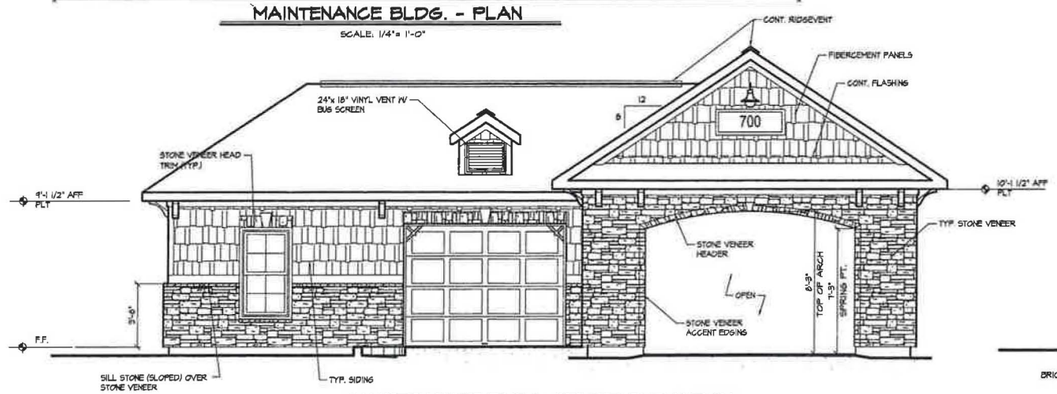
A-12

THIS DRAWING AND ITS CONTENTS ARE THE PROPERTY OF PDI ARCHITECTURE AND ARE NOT TO BE REPRODUCED IN FULL OR IN PART WITHOUT PDI ARCHITECTURE'S CONSENT. THIS DRAWING AND ITS CONTENTS ARE TO BE USED SOLELY FOR THE SPECIFIED PROJECT AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. IF USED FOR ANY OTHER PURPOSE, IT IS TO BE RETURNED IMMEDIATELY.



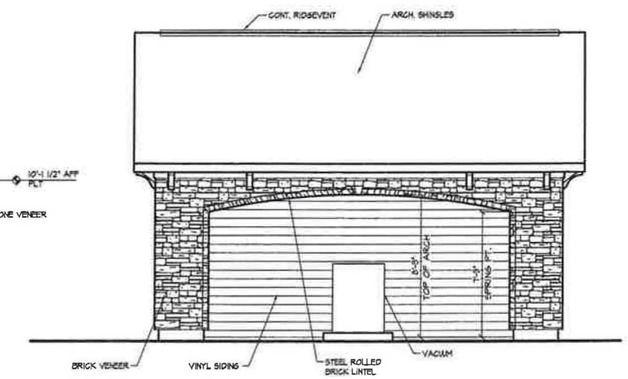
MAINTENANCE BLDG. - PLAN

SCALE: 1/4"= 1'-0"



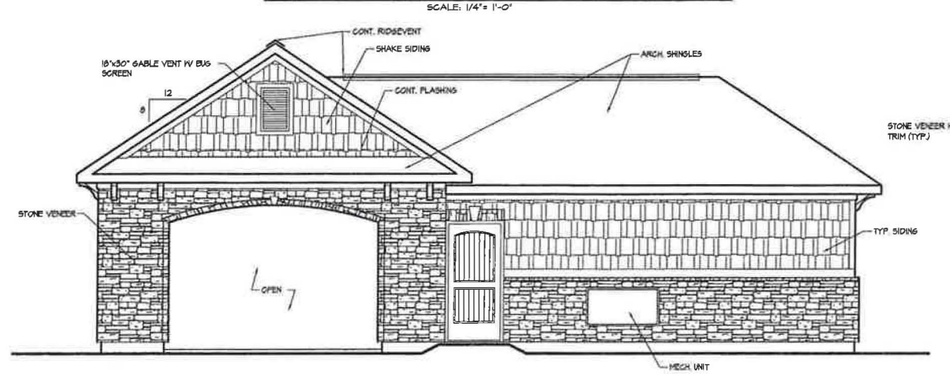
MAINTENANCE BLDG- FRONT ELEVATION

SCALE: 1/4"= 1'-0"



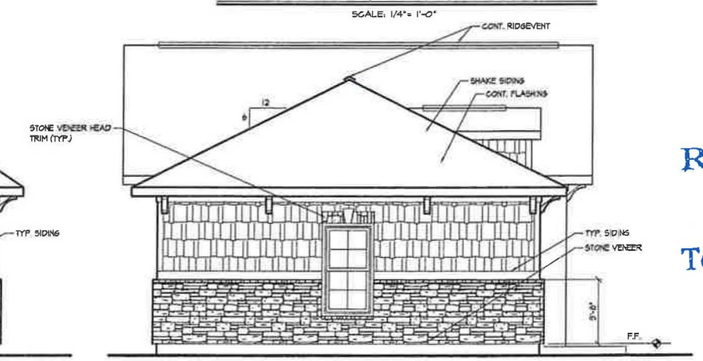
MAINTENANCE BLDG- RIGHT ELEVATION

SCALE: 1/4"= 1'-0"



MAINTENANCE BLDG- REAR ELEVATION

SCALE: 1/4"= 1'-0"



MAINT. BLDG- LEFT ELEVATION

SCALE: 1/4"= 1'-0"

RECEIVED
JUN 9 2015
TOWN OF FARRAGUT

Planning Submittal
- Not For Construction -
May 15, 2015

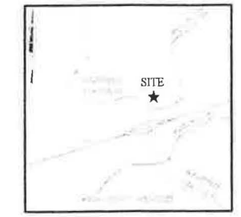
PDIA

MAINTENANCE BLDG PLAN & ELEVATIONS

The Overlook @ North Campbell Station Apartments
North Campbell Station Rd.
Farragut, Tennessee

PATRICK D. IANNONE
REGISTERED ARCHITECT
STATE OF TENNESSEE
5-15-15

A-13



LOCATION MAP

Leon Lawson

LEGEND

- 25%-30% SLOPES
- 30%-40% SLOPES
- 40%-50% SLOPES

NOTES:

1. SURVEY FOR THE SOUTH PORTION OF THE SITE PROVIDED BY MILLER LAND SURVEYING, LLC. CONTOURS ARE AT 1' INTERVALS.
2. CONTOURS FOR THE NORTH PORTION OF THE SITE ARE FROM GIS TOPOGRAPHY. CONTOURS ARE AT 2' INTERVALS.
3. PROPOSED SITE IMPROVEMENTS ARE SHOWN FOR REFERENCE.

1 / C0 SLOPE ANALYSIS
SCALE: 1"=100'-0"

FARRAGUT APARTMENTS

820 N. Campbell Station Road
Farragut, Tennessee 37932
CLT Map 130, Parcel Nos. 108 & 109
Owner: CG FARRAGUT, LLC

THE PENLAND STUDIO
LANDSCAPE ARCHITECTURE
111 N. CENTRAL ST. SUITE 100
KNOXVILLE, TENNESSEE 37902
TEL: 865.230.9955 FAX: 865.966.2502

Slope Analysis

C0

Project # 2014.01
Sheet Issued 18 November, 2014

THIS DRAWING AND ITS CONTENTS ARE THE PROPERTY OF PDI ARCHITECTURE AND ARE NOT TO BE REPRODUCED IN FULL OR IN PART WITHOUT PDI ARCHITECTURE'S CONSENT. THIS DRAWING AND ITS CONTENTS ARE TO BE USED SOLELY FOR THE SPECIFIED PROJECT AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. IT IS TO BE USED FOR ANY OTHER PURPOSE. IT IS TO BE RETURNED IMMEDIATELY.

EXISTING TREE INVENTORY

QUANTITY	SPECIES	SIZE	TO BE REMOVED / TO REMAIN	HAZARDOUS
226	HARDWOOD	10-15"	107/119	NO
100	HARDWOOD	16-20"	56/44	NO
136	HARDWOOD	20+	68/68	NO
1	DOGWOOD	12"	1/0	NO
37	EVERGREEN	16-20"	17/20	NO
8	EVERGREEN	20+	4/4	NO

TREE REPLACEMENT SCHEDULE

QUANTITY TO BE REMOVED	SPECIES	SIZE	NUMBER OF REQUIRED REPLACEMENT TREES
107	HARDWOOD	10-15"	214
56	HARDWOOD	16-20"	168
68	HARDWOOD	20+"	272
1	DOGWOOD	12"	2
17	EVERGREEN	16-20"	25.5
4	EVERGREEN	20+	6
		TOTAL	690

TREE CREDIT PROVISION SCHEDULE

QUANTITY TO BE SAVED	SPECIES	SIZE	NEW TREE CREDIT
119	HARDWOOD	10-15"	476
44	HARDWOOD	16-20"	264
67	HARDWOOD	20+"	536
20	EVERGREEN	16-20"	60
4	EVERGREEN	20+	16
		TOTAL	1,352

TREE CREDIT/REPLACEMENT SUMMARY

REPLACEMENT TREE TOTAL	690
CREDITS FOR SAVED TREES	1,352
TREE CREDIT PRIOR TO LANDSCAPING	662

TREE PROTECTION FENCING DETAIL
NO SCALE

PDIA

TREE PRESERVATION & REMOVAL PLAN

The Overlook @ North Campbell Station Apartments
North Campbell Station Rd.
Farragut, Tennessee

ALFRED HENRY WASHINGTON III
LANDSCAPE ARCHITECT

RECEIVED
JUN 18 2015
TOWN OF FARRAGUT

Preliminary
- Not For Construction -
June 8, 2015

TP-2

MEETING DATE: June 18, 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 May planning commission meeting. During Citizen Forum a number of residents spoke of their frustration that this had been postponed another month. 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.

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 June 18, 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 18th day of June, 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:	**June 18, 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

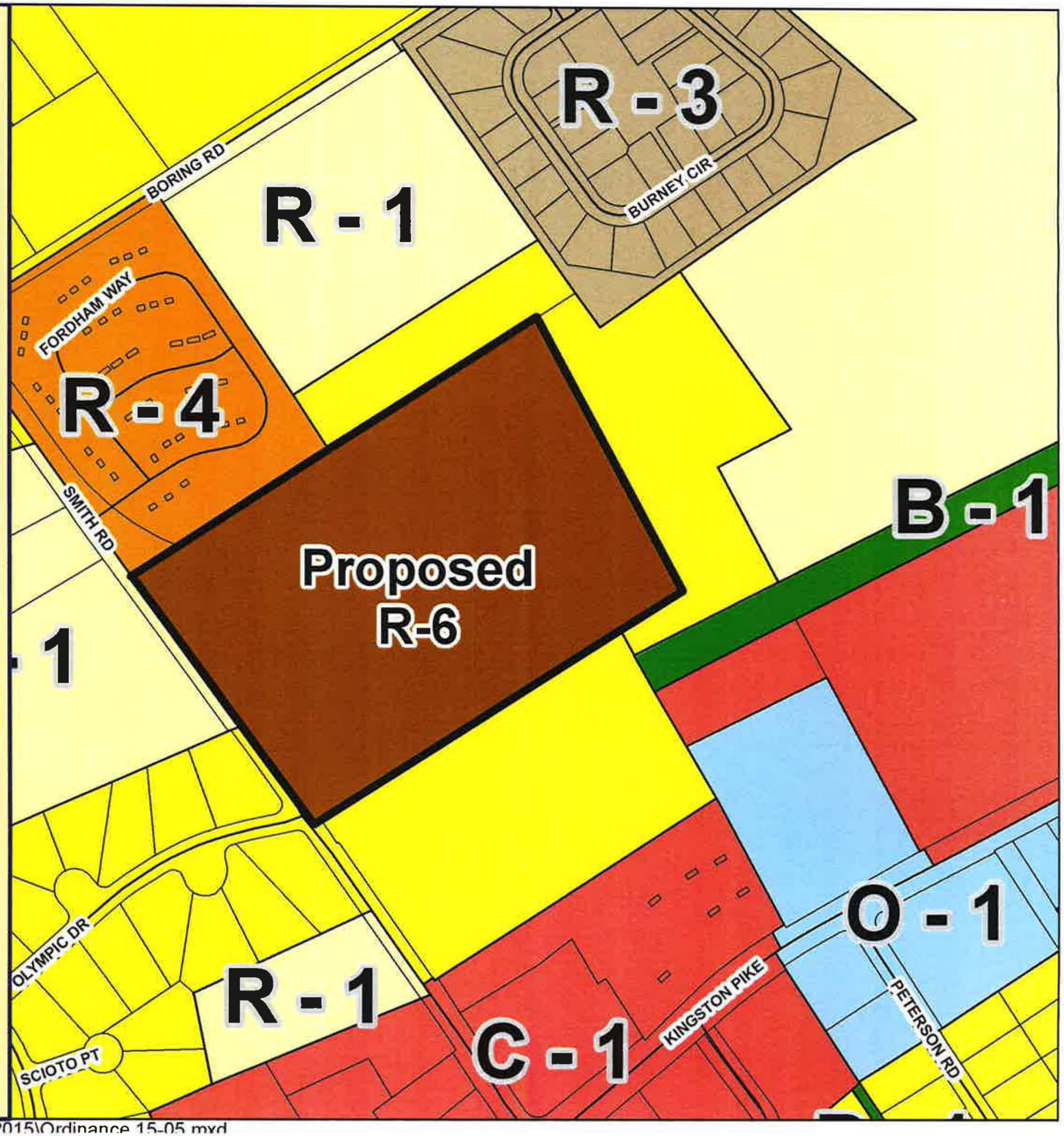
Rezone
A portion of Parcel 69, Tax Map 142

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



Document Path: G:\Farragut\MapDocuments\2015\Ordinance 15-05.mxd

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

Jim Holladay

Chairman, Farragut Economic Development Committee

FARRAGUT
BUSINESS ALLIANCE
ANCHORED IN THE COMMUNITY
P.O. Box 23583
Knoxville, TN 37933

June 3, 2015

Town of Farragut
Board of Mayor & Aldermen
Municipal Planning Commission
Economic Development Committee
11408 Municipal Center Drive
Farragut, TN 37934

Dear Farragut BMA, MPC and EDC Members:

In its continued discussions regarding the rezoning request submitted by Continental Property Companies, Inc., the Farragut Business Alliance's board of directors again reviewed and considered the results of its multi-unit housing survey.

As a reminder from our survey results cover letter (submitted to you April 24th of this year), *"35 (4%) of 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."* Since one of the FBA's responsibilities is to represent the "voice of the Farragut business community," the board felt it is therefore its responsibility to offer an official position on the issue for your consideration.

For these reasons and for those outlined in the aforementioned cover letter, the board voted in the affirmative on the following during its regular monthly meeting on May 21, 2015: ***"The FBA supports Continental Property Companies, Inc.'s request for rezoning from R2 to R6."*** Furthermore, we plan to have a representative of the FBA speak during the appropriate times at the upcoming Town meetings for which the issue appears on the agenda.

Thank you for your continued thoughtful consideration of this rezoning request.

Sincerely,

Darla K. Berdal

Darla Berdal
President

C: FBA Board of Directors

FARRAGUT
BUSINESS ALLIANCE
ANCHORED IN THE COMMUNITY
P.O. Box 23583
Knoxville, TN 37933

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 accomodate 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
FEB 16 2015
TOWN OF FARRAGUT

APPLICATION TO AMEND ORDINANCE TEXT
TOWN OF FARRAGUT, TENNESSEE

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 ~~16.66~~ 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 Gwyn Wheeler 2/13/15
NAME (SIGNATURE) C333 Fund LLC By: Continental Properties, Its Manager DATE

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

EXHIBIT "B"

LEGAL DESCRIPTION

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

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

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

1. N 36° 07' 30" W, 753.57 feet to set iron rod and cap (CCI);

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

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

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

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

1. S 29° 15' 11" E, 740.60 feet to a set iron rod and cap (CCI);

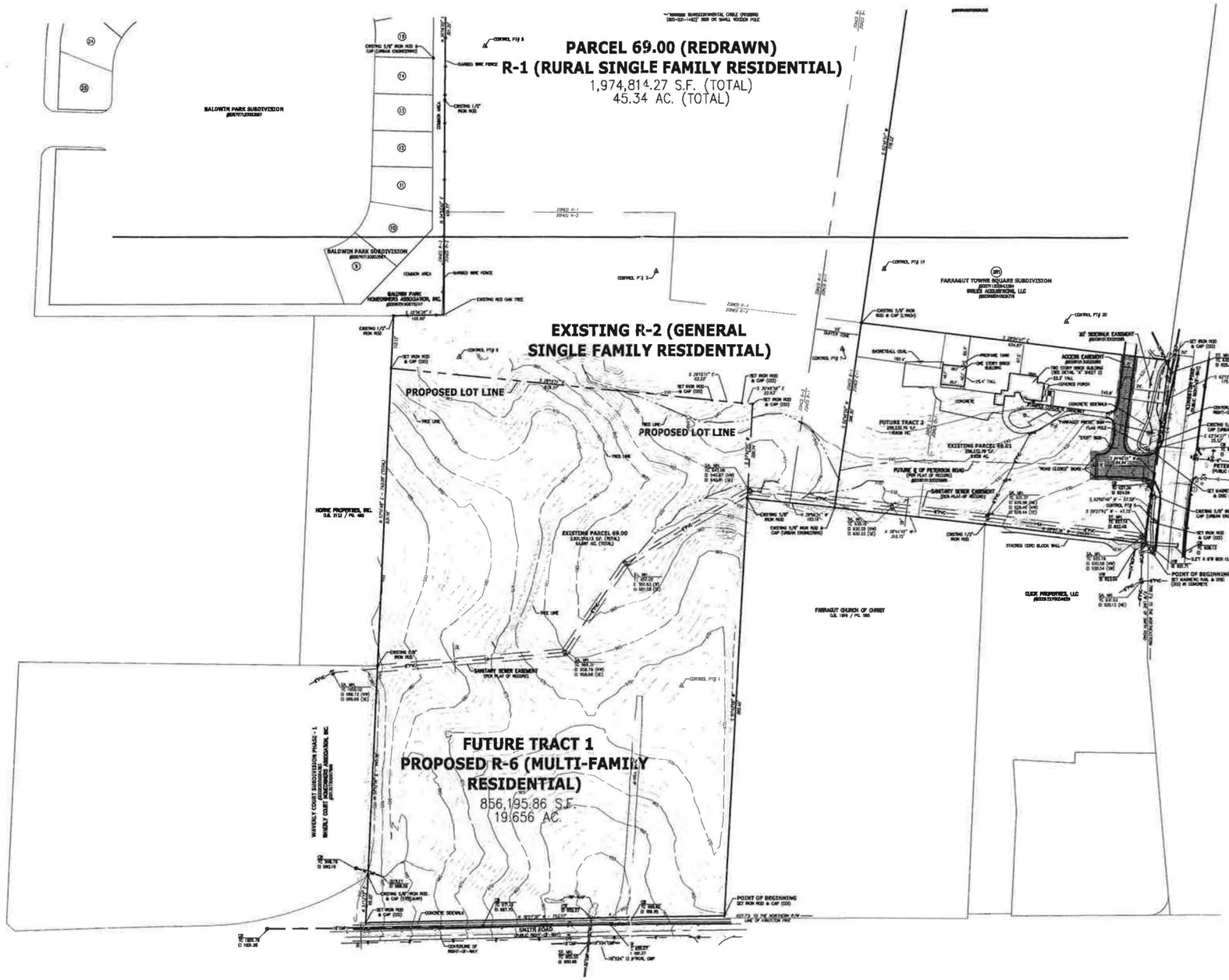
2. S 30° 49' 56" E, 22.63 feet to a set iron rod and cap (CCI);

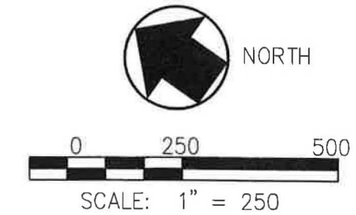
3. S 57° 42' 05" W, 200.74 feet to an existing 5/8 inch iron rod, corner to Farragut Church of Christ;

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

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

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





811
Know what's below
Call before you dig

RECEIVED
FEB 16 2015
TOWN OF FARRAGUT

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

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

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

THE SPRINGS AT FARRAGUT
FARRAGUT, TENNESSEE

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

1.0 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 Kington 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

CONTINENTAL PROPERTIES COMPANY, INC.

SITE SUMMARY		
MULTIFAMILY AREA	19.66 ACRES	
TOTAL ACREAGE	19.66 ACRES	
TOTAL UNIT COUNT	236 UNITS	
DENSITY	12.00 UNITS / AC	
BUILDING INFORMATION		
BUILDING TOTALS:		
BUILDING CT / TYPE	UNITS	GARAGES
B20 - BUILDINGS (20 DU/BLDG)	140	56
G24 - BUILDINGS (24 DU/BLDG)	96	0
TOTAL	236	56
GENERAL UNIT MIX:		
STUDIO	30	13%
1BR	88	37%
2BR	96	41%
3BR	22	9%
	236	100%
PARKING INFORMATION		
GARAGE TOTALS:		
NUMBER OF ATTACHED	56 GARAGES	
NUMBER OF STAND ALONE	61 GARAGES	
TOTAL GARAGES	117 GARAGES	
UNITS WITH ATTACHED GARAGES	23.7%	
OVERALL GARAGES per UNIT	0.50	
PARKING REQUIRED PER CODE	413 SPACES	
SURFACE PARKING AMOUNT	307 SPACES	
TOTAL PROVIDED PARKING	424 SPACES (14 ADA)	
UNIT PARKING RATIO	1.80	
COVERED PARKING RATIO	0.28	
CLUBHOUSE PARKING	17 SPACES*	
*Not included in Parking Calcs	(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: June 18, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion on a request to amend the Town Center District (TCD) and the Town Center District Design Requirements as they relate to parking and signage (Craig Allen, Applicant)

INTRODUCTION AND BACKGROUND: This item is related to discussions that have occurred at the previous two planning commission meetings involving a town center project that is envisioned on the Craig Allen property referenced as Parcel 131, Tax Map 142 and located to the west of Village Veterinary and to the east of the former Phillips 66 on Kingston Pike.

At the May 21 planning commission meeting the applicant asked the commission to consider some modifications to certain aspects of the Town Center District and Design Requirements before they proceed with formally amending the CLUP and rezoning the property for the development of a town center. The specific items that were discussed included the parking space allocations as they would apply to residential units, the height of the buildings, and signage allocations.

In relation to these items, the commission seemed open to considering amendments to parking and signage but not to the height. Currently, parking space requirements in the TCD is specified by floors. The first floor (which would not be residential) is one space per 250 square feet of gross floor area. The second floor is one space per 500 square feet of gross floor area and the third and fourth floors are one space per 750 square feet of gross floor area. The applicant's request was to have the non-ground floor parking space allocations that would apply to residential units revisited. When the R-6 Multi-Family Zoning District was recently updated, 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 applicant is requesting that the TCD be modified to reflect this language where a unit is designed and constructed for residential occupancy. In relation to the parking issue, the staff would recommend that Chapter 3, Section XXVII. Town Center District (TCD), Subsection F.1., be amended by adding the following language:

> "Units designed and constructed for residential occupancy shall have at least 1.75 parking spaces per unit."

In terms of the signage provisions for the TCD, the applicant has requested some modifications that would basically provide for more sign area. As noted at the May meeting, signage provisions for the TCD are addressed in the Town Center District Design Requirements in Title 14 of the Municipal Code. In addition to certain smaller signs, the requirements currently provide for either a twelve (12) square foot perpendicular wall sign or a twelve (12) square foot regular building mounted wall sign, but not both. The

applicant would like to have the opportunity for both and for the building mounted wall sign to be larger than the twelve (12) square feet currently permitted. The sign area that is generally applicable to most commercial buildings/spaces in Town is based on a 1:1 ratio of sign area to the width of the building or lease space on which the sign is to be mounted. A tenant space with 25 feet of width, for example, could have a wall sign of up to 25 square feet across their frontage. Though the staff does support increasing signage allocations in the TCD, the 1:1 ratio would seem to provide for more signage than would be necessary and appropriate for a pedestrian oriented development like a town center. Moreover, with a greater wall sign allocation and the ability to have a building mounted wall sign, the staff would question whether a twelve (12) square foot perpendicular wall sign would be necessary. The staff would propose that this sign be permitted but the size reduced to a maximum of nine (9) square feet. The modifications envisioned by the staff would amend Section 14-304. Signs., Subsection (1) (e) and (f) as follows:

> (e) *Perpendicular wall sign.* One (1) sign which shall be hung perpendicular to the building, shall not exceed nine (9) square feet, and shall maintain a clearance of nine (9) feet to grade.
>
> (f) *Wall sign.* One (1) sign not to exceed a ratio of .75 square feet per linear feet of exterior tenant space on which the sign is to be mounted, provided it is integrated with the building architecture.

The prohibition on illumination for first story tenant space should be reconsidered. Instead, the staff would propose that, in relation to both illumination and general sign appearance, an additional provision be added as follows:

> (h) In terms of architectural design and illumination, signage shall be in compliance with the Town's adopted Architectural Design Standards.

RECOMMENDATION: This item is for discussion purposes only.

Included in your packet is a copy of the existing provisions and the proposed provisions for comparison purposes.

Existing language related to TCD signage:

Sec. 14-304. - Signs.

Signs shall not be required to have a uniformity of appearance. The most important issue in sign design in the TCD district is how an individual sign relates to the building on which it is placed.

(1) The following signs are permitted for each first (ground) story tenant space:

(a) General occupant sign. Any number of wall signs per entrance to the premises, not to exceed a cumulative total of six (6) square feet in size and eight (8) feet in height;

(b) One (1) address sign per building entrance, not to exceed two (2) square feet;

(c) Temporary window signs, not to exceed twenty-five (25) percent of total window area, or ten (10) square feet, whichever is less;

(d) Real estate sign. One (1) sign provided it is posted within the window and does not exceed six (6) square feet;

(e) Perpendicular wall sign. Allowed only if there is no wall sign or permanent window sign. One (1) sign which shall be hung perpendicular to the building, shall not exceed twelve (12) square feet, and shall have a minimum clearance of nine (9) feet to grade;

(f) Wall sign. Allowed only if no perpendicular wall sign or permanent window sign. One (1) sign not to exceed twelve (12) square feet, provided it is integrated with the building architecture; and

(g) Permanent window sign. Allowed only if no perpendicular wall sign or wall sign. One (1) sign which shall not to exceed twelve (12) square feet or twenty-five (25) percent of the total window area, whichever is less. Sign shall be permanently adhered to the window.

No sign shall be internally or externally illuminated.

Proposed TCD signage amendments:

Section 14-304. Signs., Subsection (1) (e) and (f) and add (h) as follows:

(e) *Perpendicular wall sign.* One (1) sign which shall be hung perpendicular to the building, shall not exceed nine (9) square feet, and shall maintain a clearance of nine (9) feet to grade.

(f) *Wall sign.* One (1) sign not to exceed a ratio of .75 square feet per linear feet of exterior tenant space on which the sign is to be mounted, provided it is integrated with the building architecture.

(h) In terms of architectural design and illumination, signage shall be in compliance with the Town's adopted Architectural Design Standards.

Existing language related to TCD parking requirements:

Farragut Zoning Ordinance, Chapter 3, Section XXVII., Town Center District (TCD), Subsection F:

F. Parking space requirements.

1. Number of parking spaces required.

   One (1) parking space per two hundred and fifty (250) square feet of gross floor area for the first [ground] floor;

   One (1) parking space per five hundred (500) square feet of gross floor area for the second floor; and

   One (1) parking space per seven hundred and fifty (750) square feet of gross floor area for the third and fourth floors.

   Off-street and on-street parking shall count toward meeting minimum parking requirements within the TCD development. Basement parking and parking garages are encouraged and such spaces shall also count toward meeting minimum parking requirements.

2. Required bicycle parking. One (1) bicycle space per five thousand (5,000) square feet of gross floor area.

   Bicycle racks shall be provided in desirable locations and shall be conveniently located at each building. The rack placement should not impede pedestrian movement and should not cause conflicts between bicycles and pedestrians.

Proposed TCD parking amendment:

Chapter 3, Section XVII. Town Center District (TCD), Subsection F.1., as follows:

F. Parking space requirements.

1. Number of parking spaces required.

   One (1) parking space per two hundred and fifty (250) square feet of gross floor area for the first [ground] floor;

   One (1) parking space per five hundred (500) square feet of gross floor area for the second floor; and

   One (1) parking space per seven hundred and fifty (750) square feet of gross floor area for the third and fourth floors.

   Units designed and constructed for residential occupancy shall have at least 1.75 parking spaces per unit.

   Off-street and on-street parking shall count toward meeting minimum parking requirements within the TCD development. Basement parking and parking garages are encouraged and such spaces shall also count toward meeting minimum parking requirements.

MEETING DATE: June 18, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ashley Miller, Assistant Community Development Director

SUBJECT: Discussion on a request to rezone a portion of Parcel 37.03, Tax Map 153, located off of Concord Road adjoining Clarity Pointe and First Utility District, 6.77 Acres, from R-1/OSR to C-1 and Telecommunications Tower Overlay (Branch Towers, Applicant)

INTRODUCTION AND BACKGROUND: This workshop discussion involves a request to rezone a portion of the property, approximately 6.77 acres, located off of the private access drive from Concord Road servicing First Utility District's wastewater treatment facility. The property is restricted by Fort Loudoun Reservoir along the western boundary and actually extends across the water to adjoin Turkey Creek Road. On the future land use map in the Comprehensive Land Use Plan (CLUP), the land portion of the property is shown as Civic/Institutional and, depending on workshop discussions, the applicant is prepared to submit a request to amend the CLUP.

DISCUSSION: The applicant is requesting a rezoning from R-1/OSR to C-1 and Telecommunications Overlay Zoning Districts. From the staffs' perspective, provided there is evidence that necessitates the need for the tower in this general location, the telecommunications use would be consistent with other adjoining utility related uses.

A secondary and perhaps more complex question is whether the C-1 Zoning District is the most appropriate base zone for the property. In terms of consistency with the CLUP, a civic/institutional land use designation would be most similar to the S-1 (Community Service) Zoning District. The general description heading and permitted uses for the S-1 district are as follows:

A. *General description.* This district provides space for community and public type uses that provide services to the residents of the Town of Farragut. The intent is to permit lands within and/or adjacent to residential neighborhoods to be used for the provision of community and public services. These uses are intended to be designed to minimize disruption of traffic flows and negative impacts on adjacent residential uses.

B. *Permitted principal and accessory uses and structures.* Property and buildings in the Community Service District (S-1) shall be used only for the following purposes:

1. Churches and other places of worship.
2. Schools, public and private.
3. Community facilities.
4. Indoor recreational facilities, provided they are owned and operated by not-for-profit entities.

5. Parks, playgrounds, play fields, walking trails, tennis courts, swimming pools, and other similar non-motorized outdoor recreational facilities.
6. Cultural activities.
7. Public or private golf courses.
8. Cemeteries and historical monuments.
9. Utility uses.

The concerns related to changing the R-1/OSR to the C-1 base zoning district are primarily related to limited access for commercial uses and the location of the property. If the planning commission feels that C-1 is the most appropriate base zoning district for this property, then the staff would recommend that it be limited to the area currently zoned R-1/OSR so that C-1 will not extend to Turkey Creek Road.

As part of a rezoning of the property, the staff will recommend that the zoning line be described in metes and bounds on a survey that would be an exhibit to the ordinance.

RECOMMENDATION: Though this is a workshop item, the staff does feel that, provided the property is rezoned to a non-residential district, the Telecommunications Overlay is appropriate for this location given the surrounding plan of development.

Included in your packet is the rezoning request, letter from the application, a map of the property and proof of need for the proposed telecommunications tower.

APPLICATION TO AMEND ZONING MAP

TOWN OF FARRAGUT, TENNESSEE

FOR OFFICE USE ONLY
Fee Paid: 300.00

PH
5-18-2015

APPLICANT NAME: BRANCH TOWERS
Address: 1516 S. BOSTON AVE STE 215 **City/State/Zip:** TULSA OK 74119
Phone Number: 918-851-9102 **Fax Number:** 918-949-4557
E-mail: KAYLA.KRAMER@BRANCHCOMM.NET

DESCRIPTION OF PROPERTY (Attach map of property):
Address: 0 CONCORD RD **Size of Tract:** 6.77
Lot(s)/Parcel(s) No.: 153 - 03703 **Tax Map No.** 153

Previous Rezoning Applications: NONE
Change Requested:
From: OSR **To:** C-1 WITH TOWER OVERLAY
Proposed Use of Property (Be specific): PROPOSED 170' MONOPOLE CELL TOWER
Existing Land Use: UNDEVELOPED PARCEL ADJACENT TO C-1 ZONED PROPERTY

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

NAME	ADDRESS (Street/City/Zip)	PROPERTY OWNED
SARAH RALSTON MILLEN	12807 NIGHT HERON DR KNOXVILLE TN 37922	0 CONCORD DR TAX ID 153.03703

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.

Kayla Kramer — 5/15/15
APPLICANT SIGNATURE — DATE

OR

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

Kayla Kramer — 5/15/15
NAME (SIGNATURE) — DATE

1516 S. BOSTON AVE STE 210 TULSA OK 74119 — 918-851-9102
Street Address/City/State/Zip — Telephone Number

RECEIVED
MAY 18 2015
TOWN OF FARRAGUT

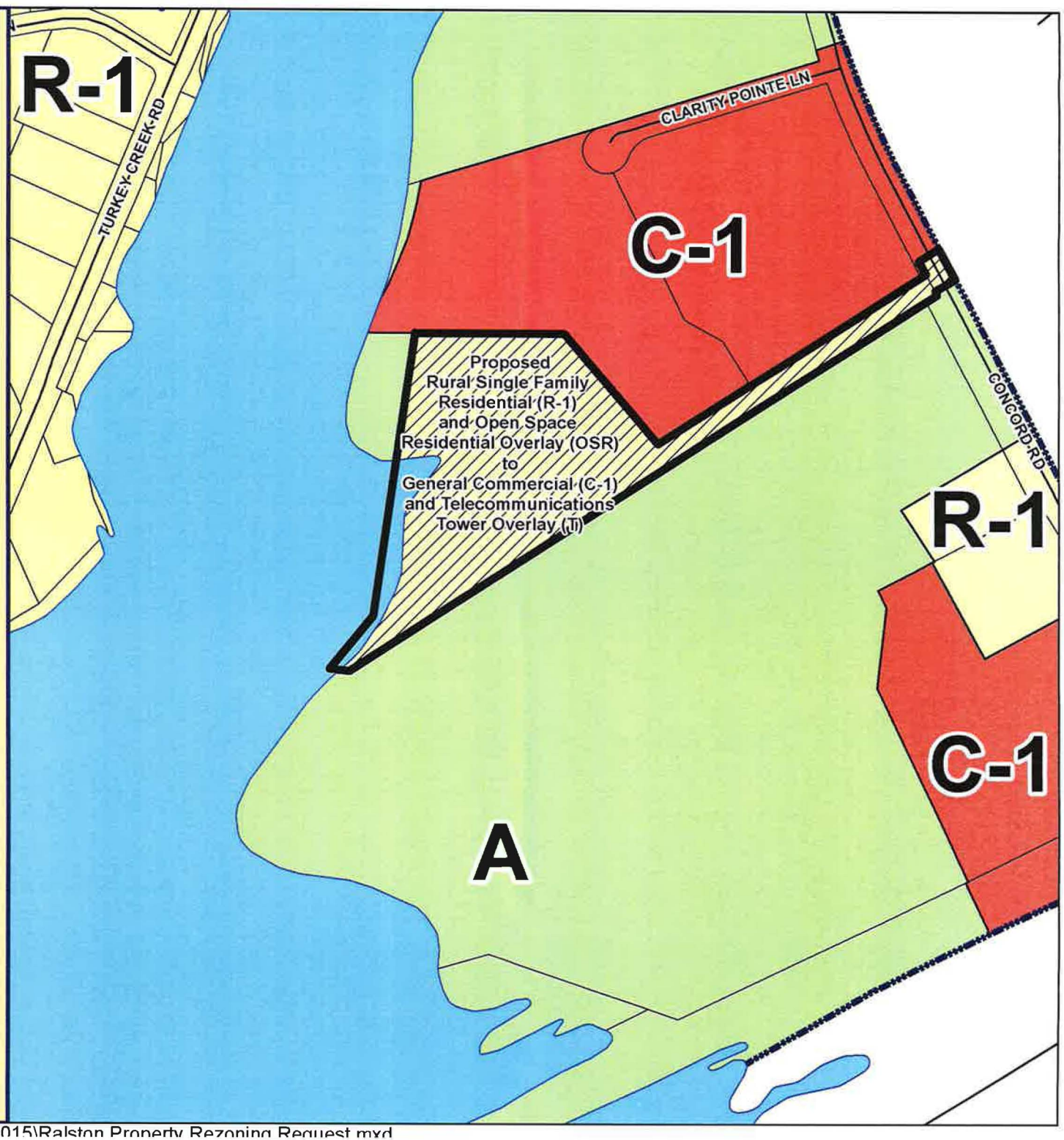
Town of

Farragut

Exhibit A

Rezone
a portion of Parcel 37.03, Tax Map 153

From
Rural Single Family
Residential (R-1)
and Open Space
Residential Overlay (OSR)
to
General Commercial (C-1)
and Telecommunications
Tower Overlay (T)



Legend

- Streets
- Lake
- Parcels
- A, Agricultural
- R-1, Rural Single-Family Residential
- OSR, Open Space Residential Overlay
- C-1, General Commercial
- Proposed Area of Rezoning

1 in = 300 ft

Document Path: G:\Farragut\MapDocuments\2015\Ralston Property Rezoning Request.mxd

BRANCH
COMMUNICATIONS, LLC

May 18, 2015

Farragut Municipal Planning Commission
11408 Municipal Center Dr.
Farragut, TN 37934

Subject: Rezoning application
Location: 0 Concord Road

MPC:

Branch Towers respectfully submits the following rezoning application for property located off Concord Road with an APN of 153 03703, owned by Sarah Ralston Mailen.

We are asking to have the property rezoned from OSR – Open Space Residential to C-1 with a Telecommunication Overlay Zone. The new zoning classification would allow us to submit a site plan for approval for a proposed wireless communications facility consisting of a 170' monopole and associated ground-based equipment. We feel the request for a C-1 zoning classification is consistent with the adjacent parcel, which is also zoned C-1 and will be conforming to the Comprehensive Land Use Plan 2025.

The location of the proposed communications facility is part of T-Mobile's engineered design to provide coverage within an area identified as having a significant coverage gap. In addition to T-Mobile as the anchor tenant, Branch Towers has designed the site to accommodate up to three additional carriers. The site plan will be designed to preserve the maximum amount of surrounding trees to provide natural screening for the site.

If you have any questions or comments, please contact me at 918-851-9102.

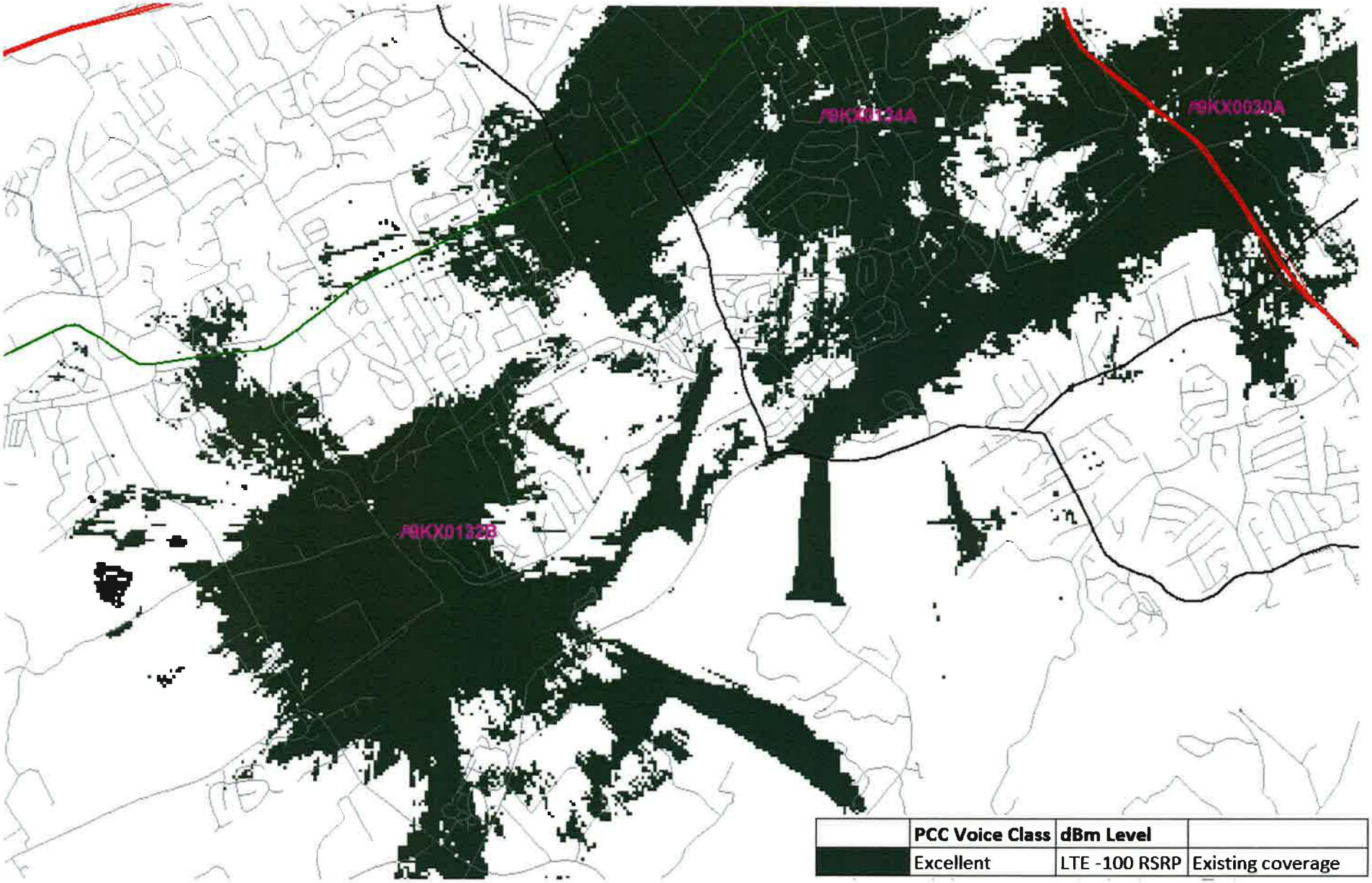
Sincerely,

Kayla Kramer

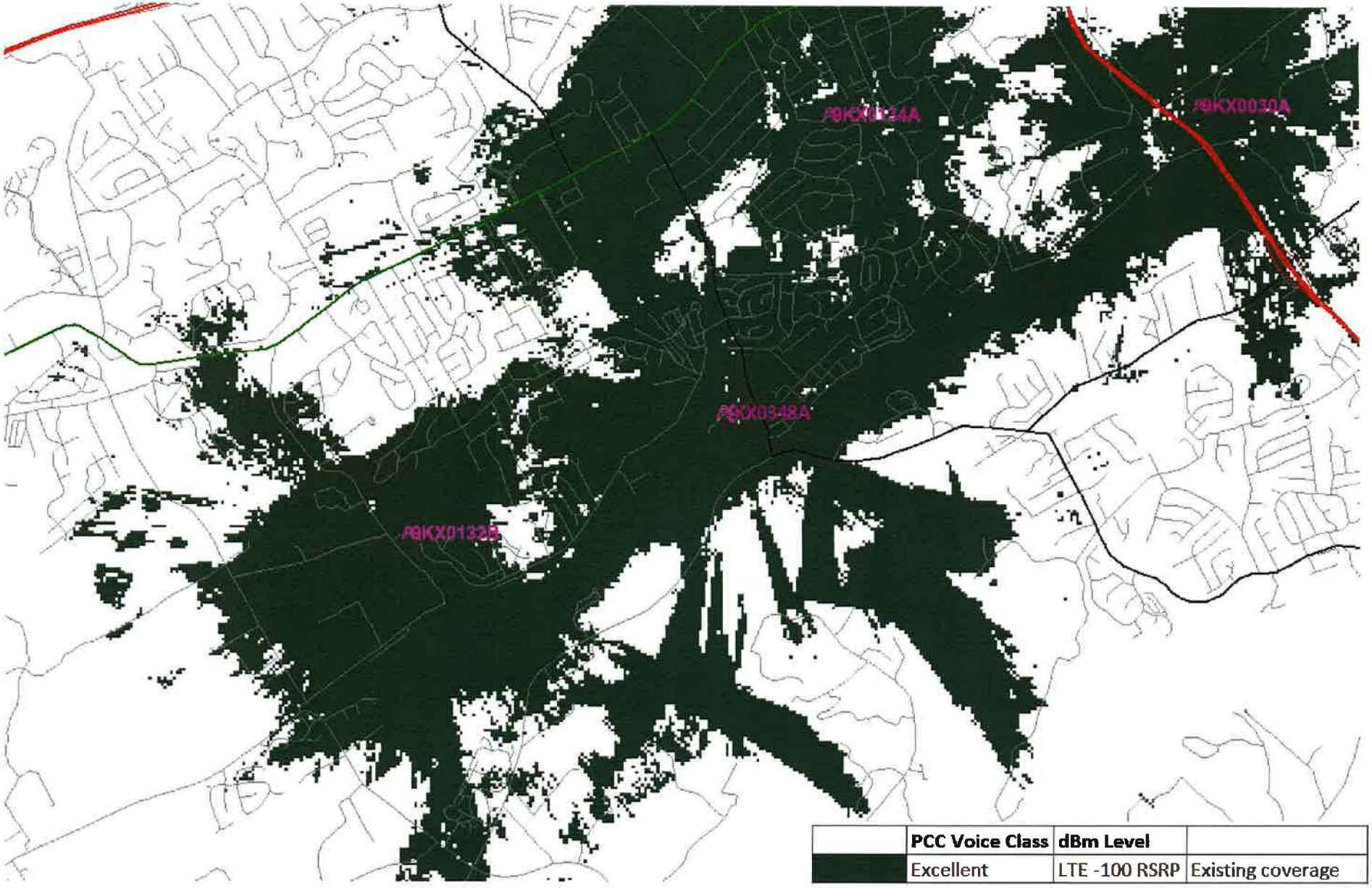
Kayla Kramer
Branch Communications

RECEIVED
MAY 18 2015
TOWN OF FARRAGUT

Coverage without 9KX0348A. Existing sites shown in the area of proposed coverage below

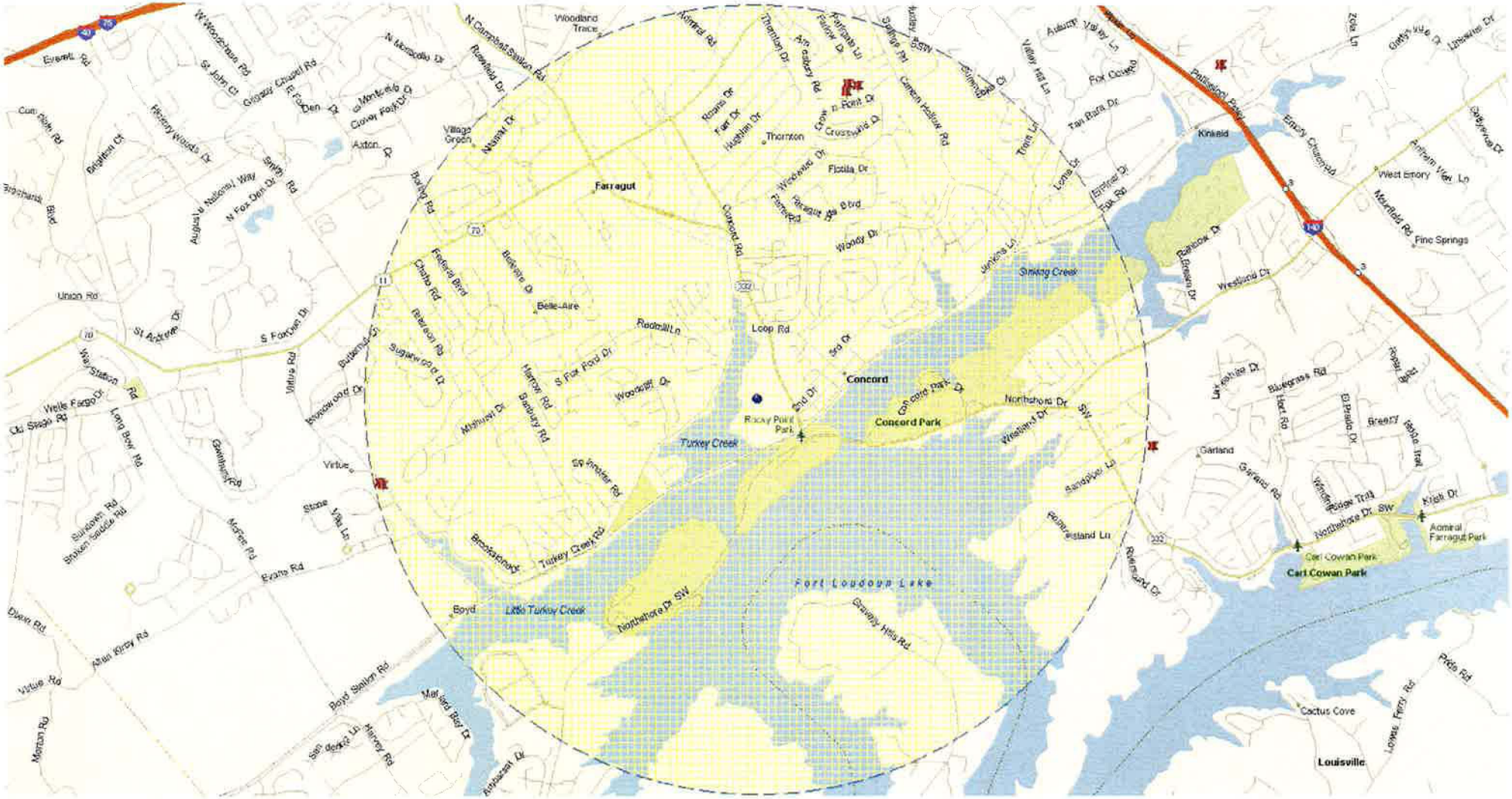


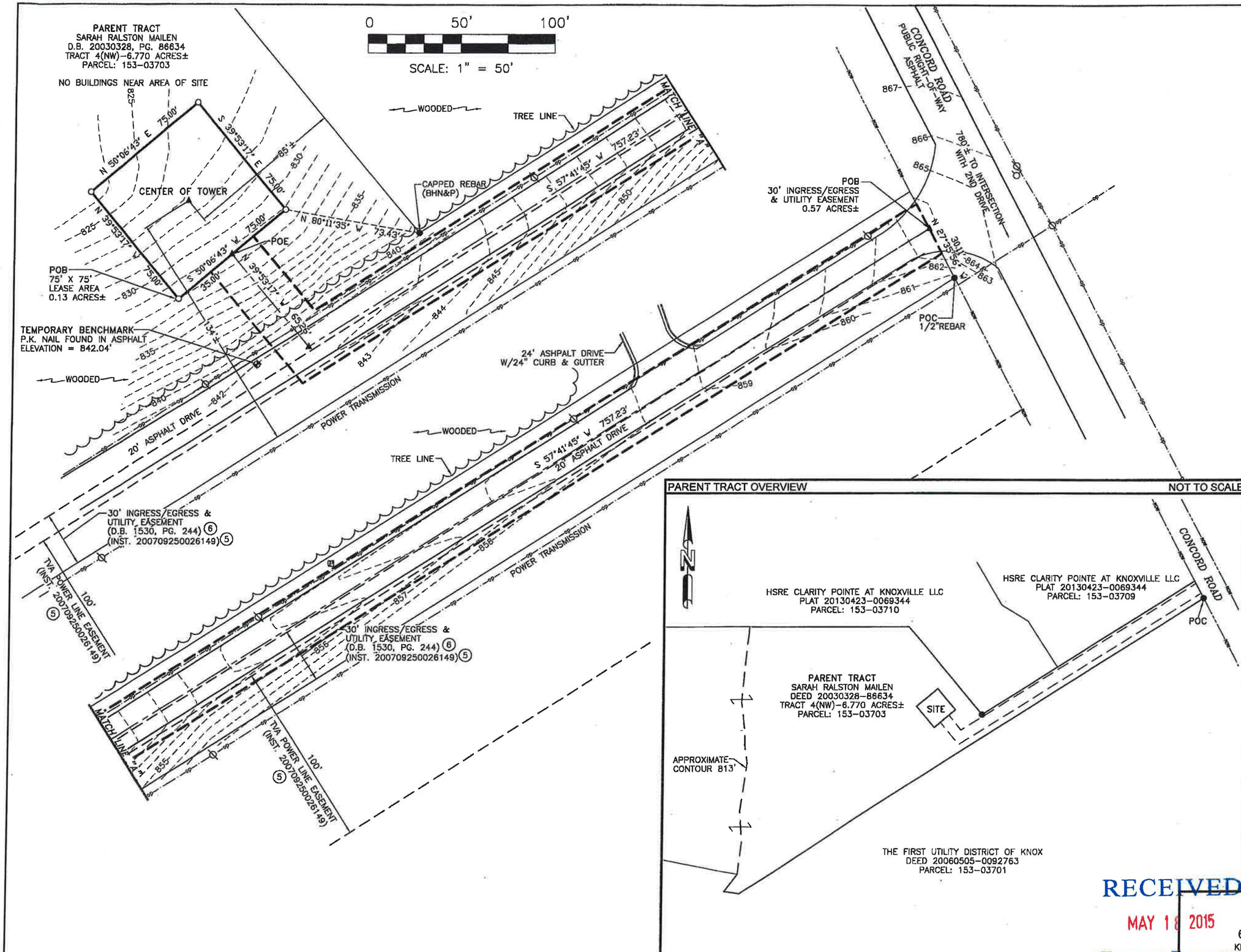
Coverage with 9KX0348A and existing sites



	PCC Voice Class	dBm Level	
	Excellent	LTE -100 RSRP	Existing coverage

Existing towers in a 2 mile radius





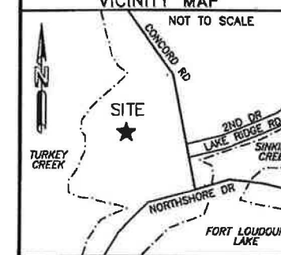
TOWER INFO

LATITUDE: 35°51'50.060" NORTH
LONGITUDE: 84°08'44.123" WEST
(NAD 83)

GROUND ELEVATION: 827.2'
ABOVE MEAN SEA LEVEL (NAVD88)

VICINITY MAP

NOT TO SCALE



TENNESSEE

GRID NORTH

GRID TO TRUE NORTH
CONVERGENCE
1°05'

TRUE NORTH TO MAGNETIC
DECLINATION
5°25' W

COMBINED SCALE FACTOR
0.999948536

LEGEND

- o = 5/8" REBAR SET
- ● = FOUND PROPERTY MARKER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- (R) = REFERENCED INFORMATION
- (M) = MEASURED
- Ø = POWER POLE
- = GUY ANCHOR
- = POWER BOX
- = TELEPHONE PEDESTAL
- = FIRE HYDRANT
- = LAND HOOK
- ROW = RIGHT-OF-WAY
- OP = OVERHEAD POWER

FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 47093C0357G, which bears an effective date of 08/05/2013 and IS NOT in a special flood hazard area.
Zone X: Areas determined to be outside the 0.2% annual chance floodplain.

RECEIVED
MAY 18 2015
TOWN OF FARRAGUT

TN-0012

6TH CIVIL DISTRICT
KNOX COUNTY, TENNESSEE

NO.	REVISION	DATE	BY
1	EXCEPTIONS	05/06/15	BC

PROJECT NO.
15-0206

DRAWN BY: BC
CHECKED BY: AAK
FIELD CREW: BV
APPROVED BY: WHS
DATE: 04/24/15
SCALE: AS SHOWN
SHEET 1 OF 2

RAWLAND TOWER SURVEY

FOR:
BRANCH TOWERS, LLC
1516 SOUTH BOSTON AVENUE, SUITE 215
TULSA, OK 74119

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com
SMW ENGINEERING GROUP, INC.

PARENT TRACT (DEED BOOK 20030328, PAGE 86634)

TRACT 4(NW)

Situated, Lying and Being in the Sixth Civil District of Knox County, Tennessee and within the corporate limits of the Town of Farragut, Tennessee, being more particularly bounded and described as follows:

Beginning on an iron pin located in the western right of way line of Concord Road, said iron pin being located 744.79 feet in a northwesterly direction from the point of intersection of the western right of way line of Concord Road with the centerline of Second Drive if extended; thence leaving said right of way line South 57 degrees 32 minutes 31 seconds West, 749.21 feet to an iron pin; thence South 57 degrees 32 minutes 31 seconds West, 294.93 feet to an iron pin; thence South 56 degrees 51 minutes 29 seconds West, 434.20 feet to an iron pin; thence North 80 degrees 27 minutes 02 seconds West, 41.96 feet to an iron pin; thence North 38 degrees 50 minutes 20 seconds East, 57.43 feet to an iron pin; thence with the approximate 813 contour 798.5 feet more or less and having a chord of North 02 degrees 21 minutes 21 seconds East, 668.31 feet to a point; thence leaving said contour line South 90 degrees 00 minutes 00 seconds East, 428.07 feet to an iron pin; thence South 40 degrees 00 minutes 00 seconds East, 310.40 feet to an iron pin; thence North 57 degrees 32 minutes 31 seconds East, 676.10 feet to an iron pin; thence South 27 degrees 34 minutes 12 seconds East, 22.63 feet to an iron pin; thence South 27 degrees 34 minutes 12 seconds East, 30.11 feet to an iron pin, the Point of Beginning and containing 6.770 acres according to a survey by Batson, Himes, Norvell & Poe Engineers last revised March 26, 2003 and bearing drawing number 22815-VJR.

Said tract being subject to a Tennessee Valley Authority power line easement and flowage easement and a First Utility District sewer line easement and access easements as shown on said survey.

75' X 75' LEASE AREA (AS SURVEYED)

A lease area being a portion of that certain tract of land as recorded in Deed Book 20030328, Page 86634 (Tract 4NW) in the Register's Office of Knox County, Tennessee, lying in 6th Civil District and being more particularly described as follows:

Commence at a 1/2" rebar found marking the southeasterly corner of said certain tract of land and the southwesterly right-of-way line of Concord Road; thence run N 27°35'56" W along said right-of-way line for a distance of 30.11 feet to a point; thence S 57°41'45" W a distance of 757.23 feet to a point; thence N 39°53'17" W a distance of 65.26 feet to a point; thence S 50°06'43" W a distance of 37.50 feet to a 5/8" rebar set and the Point of Beginning; thence N 39°53'17" W a distance of 75.00 feet to a 5/8" rebar set; thence N 50°06'43" E a distance of 75.00 feet to a 5/8" rebar set; thence S 39°53'17" E a distance of 75.00 feet to a 5/8" rebar set; thence S 50°06'43" W a distance of 75.00 feet to the Point of Beginning. Said above described parcel contains 0.13 acres, more or less.

30' INGRESS/EGRESS & UTILITY EASEMENT (AS SURVEYED)

An easement being a portion of that certain tract of land as recorded in Deed Book 20030328, Page 86634 (Tract 4NW) in the Register's Office of Knox County, Tennessee, lying in 6th Civil District and being more particularly described as follows:

Commence at a 1/2" rebar found marking the southeasterly corner of said certain tract of land and the southwesterly right-of-way line of Concord Road; thence N 27°35'56" W a distance of 30.11 feet to the Point of Beginning of an Ingress/Egress and Utility Easement being 30 feet in width and lying 15 feet on each side of the following described centerline; thence S 57°41'45" W a distance of 757.23 feet to a point; thence N 39°53'17" W a distance of 65.26 feet to the Point of Ending. The bounds of said described easement to adjoin lease area and right-of-way of Concord Road contiguously, and contains 0.57 acres, more or less.

SURVEYOR'S NOTES

1. This is a Rowland Tower Survey, made on the ground under the supervision of a Tennessee Registered Land Surveyor. Date of field survey is April 16. 2015.
2. The following surveying instruments were used at time of field visit: Nikon NPL-352, Total Station, Reflectorless and Hiper + Legacy E RTK, GD 1HZ.
3. Bearings are based on Tennessee State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID DL2078. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of a Rowland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted with the benefit of a Search Report No. 1513569CTN issued by Fidelity National Title Insurance Company dated May 1, 2015..
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor and mapper.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.
14. Subject property is zoned OSR (Open Space Residential Overlay) with setbacks of Front=20', Side & Rear=50' with tower setback of 50% of tower height and maximum height of 200' per client.

PLOTTABLE EXCEPTIONS

Search Report No. 1513569CTN issued by Fidelity National Title Insurance Company

Exception No.	Instrument	Comment
3	200506080098655 & 200605050092763	Does not affect. Does not affect.
4	20030280086634 & 200303280086635	Affects; blanket in nature. Document not provided.
5	200709250026149	Affects access easement as shown.
6	Book 2063, Pg. 741 & Book 1530, Pg. 244	Does not affect. Affects access easement as shown.
7	Book 643, Pg. 151	Document not provided.

SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Tennessee to the best of my knowledge, information, and belief.

William H. Sommerville, III
Tennessee License No. 2361

WILLIAM H. SOMMERVILLE III
REGISTERED LAND SURVEYOR XVI
AGRICULTURE COMMERCE
TENNESSEE NO. 2361

RECEIVED
MAY 18 2015
TOWN OF FARRAGUT
TN-0012

6TH CIVIL DISTRICT
KNOX COUNTY, TENNESSEE

NO.	REVISION	DATE	BY
1	EXCEPTIONS	05/06/15	BC

PROJECT NO. 15-0206

DRAWN BY: BC
CHECKED BY: AAK
FIELD CREW: EV
APPROVED BY: WHS
DATE: 04/24/15
SCALE: NO SCALE
SHEET 2 OF 2

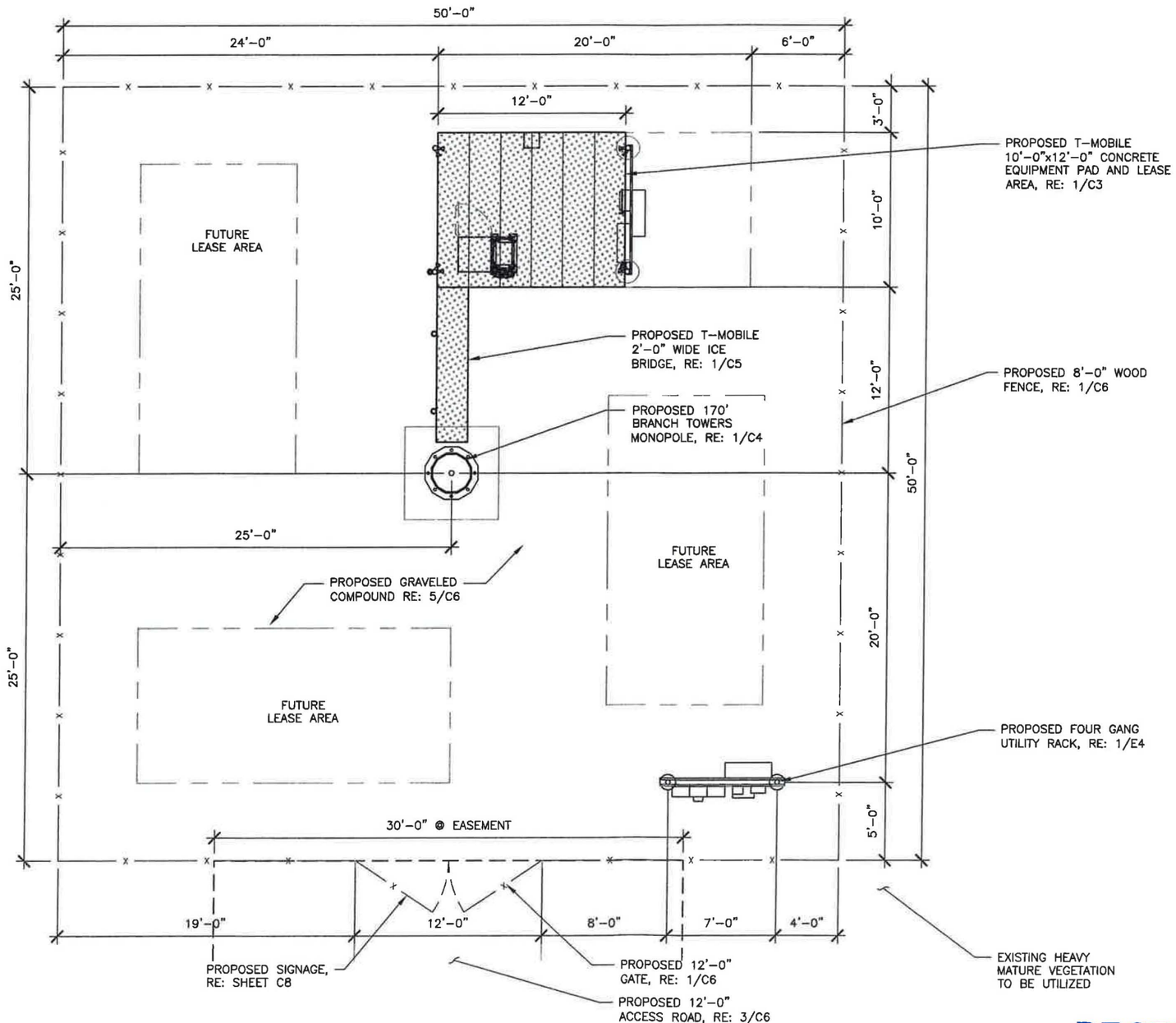
RAWLAND TOWER SURVEY

FOR: BRANCH TOWERS, LLC
1516 SOUTH BOSTON AVENUE, SUITE 215
TULSA, OK 74119

SMV Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-8985
www.smweng.com

SMV ENGINEERING GROUP, INC.

NOTES:
1. GENERAL CONTRACTOR TO PROVIDE CABLE TRAY, ICE BRIDGE, LIGHTS, CANOPY, ALL POSTS, GROUNDING, CONDUITS, J-BOXES, UNISTRUT, WIRING, ECT.
2. CONTRACTOR TO STUB-UP REQUIRED CONDUITS PRIOR TO POURING CONCRETE PER EQUIPMENT CABINET INSTRUCTIONS.



CIVIL DETAILS SEE SHEET C7

RECEIVED
MAY 18 2015

TRUE NORTH (5° 25' W) MAG

1 **SITE PLAN**

SCALE: 0' 5' 10' 20' 30'

VENDOR:
T-Mobile
3800 EZELL ROAD, SUITE 815
NASHVILLE, TN 37211

PRODUCED BY:
DE BOER
MICHAEL T. DE BOER
965 WYNSTONE DRIVE
JEFFERSON, SD 57038
605-422-1548

PRODUCED BY:
BRANCH COMMUNICATIONS,LLC
BRANCH COMMUNICATIONS
1516 S BOSTON AVE STE 215
TULSA, OKLAHOMA 74119
(918) 949-4551

SITE NAME:
MAILEN

T-MOBILE NUMBER:
9KX0348

SITE ADDRESS:
901 CONCORD ROAD
KNOXVILLE TN 37934

PROJECT NUMBER:
TN-0012

ENGINEER:
PRELIMINARY - NOT FOR CONSTRUCTION

NO	DATE	DESCRIPTION	BY
A	5/13/15	PRELIM ISSUE	JWM

SHEET TITLE:
SITE PLAN

SHEET #: C2
PROJECT #: TN-0012
BY: JWM
CKD: JWM
REV: A

TN-0012_Mailen Prelim Cds_051315.dwg - Sheet:C2 - User: jmccoy - May 13, 2015 - 3:50pm