

A G E N D A
FARRAGUT MUNICIPAL PLANNING COMMISSION

August 20, 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 – July 16, 2015**
- 4. Discussion and public hearing on a request to rezone a portion of Parcels 69 and 69.01, Tax Map 142, north of the Farragut Church of Christ, 22 Acres, from R-2, B-1, O-1 and C-1 to R-6 (Continental 333 Fund, LLC, Applicant)**
- 5. Discussion and public hearing on a site plan for Three Minute Magic Carwash, Parcel 1.29, Tax Map 143, Zoned C-1, B-1 and Floodplain, 11133 Kingston Pike, 5.3 Acres (Rooney Land Development, LLC, Applicant)**
- 6. Discussion and public hearing on a site plan for the remodeling of West End Center, Parcel 1.27, Map 143, Zoned C-1, located at 129 West End Avenue, 4.82 Acres (Stuart Anderson, George Ewart Architect, Applicant)**
- 7. Discussion and public hearing on a site plan for a liquid propane gas dispensing station at the Costco at 10745 Kingston Pike, Zoned C-1 (Teresa Caccam, Applicant)**
- 8. Discussion and public hearing on a preliminary plat for Sheffield Subdivision - Phase III, located off of Turkey Creek Road, Parcel 52.04, Tax Map 152, Zoned R-1/OSR, 49 Lots, 26.93 Acres (Saddlebrook Properties, LLC, Applicant)**
- 9. Discussion and public hearing on a request to rezone a portion of Parcel 59.04, Tax Map 152, located at 11737 Turkey Creek Road, 7.22 Acres, from R-2 to R-1/OSMR (KnoxFi Two, LLC, Applicant)**
- 10. Discussion and public hearing on a concept plan revision for the Briarstone Subdivision to include Phase III, Parcel 59.04, Tax Map 152, 11737 Turkey Creek Road, 18 Lots, 7.22 Acres (Saddlebrook Properties, LLC, Applicant)**

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

- 11. Discussion and public hearing 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)**
- 12. Discussion and public hearing on a request to amend the 2012 Comprehensive Land Use Plan for 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 Civic/Institutional to Commercial (Branch Towers, Applicant)**
- 13. Discussion and public hearing 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 and A to C-1 and Telecommunications Tower Overlay (Branch Towers, Applicant)**
- 14. 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)**
- 15. Public hearing on proposed locations for new utilities**

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**MINUTES
FARRAGUT MUNICIPAL PLANNING COMMISSION**

July 16, 2015

MEMBERS PRESENT

Rita Holladay, Chairman
Ed St. Clair, Vice-Chairman
Ron Honken, Alderman
Ed Whiting, Secretary
Noah Myers

MEMBERS ABSENT

Ralph McGill, Mayor
Annette Brun
Betty Dick
Louise Povlin

Staff Representative: Mark Shipley, Community Development Director

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

CITIZEN FORUM

Chairman Holladay reminded the commission of upcoming training on July 29 at 6 pm. She also noted that the staff will have a training session at the conclusion of the meeting. Representatives of the Herron family spoke about their desire to construct an assisted living facility on their property at the south intersection of Herron Road and N. Campbell Station Road.

APPROVAL OF AGENDA

Commissioner Honken moved to approve the July 16, 2015 agenda without modification. Commissioner St. Clair seconded the motion and the motion passed 5-0.

APPROVAL OF MINUTES

Commissioner Honken moved to approve the June 18, 2015 minutes as submitted. Commissioner St. Clair seconded the motion and the motion passed 4-0-1 with Chairman Holladay abstaining because she was absent.

AGENDA ITEMS

ELECTION OF OFFICERS

Commissioner Whiting nominated Rita Holladay as Chairman. Commissioner Myers seconded the nomination and the nomination passed unanimously.

Commissioner Whiting nominated Ed St. Clair as Vice-Chairman. Commissioner Myers seconded the nomination and the nomination passed unanimously.

Commissioner Myers nominated Ed Whiting as Secretary. Commissioner St. Clair seconded the nomination and the nomination passed unanimously.

APPROVAL OF FMPC BY-LAWS

Staff recommended approval of the Farragut Municipal Planning Commission By-Laws with one minor typo being corrected.

FMPC Minutes

7/16/15

Page 2

Commissioner Whiting moved to approve the Farragut Municipal Planning Commission By-Laws as recommended by staff. Commissioner Myers seconded the motion and the motion passed 5-0.

DISCUSSION AND PUBLIC HEARING 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)

In an effort to help implement Strategy 1 of the CLUP – Bring about a Downtown, the staff recommended approval of Resolution PC-15-09 to amend the future land use map for the portion of the subject property that is designated as Office/Light Industrial to Mixed Use Town Center. The portion of the property that is designated as open space would not be amended.

Commissioner Honken moved to approve Resolution PC-15-09 subject to staff's recommendation. Commissioner St. Clair seconded the motion and the motion passed 5-0.

DISCUSSION AND PUBLIC HEARING ON AMENDMENTS TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, CHAPTER 3., SECTION XXVII., TOWN CENTER DISTRICT (TCD), SUBSECTION F. 1., PARKING SPACE REQUIREMENTS, NUMBER OF PARKING SPACES REQUIRED, TO PROVIDE FOR NEW REQUIREMENTS

The staff recommended approval of Resolution PC-15-07 which recommends approval of Ordinance 15-09. Commissioner Myers asked that a minor addition to the language be added to clarify that the residential parking ratio would be for those units designed, constructed, *and used* for residential occupancy.

Commissioner Whiting moved to approve Resolution PC-15-07 which recommends approval of Ordinance 15-09, subject to the suggestion requested by Commissioner Myers. Commissioner Myers seconded the motion and the motion passed 5-0.

DISCUSSION AND PUBLIC HEARING ON AMENDMENTS TO THE TEXT OF THE FARRAGUT MUNICIPAL CODE, TITLE 14, CHAPTER 3., TOWN CENTER DISTRICT DESIGN REQUIREMENTS, SECTION 14-304., 1., SIGNS, TO PROVIDE FOR NEW REQUIREMENTS (Craig Allen, Applicant)

The staff recommended approval of Resolution PC-15-08 which recommends approval of Ordinance 15-10.

Commissioner Myers moved to approve Resolution PC-15-08 which recommends approval of Ordinance 15-10. Commissioner St. Clair seconded the motion and the motion passed 5-0.

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)

For discussion purposes only.

DISCUSSION ON AMENDMENTS TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, TO ALLOW FOR FOOD TRUCKS WITHIN COMMERCIAL ZONING DISTRICTS (Pat O'Brien, Applicant)

For discussion purposes only.

DISCUSSION ON AMENDMENTS TO THE TEXT OF THE FARRAGUT ZONING ORDINANCE, CHAPTER 4., SECTION XIII., OUTDOOR SITE LIGHTING, AS IT RELATES TO UPDATING THE TEXT TO ACCOUNT FOR NEW LIGHTING TECHNOLOGY

For discussion purposes only.

REVIEW SESSION ON ARCHITECTURAL DESIGN STANDARDS

For discussion purposes only.

PUBLIC HEARING ON PROPOSED LOCATIONS FOR NEW UTILITIES

None at this time

ADJOURNMENT

The meeting adjourned at 8:37 p.m.

Edwin K. Whiting, Secretary

MEETING DATE: August 20, 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 Parcels 69 and 69.01, Tax Map 142, north of the Farragut Church of Christ, 22 Acres, from R-2, B-1, C-1, and O-1 to R-6 (Continental 333 Fund, LLC, Applicant)

INTRODUCTION AND BACKGROUND: The original request from Continental Properties to rezone a portion of Parcel 69, Tax Map 142, from R-2 to R-6 was withdrawn at the first reading of the Board of Mayor and Aldermen meeting on June 25. They have now resubmitted an application requesting the same zoning designation as before but with slightly more acreage (22 vs. 19.6) that provides for a revised concept that would increase the buffer from existing residential developments and lower the density from 12 to 10 units per acre. The additional acreage is to the south of the original acreage and encompasses property that is currently zoned B-1 (Buffer), C-1 (General Commercial), and O-1 (Office).

DISCUSSION: Though having a concept plan may be helpful for an applicant, the key point with most any rezoning request is that the property itself would need to be deemed as appropriate for the requested zoning designation. In most cases, a rezoning would not be based on a plan. Plans and applicants can change and once a property is rezoned it can be used in any manner permitted in that zoning district.

As conveyed to the staff, the applicant is trying to address some of the concerns, such as buffering and density, expressed with the original rezoning request and provide for an opportunity for a better transition between abutting residential uses. This is something that is encouraged in the Comprehensive Land Use Plan (CLUP). The question of whether R-6 is appropriate for this property and in this context would, from the staffs' perspective, involve the same considerations that were associated with the original request. This request is fundamentally the same in terms of the zoning designation.

In many areas, multi-family is often used as a transitional land use between commercial and lower density residential and could help to implement Strategy 3 of the CLUP – Encourage Greater Housing Choice. The subject property is shown as medium density residential on the future land use map in the Town's CLUP. The character description for medium density residential is a mixture of housing types, attached and detached, which may include single-family houses as well as small multi-family dwellings such as duplex, triplex, townhomes, and small condo/apartment buildings. The Town does not currently have a zoning designation that would provide for such a housing mixture as part of the same development, though this may be something that should be considered. Such a mixture could aid in the development of a project that would be integrated with rather than isolated from abutting properties. This is described in some depth in the CLUP where it discusses transitions and flexible density.

Included in your packets is a copy of the latest concept plan from the applicant. Also included is Resolution PC-15-10 which recommends approval of Ordinance 15-13 to rezone a portion of Parcels 69 and 69.01, Tax Map 142, north of the Farragut Church of Christ, 22 Acres, from R-2, B-1, C-1, and O-1 to R-6.

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JUL 20 2015

TOWN OF FARRAGUT

APPLICATION TO AMEND ZONING MAP
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
Phone Number: 262-532-9352 Fax Number: 262-502-5522 53051
E-mail: gwheeler@cproperties.com

DESCRIPTION OF PROPERTY (Attach map of property):

Address: TBD Size of Tract: 22 acres
Lot(s)/Parcel(s) No.: Portion of Parcel 69 Tax Map No. 142

Previous Rezoning Applications: February 16, 2015 - Application withdrawn by applicant

Change Requested:

From: R-2 To: R-6

Proposed Use of Property (Be specific): multifamily development

Existing Land Use: Vacant

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

NAME	ADDRESS (Street/City/Zip)	PROPERTY OWNED
<u>Douglas A. Horne</u>	<u>412 N. Cedar Bluff Rd. Ste 205</u>	<u>All</u>
<u>Brenda P. Horne</u>	<u>Knoxville, TN 37923</u>	

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

APPLICANT SIGNATURE

DATE

OR

I HEREBY CERTIFY THAT I AM THE LEGAL REPRESENTATIVE FOR ALL OWNERS INVOLVED IN THIS REQUEST. C333 Fund LLC By: Continental Properties, Its Manager

NAME (SIGNATURE)

DATE

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

262-532-9352
Telephone Number

RESOLUTION PC-15-10

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 PARCELS 69 AND 69.01, TAX MAP 142, LOCATED NORTH OF THE FARRAGUT CHURCH OF CHRIST ON SMITH ROAD, APPROXIMATELY 22 ACRES, FROM R-2 (GENERAL SINGLE-FAMILY RESIDENTIAL), B-1 (BUFFER), O-1 (OFFICE) AND C-1 (GENERAL COMMERCIAL) DISTRICTS TO R-6 (MULTI-FAMILY RESIDENTIAL) DISTRICT

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

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

WHEREAS, a public hearing was held on this request on August 20, 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 15-13.

ADOPTED this 20th day of August, 2015.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	15-13
PREPARED BY:	Shipley
REQUESTED BY:	Continental 333 Fund, LLC
CERTIFIED BY FMPC:	August 20, 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 Parcels 69 and 69.01, Tax Map 142, located north of the Farragut Church of Christ on Smith Road, approximately 22 acres, from R-2 (General Single-Family Residential), B-1 (Buffer), O-1 (Office) and C-1 (General Commercial) Districts to R-6 (Multi-Family Residential) District (Exhibits A, B and C).

SECTION 2.

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

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

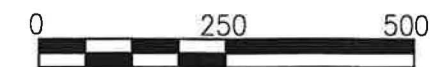
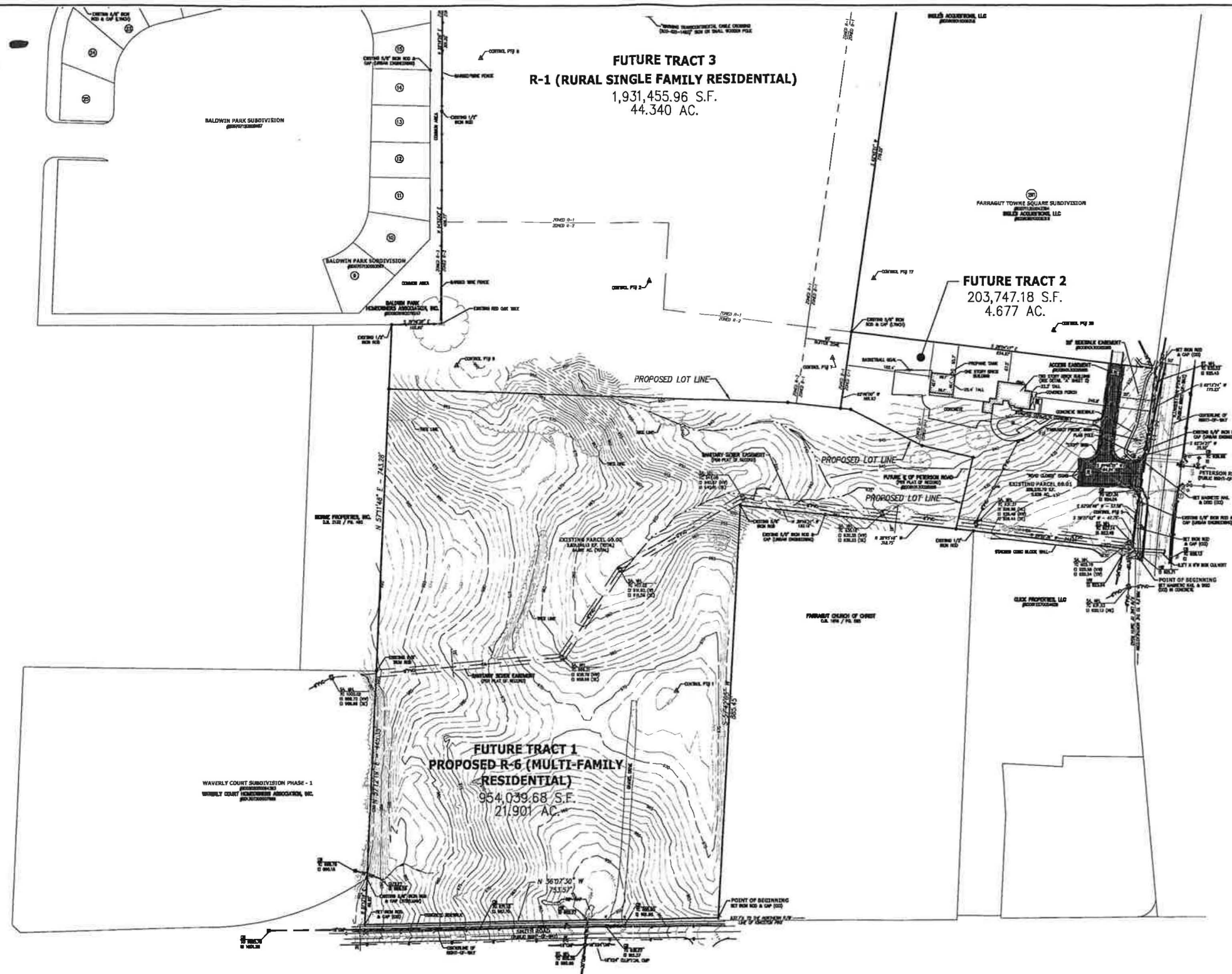
Certified to the Farragut Board of Mayor and Aldermen this ____ day of _____, 2015, with approval recommended.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION

- EXHIBIT A -



SCALE: 1" = 250'

811



Know what's below
Call before you dig

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JUL 20 2015

TOWN OF FARRAGUT

CANNON & CANNON INC
CONSULTING ENGINEERS · FIELD SURVEYORS

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

DRAWN BY	WWL
CHECKED BY	JRB
DATE	07-14-2015
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

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JUL 20 2015

TOWN OF FARRAGUT

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, 604.86 feet to a 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 six (6) calls:

1. S 33° 04' 02" E, 851.19 feet to a set iron rod and cap (CCI);
2. S 28° 46' 12" E, 113.23 feet to a set iron rod and cap (CCI);
3. S 28° 46' 12" E, 21.70 feet to a set iron rod and cap (CCI);
4. S 08° 04' 41" E, 172.13 feet to a set iron rod and cap (CCI);
5. S 21° 59' 56" E, 111.52 feet to a set iron rod and cap (CCI);
6. S 68° 00' 04" W, 157.45 feet to a set iron rod and cap (CCI), in the northeastern line of Farragut Church of Christ;

Thence with the northeastern lines of Farragut Church of Christ, the following two (2) calls:

1. N 28° 45' 48" W, 281.08 feet to an existing 5/8 inch iron rod with cap (Urban Engineering);

2. N 28° 56' 51" W, 182.16 feet to and existing 5/8 inch iron rod;

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

Containing 954,039.68 square feet or 21.902 acres, more or less.

This description was prepared July 20, 2015 by Cannon & Cannon, Inc., 8550 Kingston Pike, Knoxville Tennessee 37919 and is based upon a survey by same.



**Ordinance 15-13
Exhibit C**

Rezone
a portion of Parcel 69, Tax Map 142

From
R-2 (General Single-Family Residential
District), B-1 (Buffer), O-1 (Office) and
C-1 (General Commercial) Districts

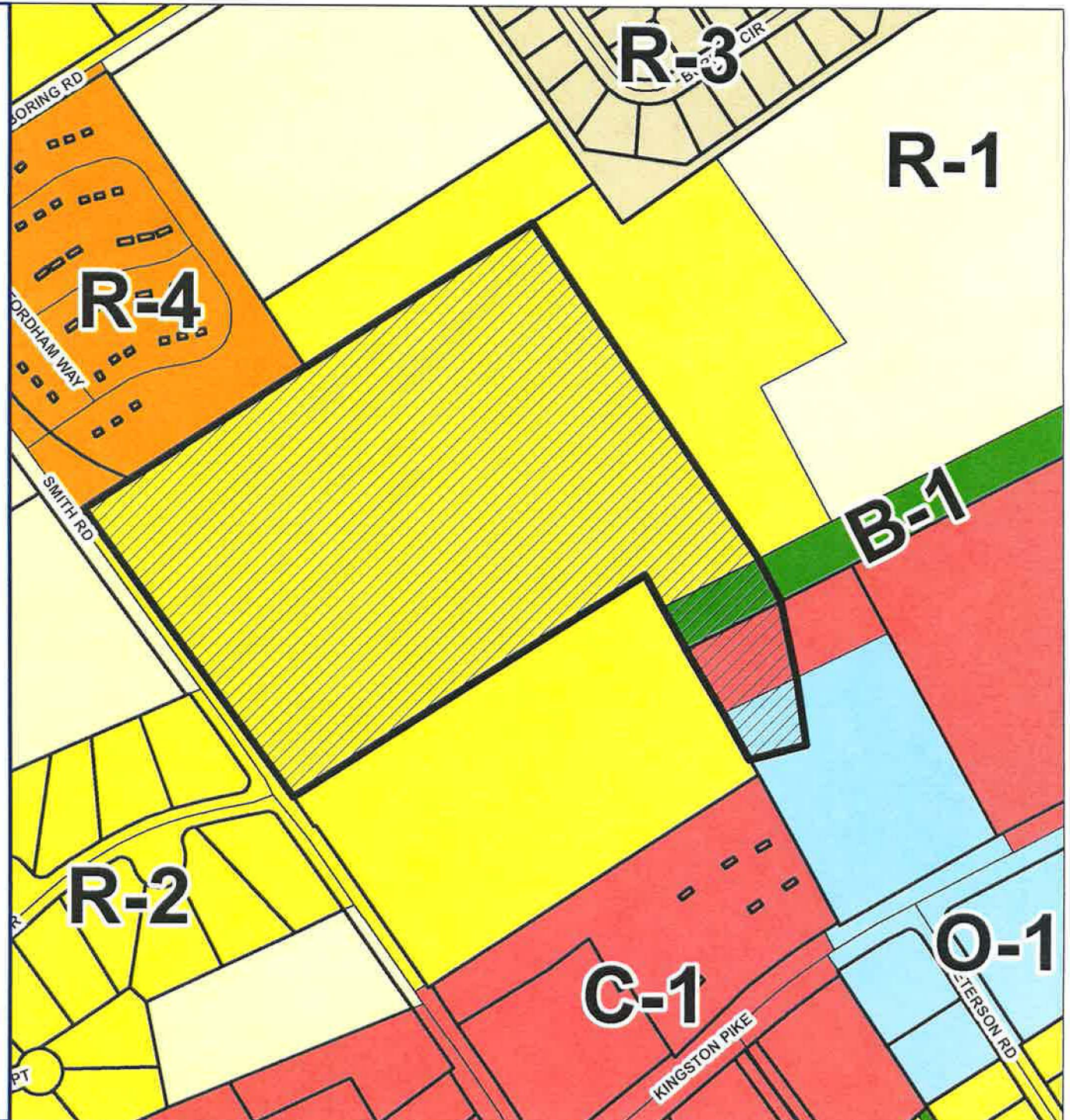
to
R-6 (Multi-Family Residential District)

Legend

-  Streets
-  Parcels
-  Subject Property
-  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 = 300 ft



Peterson Road at Kingston Pike



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

EXECUTIVE SUMMARY

This is a summary of a traffic impact evaluation that was performed to compare the proposed Springs apartment development to a hypothetical condominium / townhouse development that would be located off Smith Road in the Town of Farragut. The summary reflects the differences in traffic estimates between Continental's Springs project (proposed R-6 zoning) and a less dense, R-4 zoned project. The project site lies on the east side of Smith Road and north of Kingston Pike.

The R-4 zoned conceptual project has been estimated to involve a 19.66 acre tract of land that would be developed into a condominium / townhouse development containing approximately 115 units. This is based on R-4 zoning that would allow up to 6 units per acre. Access to the development would consist of a single driveway from Smith Road, approximately 1500 feet north of Kingston Pike.

The purpose of this study was the evaluation of the traffic volume impacts of the potential R-4 zoned project upon roadways in the vicinity of the project site. Of particular interest were the proposed intersection of the project site with Smith Road and the sections of Smith Road and Grigsby Chapel Road which lie to the north and east. The anticipated increase in traffic volumes on these facilities resulting from this potential development was estimated, and other appropriate evaluations conducted. In addition to determining these impacts, this effort was also performed in order to provide a comparison of the potential impacts from the R-4 zoned condominium development to the potential impacts from the R-6 zoned apartment complex that has been proposed for the same site. The apartment development was proposed to have access directly to Kingston Pike, with no direct access to Smith Road. The traffic analysis for the proposed apartment complex was covered in a traffic impact study dated February 16, 2015, and titled "Springs at Farragut Residential Development."

The primary conclusion of this evaluation is that traffic generated from the potential R-4 zoned condominium development will have a relatively insignificant impact on the study driveway intersection. In fact, the anticipated levels-of-service are "B" for both the AM and PM peak hours. In addition, there would not be enough traffic to justify right or left turn lanes based on accepted criteria.

In addition to the level-of-service and turn lane analyses, estimates were made of the amount of additional traffic that would be expected to be generated on Smith Road and Grigsby Chapel Road to the north and east of the project site. These estimates were based on the generated traffic for the potential project, with the turning percentages based on a recent traffic count at the Waverly Court development that is located just to the north. The result is that we anticipate 31 new trips in the AM peak hour and 36 in the PM hour on Smith Road and Grigsby Chapel Road to the north and east of the project site. By comparison, the traffic impact study for the "Springs at Farragut Residential Development" estimated the new trips for these roadways to be 8 and 13 trips respectively for the AM and PM peak hours. These numbers were based on a video tracking study of vehicles that currently exit Peterson Road. These vehicles were tracked to see how many turn left onto Kingston Pike and then right onto Smith Road. The resulting percentages were applied to the trip generation for the proposed apartments.

Based on the above assumptions, the R-4 zoned condominium development with a single access onto Smith Road would be anticipated to generate more trips on Smith / Grigsby Chapel Road than the R-6 zoned apartment development with a single access onto Kingston Pike.

Previous Site Plan



Current Site Plan



SUMMARY OF CHANGES:

- Increased property size from 19.66 acres to 22 acres
- Reduced unit count from 236 to 220
- Reduced density from 12 du/acre to 10 du/acre
- Clubhouse to the south, closer to Kingston Pike
- Buildings shifted to the south to increase the buffer to the north
- Enhanced open space amenity

MEETING DATE: August 20, 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 Three Minute Magic Carwash, Parcel 1.29, Tax Map 143, Zoned C-1, B-1 and Floodplain, 11133 Kingston Pike, 5.3 Acres (Rooney Land Development, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This site plan involves the former Caliber Car Wash site off Kingston Pike and which has been vacant for a number of years. A site plan for a Three Minute Magic car wash was originally approved at this location on October 20, 2011. That approval has expired. Now, the same applicant is requesting approval for a new site plan that will involve the demolition of the existing building and a sizable portion of the parking lot.

The site currently has two access points onto Kingston Pike and the site plan approved in 2011 permitted these to remain with certain modifications. Unlike the 2011 site plan which maintained a full access at both access points, the eastern access on the new site plan would be a right out only and is designed for patrons that have decided not to proceed through the car wash. As designed, without a right out option there would be no way to exit the property.

RECOMMENDATION: Similar to other site plans that have been reviewed recently, the car wash is now subject to compliance with the adopted Architectural Design Standards (ADS). This affects both the building and the site. Given that the site is a re-development and the stormwater system is largely in place, some of the standards related to low impact development measures have not been addressed with this site plan. However, since the building is new, all aspects of the building are required to be in compliance with the ADS.

Included in the packet is a copy of the site plan and the staffs' comments along with a color rendering of the building. The staff will review remaining comments at the meeting. A remaining concern related to the building is the need to comply with Standard 2.20 in the ADS which specifies the following:

2.20 Use exterior material, paint and roof colors that are compatible with the surrounding context.

- a. Use earth tones or other muted colors on the majority of the building façade and roof area.
- b. Consider maintaining the existing facade color as part of a redevelopment project.
- c. Use of bright or contrasting colors for building accents and entry areas will be considered on a case-by-case basis.
- d. Do not use unpainted metal roofing.

The building renderings show a blue and yellow color scheme that would not be consistent with the use of earth tones or other muted colors on a majority of the building façade and roof area. The staff will recommend that the applicant re-visit the color scheme to address this important aspect of the ADS.

August 3, 2015

Mr. Jim Rooney
Rooney Land Development, LLC.,
310 Simmons Road, Suite B
Knoxville, TN 37922
jrooney@3minutecarwash.com

**SUBJECT: STAFF COMMENTS ON THE REVISED SITE PLAN FOR THE
THREE MINUTE MAGIC CAR WASH AT 11133 KINGSTON
PIKE**

Dear Mr. Rooney:

The Town staff has reviewed the revised site plan for the above referenced project. Below are the remaining comments that will be noted at the planning commission meeting on August 20.

Fire Division: (Contact Dan Johnson at dan.johnson@townoffarragut.org)
No comments.

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

- 1) Please ensure that the following provisions of the Town's adopted Architectural Design Standards (ADS) are satisfactorily addressed:
 - a) Per Standard 1.15, please design the site to highlight the landscape areas, not the vacuum stations (this will be part of the landscape plan);
 - b) Per Standard 1.21, please minimize the visual impact of surface parking (this will be part of the landscape plan);
 - c) Per Standard 1.35, please incorporate LID principles to address stormwater as close to the source as possible (even though this is a redevelopment are there opportunities to incorporate any LID measures even to a small degree?);
 - d) Per Standard 1.37, please use stormwater management systems as site amenities (see previous comment);
 - e) Per Standard 2.17, please verify that at least 60% of the net façade area is brick or stone; and
 - f) Per Standard 2.20, please use exterior materials, paint and roof colors that are compatible with the surrounding context, more specifically use earth

tones or other muted colors on the majority of the building façade and roof area.

- 2) Based on the 10 foot dimension on the southwest corner of the site, it appears that a portion of the retaining wall is slightly within the 10 foot setback. Please adjust the wall placement so that it is completely out of this setback area;
- 3) The landscaped area required between the building and parking lot on Sheet C101 is incorrect. Accessways are part of the parking lot and thus the entire building length must be factored into the required square footage. It would appear that there is roughly 450 feet of building length which would equate to 1,125 square feet of landscaped area between the building and parking lot. Please revise accordingly;
- 4) Please modify Sheet C101 to state that the dumpster pad and enclosure detail is on Sheet A300;
- 5) On Sheet C401, some of the storm sewer appears to be under the corner of the proposed building;
- 6) Please provide a detail of the proposed retaining wall;
- 7) The staff is still concerned about the eastern access point. Please sharpen the radius so as to further discourage a right in turning movement;
- 8) Please show the vacuum stations in their actual dimensions on the site layout sheet and include a visual of how they are proposed to appear as viewed from the public right of way;
- 9) Please ensure that the lighting fixture schedule (including quantities) matches the fixtures shown on the plan;
- 10) Please provide a lighting detail for fixtures "CC" and "EE";
- 11) Please specify the wall lighting in terms of lumens since this actually is a measurement of light output rather than energy usage;
- 12) Are the parking lot pole heights 22 feet to the top of the fixture head from the adjacent ground level? Please clarify;
- 13) Please be aware that the landscape plan will need to be reviewed and approved by the VRRB prior to the issuance of a grading permit. It will need to be revised;
- 14) Please submit a letter of credit for landscape maintenance prior to the issuance of a Certificate of Occupancy. The dollar amount will be determined by the staff based on the approved landscape plan;
- 15) As a reminder, prior to the issuance of a Certificate of Occupancy, please submit a digital as-built in a TIF or JPEG format;

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

- 16) Please submit irrevocable letter of credit for erosion control for \$2500;
- 17) TDOT will likely require permit for working on State Right of Way. Please submit.

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

Sincerely,

Mark Shipley, AICP
Community Development Director

Darryl Smith, PE
Town Engineer

1111 Highway 101, Suite 101
Brentwood, Tennessee 37027
Phone: 615-388-9445
Fax: 615-388-2293

4111 Oak Ridge Blvd., 101 Suite 101
Brentwood, Tennessee 37027
Phone: 615-388-9445
Fax: 615-388-2293

White
Manufacturing
865-388-9445 865-457-5787
865-388-2293 865-457-5339

1111 Highway 101, Suite 101
Brentwood, Tennessee 37027
Phone: 615-388-9445
Fax: 615-388-2293

ELEVATION CALCULATIONS

ELEVATION	BRICK	STONE	METAL	EIFS
FRONT	712	297	311	816
RIGHT	529	129	179	429
REAR	1562	464	43	20
LEFT	336	148	158	336
TOTAL	3139	1038	691	1958
PERCENTAGE	46%	15%	10%	29%

Three Minute Magic Car Wash

Rooney Land Development LLC
Farragut, Tennessee

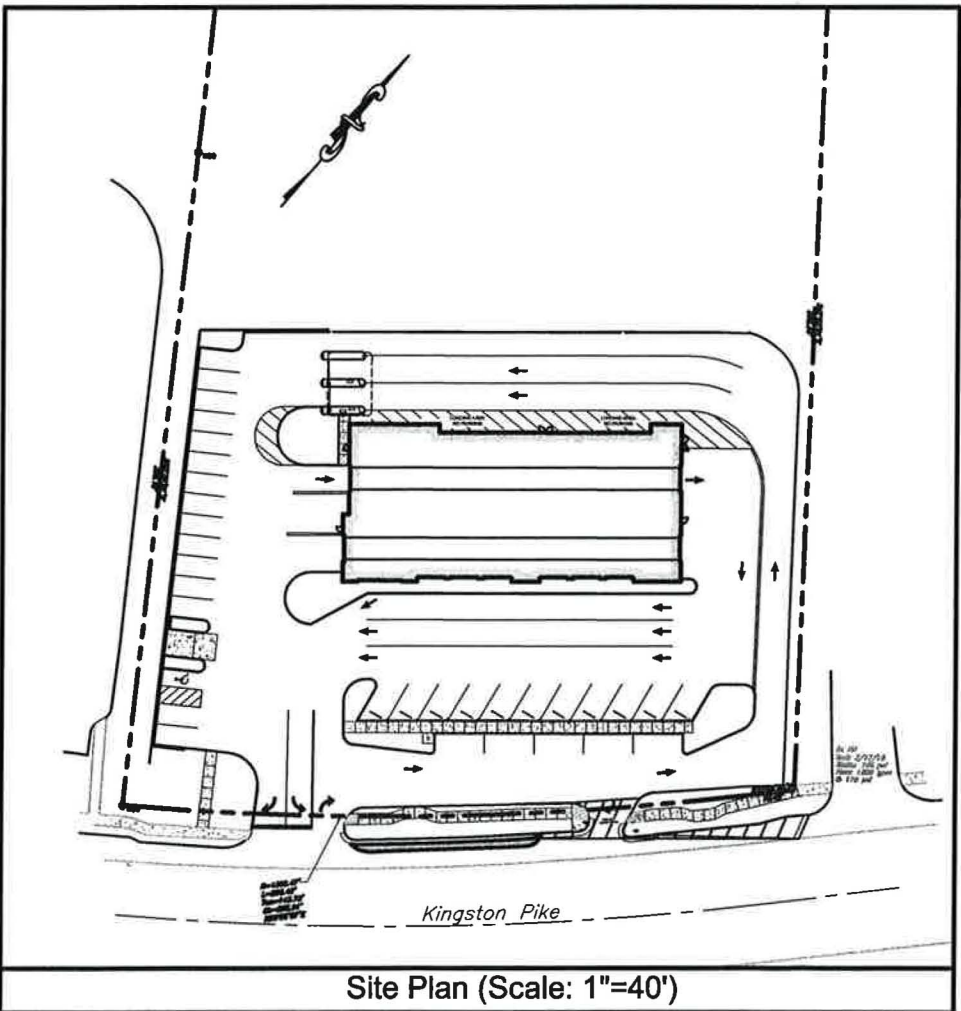
June 15, 2015
Revised: July 27, 2015

General Notes

1. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records and where possible measurements taken in the field. This information is not to be relied upon as being exact or complete. The contractor must call Tennessee One Call and any utility that does not subscribe to One Call at least 72 hours before any excavation, to request exact field location of the utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
2. Owner/Developer: Rooney Land Development LLC
310 Simmons Road, Suite B
Knoxville, TN 37922
Phone: 865-777-1104
Contact: Jim Rooney
3. Survey by: Land Development Solutions
310 Simmons Road, Suite K
Knoxville, TN 37922
Phone: 865-671-2281
4. Property Address: 11133 Kingston Pike
5. Property is located in Town of Farragut and is Zoned C-1, B-1 and Floodplain.
6. CLT Map: 143, Parcel: 00129, Lot 2R
7. Vertical datum reference is NAVD83
8. Total site acreage = 5.30 acres
9. Minimum Floor Elevation = 885.0, Base Flood Elevation = 882.0
10. FEMA FIRM Map Number 47093C0244F

Contact Information

Water:	First Utility District	865-966-9741
Sewer:	First Utility District	865-966-9741
Gas:	Knoxville Utilities Board	865-558-2555
Electric:	Knoxville Utilities Board	865-558-2555
Town of Farragut		865-966-9707



Sheet Index

Sheet #	Sheet Name	Issue Date	Revision	Revision	Revision
	Cover Sheet	06-15-15	07-27-15		
C050	Site Demolition Plan	06-15-15			
C101	Site Layout Plan	06-15-15	07-27-15		
C102	Traffic Control Plan	06-15-15			
C201	Site Grading and Erosion Control Plan	06-15-15	07-27-15		
C401	Site Utility Plan	06-15-15	07-27-15		
C501	Site Details	06-15-15			
C502	Site Details	06-15-15			
A100	Floor Plan	06-11-15	07-27-15		
A200	Elevations	06-11-15	07-27-15		
A300	Site Details	06-11-15	07-27-15		
SL100	Site Lighting Plan	06-15-15	07-27-15		
SL101	Site Photometrics Plan	06-15-15	07-27-15		
L101	Landscaping Site Plan	09-09-11			

RECEIVED

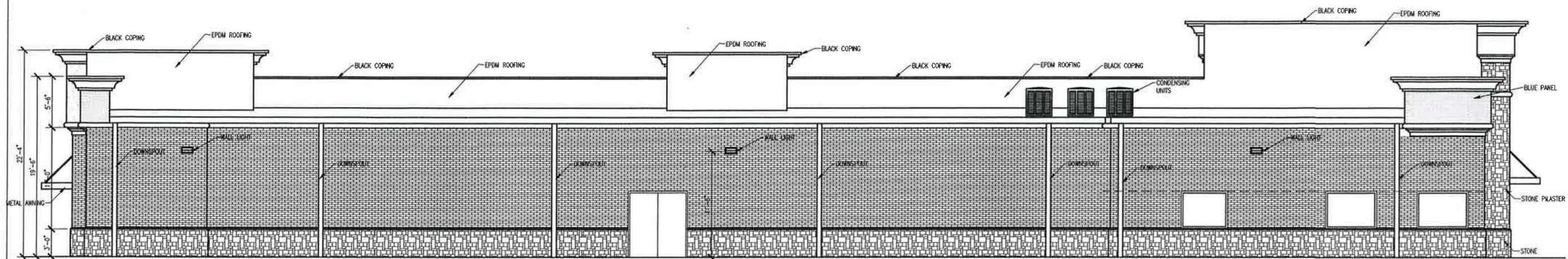
JUL 27 2015

TOWN OF FARRAGUT

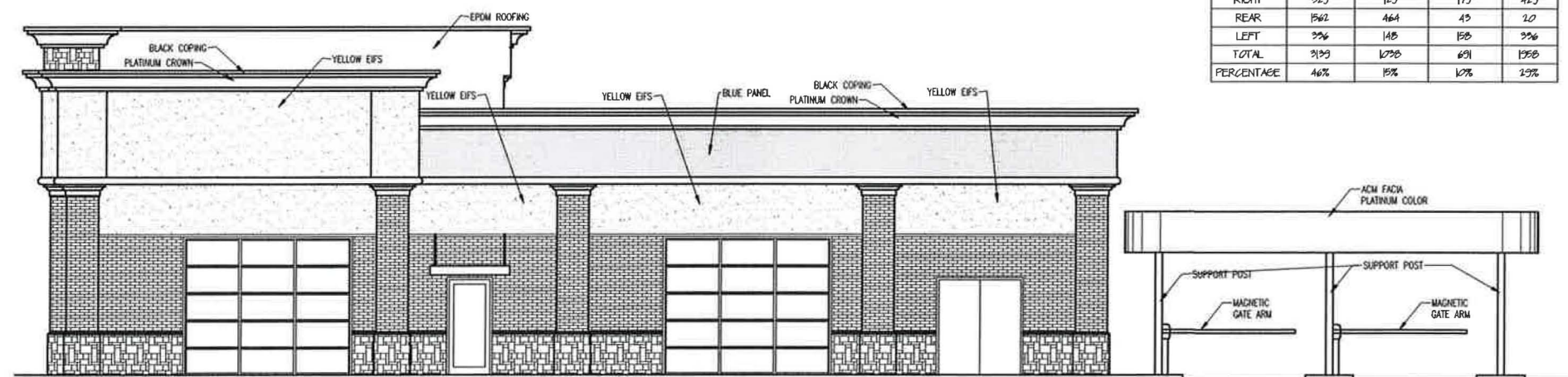


LAND
DEVELOPMENT
SOLUTIONS

310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
PH. 865-671-2281

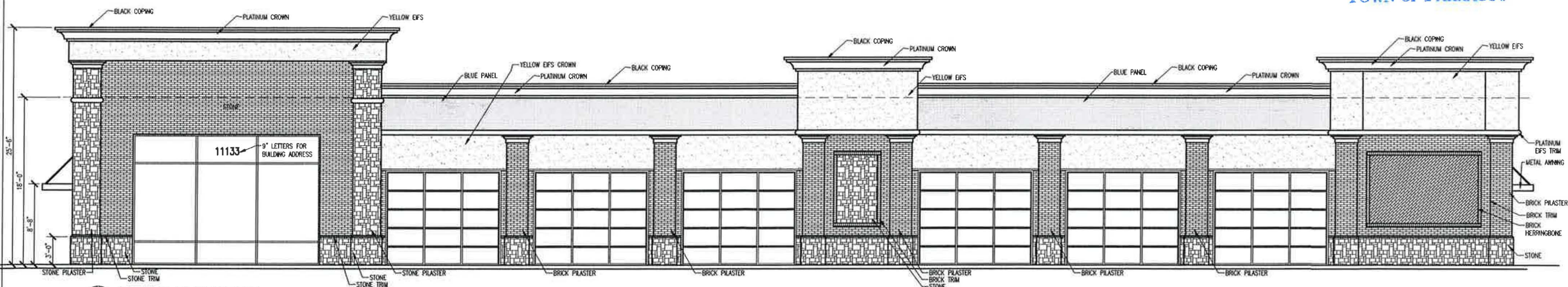


3 REAR ELEVATION
A200 SCALE: 3/16" = 1'-0"



2 RIGHT ELEVATION
A200 SCALE: 3/16" = 1'-0"

ELEVATION CALCULATIONS				
ELEVATION	BRICK	STONE	METAL	EIFS
FRONT	712	297	311	846
RIGHT	523	123	179	423
REAR	1562	464	43	20
LEFT	336	145	158	336
TOTAL	3133	1030	691	1355
PERCENTAGE	46%	15%	10%	20%



1 FRONT ELEVATION
A200 SCALE: 3/16" = 1'-0"

RECEIVED
JUL 27 2015
TOWN OF FARRAGUT



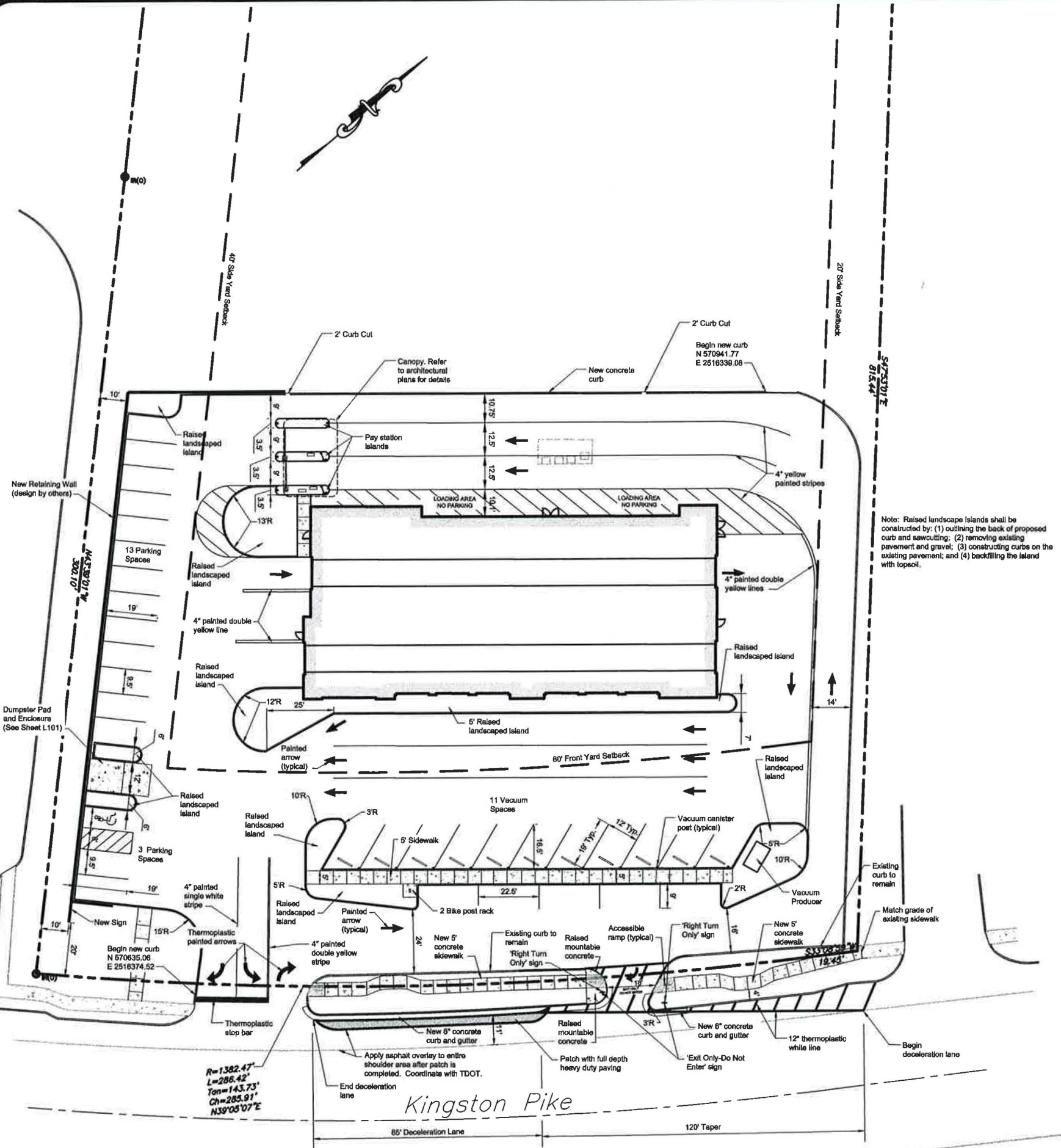
Best & Associates Architects

1726 W LAMAR ALEX PKY. MARYVILLE, TN 37088
PHONE 865-977-1600 FAX 865-981-5678

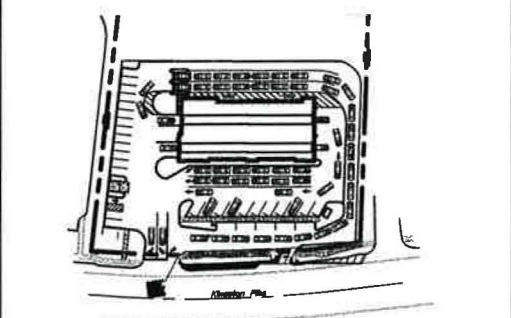
3 MINUTE MAGIC
FARRAGUT, TN

2.50x3.5
PC
7/27/15
3/16" = 1'-0"
ELEVATIONS

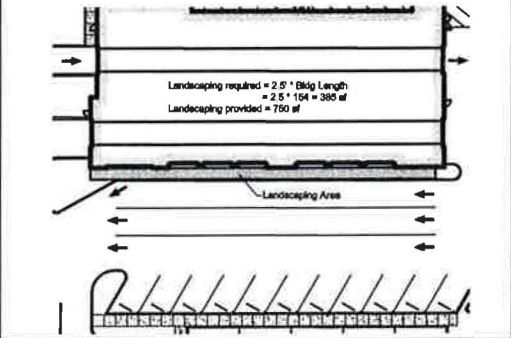
A200
10/14



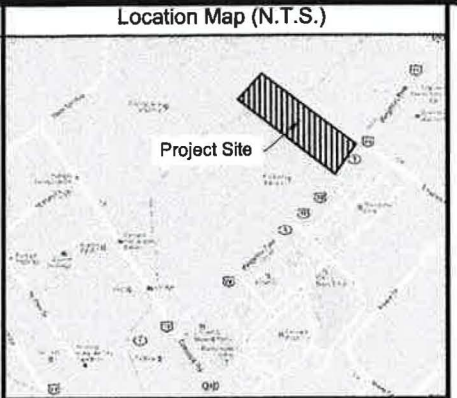
- General Notes**
- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records and where possible measurements taken in the field. This information is not to be relied upon as being exact or complete. The contractor must call Tennessee One Call and any utility that does not subscribe to One Call at least 72 hours before any excavation, to request exact field location of the utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
 - Developer: Rooney Land Development LLC
310 Simmons Road, Suite B
Knoxville, TN 37922
Phone: 865-777-1104
Contact: Jim Rooney
 - Survey by: Land Development Solutions
310 Simmons Road, Suite K
Knoxville, TN 37922
Phone: 865-871-2281
 - Property Address: 11133 Kingston Pike
 - Property is located in Town of Farragut and is Zoned C-1, B-1 and Floodplain.
 - CLT Map: 143, Parcel: 00128, Lot 2R
 - Vertical datum reference is NAVD88
 - All dimensions to curb line reference face of curb
 - Total site acreage = 5.30 acres
 - Minimum Floor Elevation = 888.0, Base Flood Elevation = 882.0
 - FEMA FIRM Map Number 47063C0244F
 - No antennas will be added on site
 - Principal Building Setback: Front - 80 feet
Side - 80 feet (combined total), not less than 20 feet on any one side
Rear - 30 feet
 - Parking requirement: One stack-up space per 5 feet of conveyor tunnel
Conveyor tunnel = 150 ft
30 stacking spaces required
34 stacking spaces provided
 - HVAC units will be screened by the building they are serving so that they will not be visible from adjacent properties or right of ways.
 - Bicycle Parking Required: 1 bicycle space per 5,000 sq ft of building
New building = 9,761 sq ft
Bicycle Parking Provided: 2 spaces



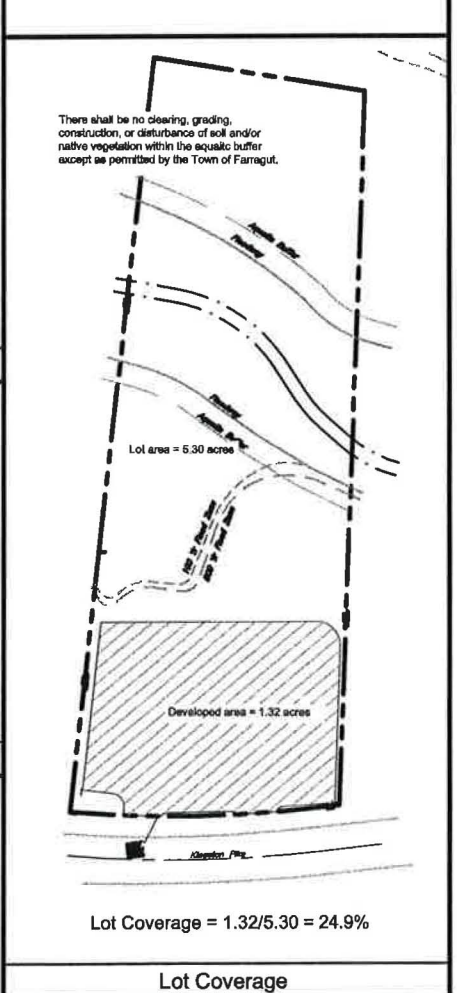
Car Stacking Diagram, 34 - 19' vehicles



Landscape between Building and Parking



- Legend**
- Property Line
 - Existing Edge of Pavement
 - Existing Building Edge
 - Existing Curb Line
 - Existing Light Pole
 - Existing Power Pole
 - New Sidewalk
 - New Building Edge
 - New Curb
 - New Striped Island



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JUL 27 2015
TOWN OF FARRAGUT

Project: **Three Minute Magic**
11133 Kingston Pike
Rooney Land Development LLC
Knoxville, Tennessee

LAND DEVELOPMENT SOLUTIONS

310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
PH. 865-871-2281

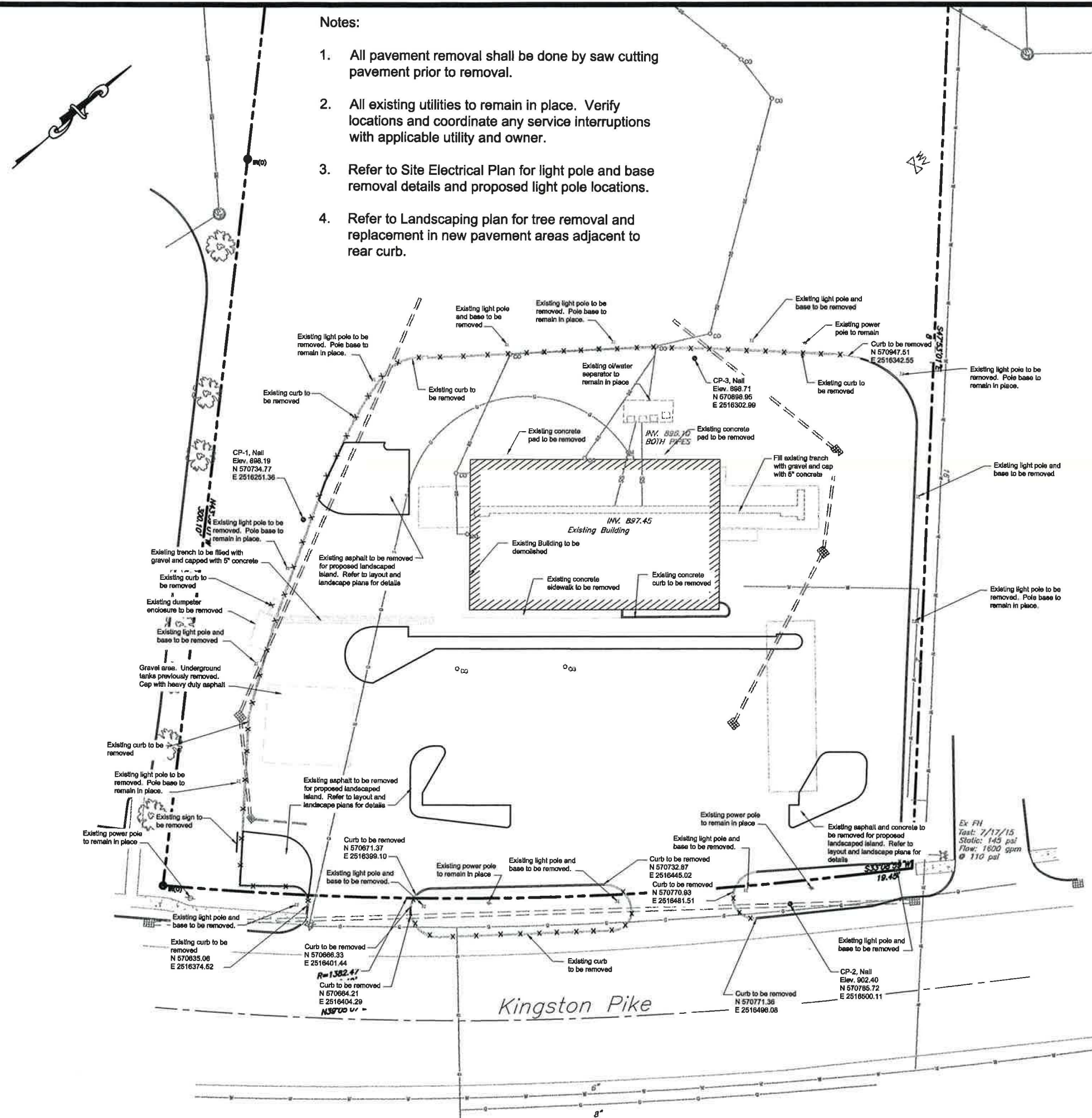
Site Layout Plan

No.	Date	Revision	Revisions per TCF
1	7-27-15		

Drawn By: CDB
Checked: EJB
Approved: EJB
Job No.:
1"=20' Scale: 06-10-15 Date:

C101
Sheet 3 of 14

X:\Lot3 MM Farragut.dwg C050 Demo.dwg Jul 27, 2015 - 3:01pm drawn - LDS Copyright 2015



Notes:

1. All pavement removal shall be done by saw cutting pavement prior to removal.
2. All existing utilities to remain in place. Verify locations and coordinate any service interruptions with applicable utility and owner.
3. Refer to Site Electrical Plan for light pole and base removal details and proposed light pole locations.
4. Refer to Landscaping plan for tree removal and replacement in new pavement areas adjacent to rear curb.

General Notes

1. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records and where possible measurements taken in the field. This information is not to be relied upon as being exact or complete. The contractor must call Tennessee One Call and any utility that does not subscribe to One Call at least 72 hours before any excavation, to request exact field location of the utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
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6. CLT Map: 143, Parcel: 00129, Lot 2R
7. Vertical datum reference is NAVD88
8. All dimensions to curb line reference face of curb
9. Total site acreage = 5.30 acres

Legend

	Property Line
	Existing Edge of Pavement
	Existing Building Edge
	Existing Curb Line
	Existing Light Pole
	Existing Power Pole
	Existing Storm Sewer
	Existing Gas Valve
	Existing Gas Meter
	Existing Gas
	Existing Water
	Existing Water Valve
	Existing Water Meter
	Existing Fire Hydrant
	Existing Sanitary Sewer
	Existing Cleanout

Site Demolition Plan

Drawing Description:

Revision	Date	No.

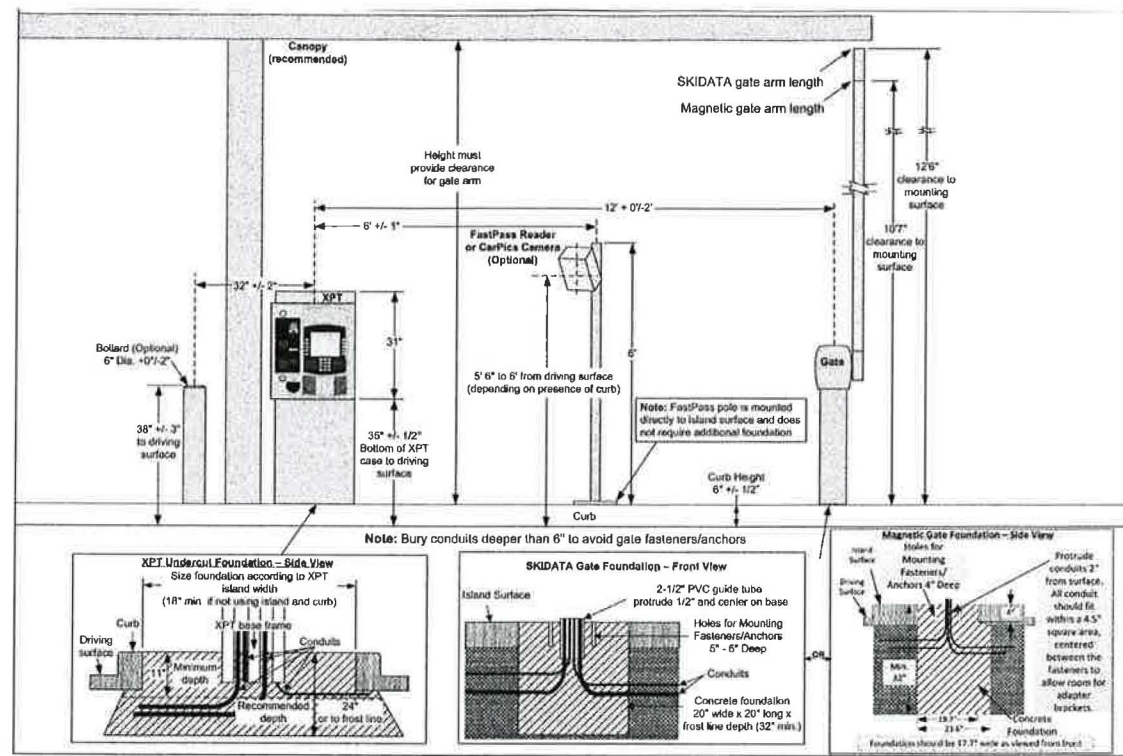


Drawn By	CDB
Checked	EJB
Approved	EJB
Job No.	
1"=20'	06-15-15
Scale	Date

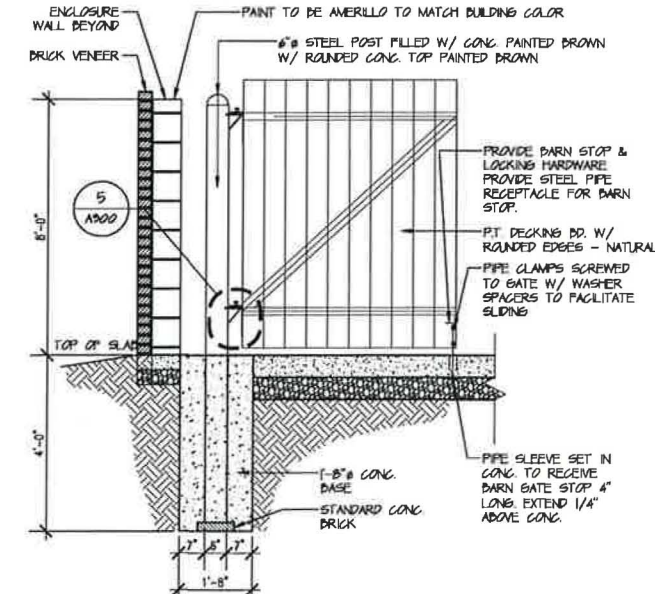
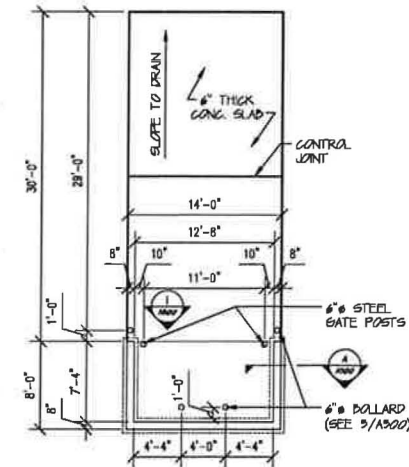
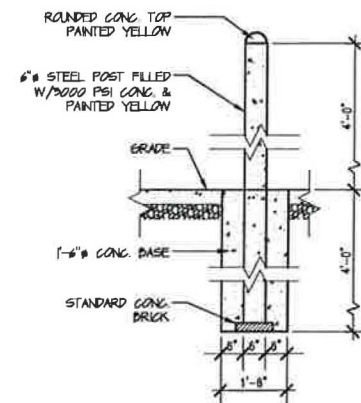
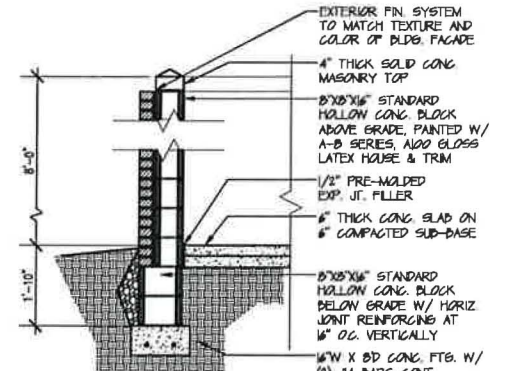
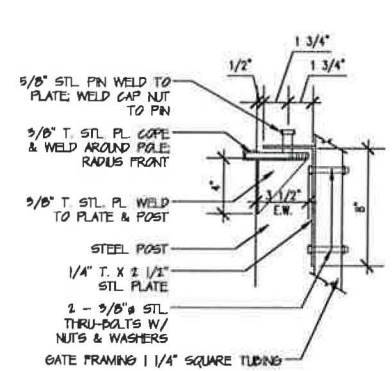
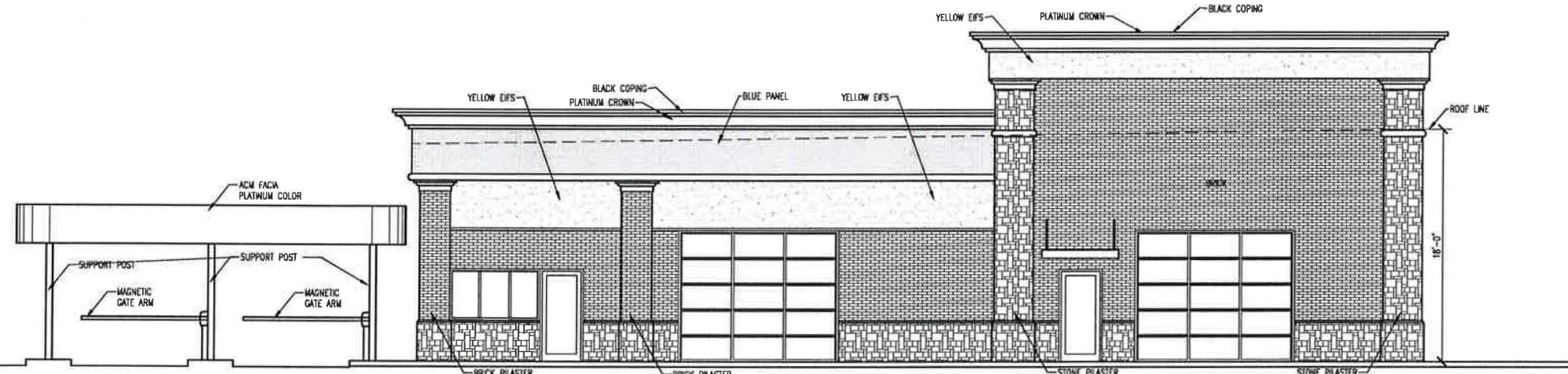
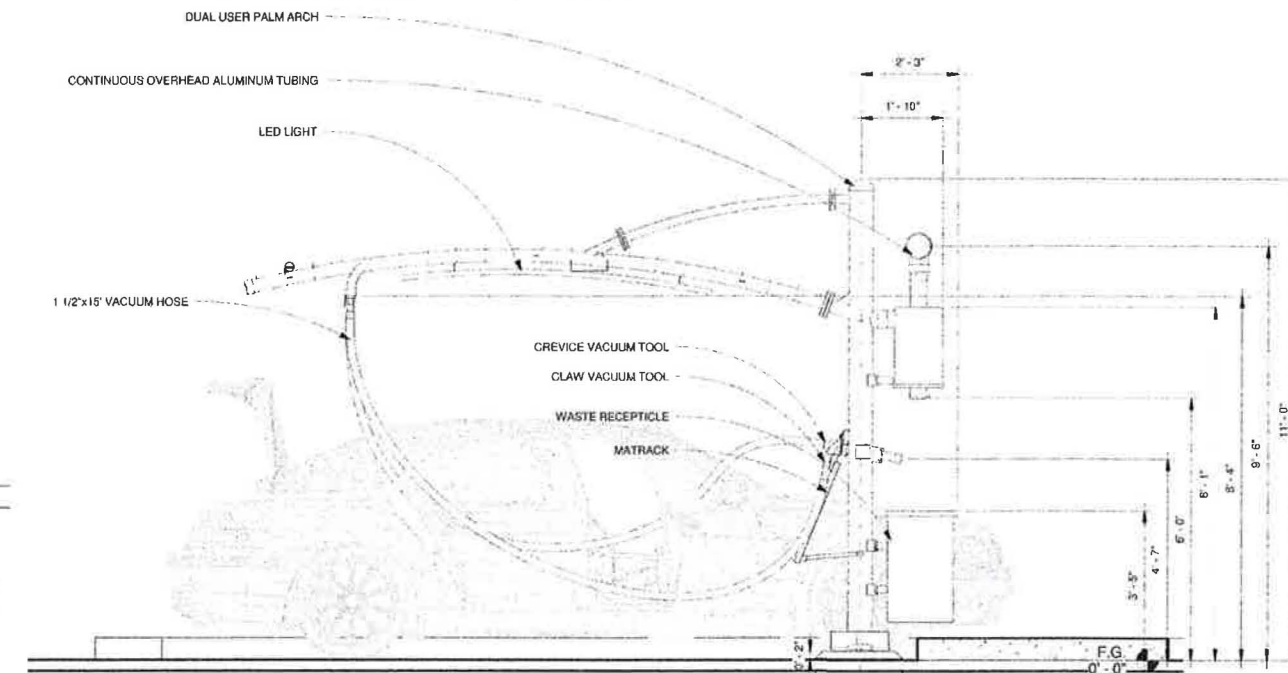
C050
Sheet 2 of 14

Project: Three Minute Magic
11133 Kingston Pike
Rooney Land Development LLC
Knoxville, Tennessee

LAND DEVELOPMENT SOLUTIONS
310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
PH. 865-671-2281



7 VACUTECH PARKING ELEVATION
A300 SCALE: 1/2" = 1'-0"



RECEIVED
JUL 27 2015
TOWN OF FARRAGUT



Best & Associates Architects
1726 W LAMAR ALEX PKY. MARYVILLE, TN 37081
PHONE 865-971-4500 FAX 865-981-5678

3 MINUTE MAGIC
FARRAGUT, TN

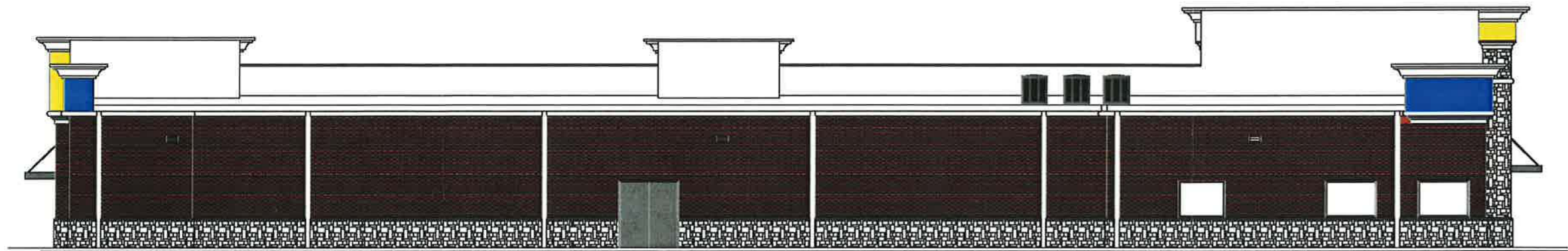
2/3/2015	
DATE	
PG	
DESIGNED BY	
DATE	7/31/15
SCALE	AS NOTED
2/3/2015	

SITE DETAILS

A300
11/14



FRONT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"



LEFT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

ELEVATION	SPRUE	ROOF	WALL	DOOR
FRONT	76	87	16	83
REAR	80	85	173	409
LEFT	84	44	24	10
RIGHT	154	140	88	194
TOTAL	394	366	221	796
PERCENTAGE	44%	42%	25%	93%

MEETING DATE: August 20, 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 remodeling of West End Center, Parcel 1.27, Map 143, Zoned C-1, located at 129 West End Avenue, 4.82 Acres (Stuart Anderson, George Ewart Architect, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request to re-face the West End Center complex on the west side of West End Avenue, including the freestanding building which is now the Fruition Café. This property is situated within the Mixed Use Town Center and the requested re-face is part of a multi-phase effort to construct a built environment with a more town center appearance and function. This phase involves only the building facades. There will be no site modifications at this time.

Since the existing buildings do not meet the Town's Architectural Design Standards, namely in terms of materials and form, there is flexibility embedded in the standards to encourage modifications where they are clearly promoting greater adherence to the design standards.

RECOMMENDATION: The proposed re-face would promote greater adherence to the design standards with articulation enhancements, a more defined cap, a provision for external decorative lighting, enhanced accent treatments, iconic elements, and modifications to enhance ground level transparency. The re-face would also help implement Strategy 2 of the Comprehensive Land Use Plan – Repair Aging Shopping Centers.

Included in your packet is a copy of the site plan which includes a before and after of the building façade and the staff comments on the initial site plan. The main concern expressed in these comments dealt with the need for the signage to have a consistency throughout the center. The staff has conveyed to the applicant that signage is a critical aspect of a façade enhancement effort and should be given careful consideration.

The staff will make a recommendation at the meeting based on the status of addressing the remaining staff comments.

July 30, 2015

Mr. Stuart Anderson
404 Bearden Park Circle
Knoxville, TN 37919
sanderson@georgeewart.com

**SUBJECT: STAFF COMMENTS ON THE SITE PLAN FOR THE FAÇADE
REMODEL AT THE WEST END CENTER, 129 WEST END
AVENUE**

Dear Mr. Anderson:

The Town staff has reviewed the site plan for the façade remodel at the West End Center at 129 West End Avenue 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, August 10**. Also, upon resubmittal please include a letter which addresses these comments and that indicates where the information can be found on the plans.

Fire and Codes Division: (Contact Dan Johnson at dan.johnson@townoffarragut.org or John.householder@townoffarragut.org)

- 1) Provide construction type and square footage of structure on drawing;
- 2) Please address (on the plans) items # 76-81 on the site plan checklist;

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

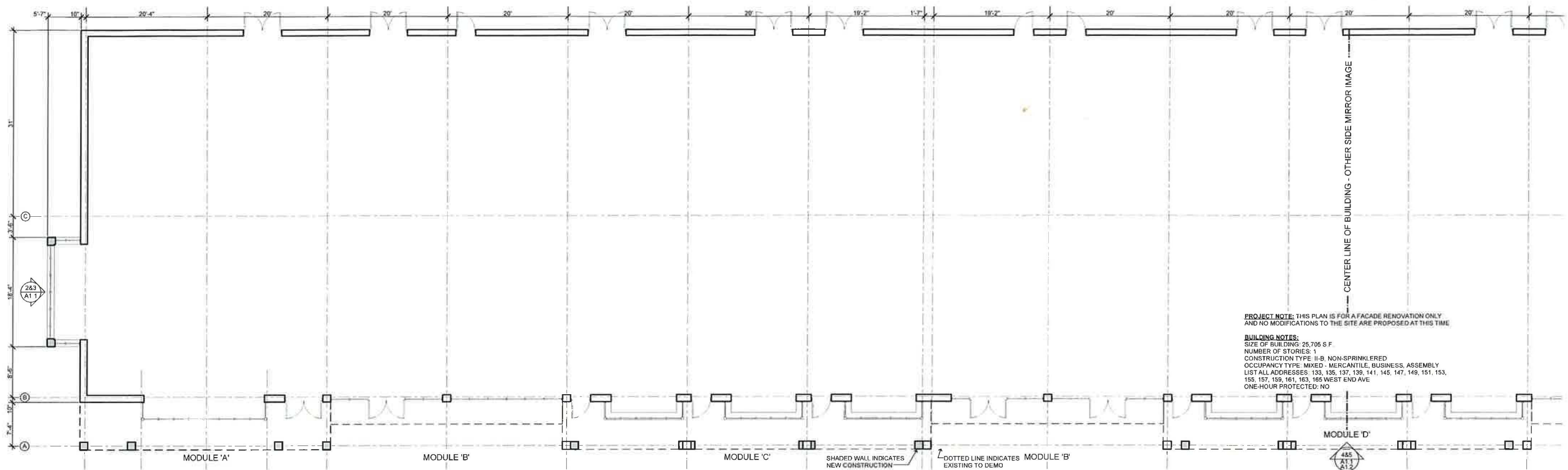
- 3) Please sequentially number the sheets 1 of ..., 2 of, 3 of ... ;
- 4) Please include in a plan note that this site plan is for a façade renovation only and that no modifications to the site are proposed at this time;
- 5) Please include details (on the site plan sheets) of all exterior lighting (gooseneck and wall sconce). Decorative wall mounted lights may be used in lieu of a wedge style or comparable fixture provided they are located at public entrance ways into the building. Any non-horizontal material that allows light through must be frosted or refractive with regard to light distribution. Clear non-horizontal lenses are specifically prohibited. The light source shall not protrude from the fixture enclosure and the total delivered lumens from the fixture shall not exceed 950 lumens;

- 6) Please provide the map, parcel and developer's address and telephone number on the plan;
- 7) Please provide a graphic scale on the plan;
- 8) Please provide the location of the building's addresses;
- 9) If there is a vision to have this portion of the center become a focal point once all phases of redevelopment have concluded, then an iconic feature should be added to the building during this renovation. However, if the desire is to have the liner buildings or some other new elements become the focal point in the future, then those future elements will need to incorporate iconic features;
- 10) Per the architectural design standards, please locate and design signage to be subordinate to the building redesign by using compatible materials and colors. The AC Band sign is not compatible and will need to be modified accordingly.

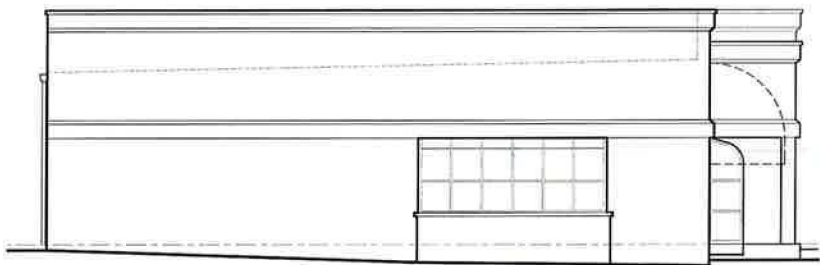
In addition to the e-mail addresses provided above you may also call the designated staff person(s) at 865-966-7057 if you have any questions on the above items. Unless specified otherwise, please include all requested information on the plans. Thank you for your assistance.

Sincerely,

Mark Shipley, AICP
Community Development Director



1 MAIN BUILDING FLOOR PLAN
 A1.1 SCALE 1/8" = 1'-0"

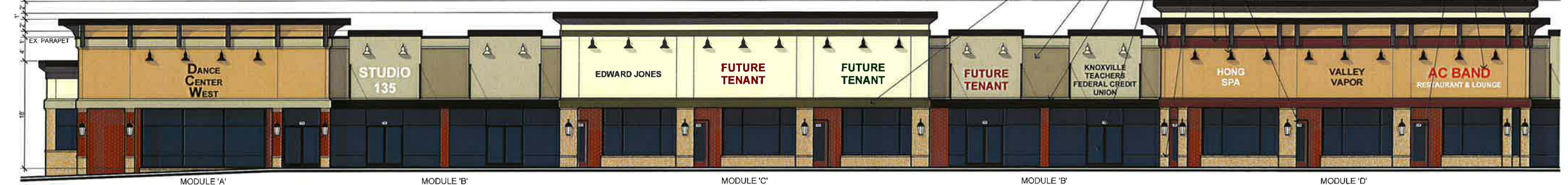


2 EXISTING SOUTHEAST ELEVATION (NORTHWEST ELEV. MIRROR IMAGE)
 A1.1 SCALE 1/8" = 1'-0"

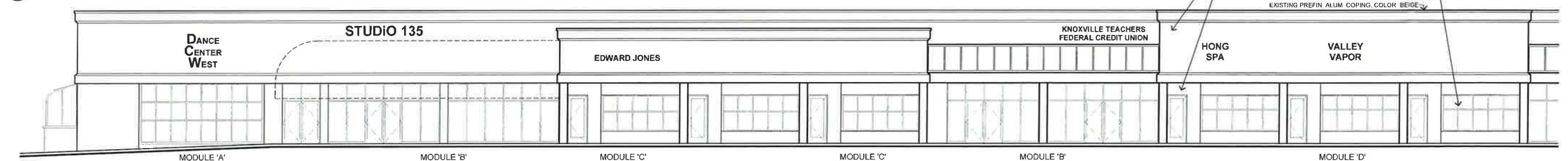


3 NEW SOUTHEAST ELEVATION (NORTHWEST ELEVATION MIRROR IMAGE)
 A1.1 SCALE 1/8" = 1'-0"

- TYPICAL ELEVATION NOTES:**
- EIFS TRIM, COLOR: LIGHT WARM GREY
 - LINE OF EXISTING PARAPET/ROOF BEYOND
 - EIFS FIELD, COLOR: CREAM
 - EIFS FIELD, COLOR: TAN
 - WALL SCONCE LED LIGHT FIXTURE W/ RECESSED BULB, COLOR: BLACK - SEE E1, TYPE 'B'
 - EXISTING BROWN/RED RANGE BRICK TO REMAIN
 - NEW THIN-BRICK VENEER (COLOR: BROWN/RED) W/ THIN-BRICK SOLDIER TRIM (COLOR: TAN)
 - EIFS TRIM, COLOR: MOSS
 - EIFS FIELD, COLOR: TAUPE
 - PREFIN ALUM. CANOPY, COLOR: DARK BRONZE, W/ SOFFIT LIGHTING - SEE E1, TYPE 'C'
 - NEW ALUMINUM STOREFRONT SYSTEM, COLOR: DARK BRONZE
 - CULTURED STONE BASE AND COLUMN WRAP (COLOR: TANGREY)
 - EIFS TRIM, COLOR: TERRA COTTA
 - PREFIN ALUM. COPING, COLOR: DARK BRONZE
 - EIFS TRIM & BRACKETS, COLOR: DARK WARM GREY
 - GOOSENECK LED LIGHT FIXTURE, COLOR: BLACK OR CREAM - SEE E1, TYPE 'A'
 - EXIST & NEW CHANNEL LETTER SIGNAGE, NON-ILLUMINATED
 - EXISTING WOOD DOORS TO REMAIN, COLOR: STAINED WOOD
 - TENANT ADDRESSES TYPICALLY ABOVE OR ON ENTRY DOOR



4 NEW NORTHEAST ELEVATION
 A1.1 SCALE 1/8" = 1'-0"



5 EXISTING NORTHEAST ELEVATION
 A1.1 SCALE 1/8" = 1'-0"

GEORGE ARMOUR EWART ARCHITECT

404 Bearden Park Circle
 Knoxville, TN 37919
 865.602.7771
 Fax 865.602.7742
 www.georgeewart.com

RTC
 GENERAL CONTRACTORS

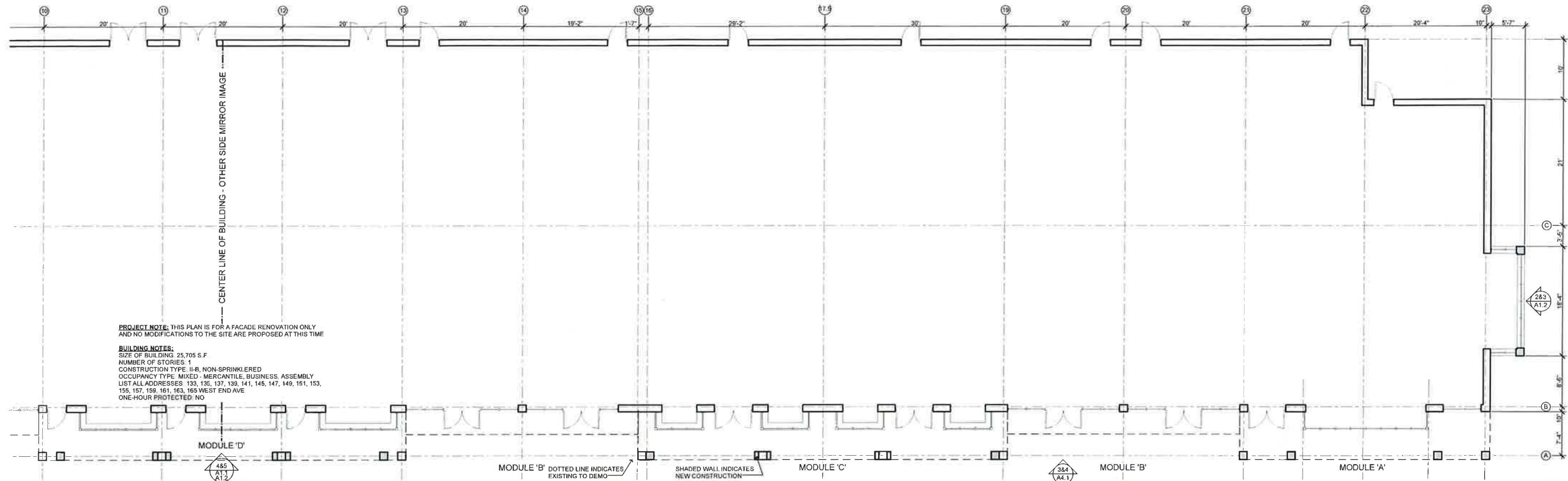
M & M DEVELOPMENT COMPANY

REMODELING OF
WEST END CENTER
 129 WEST END AVE.
 FARRAGUT, TN
 DEVELOPER: WEST END PHASE II PARTNERSHIP
 DEVELOPER ADDRESS: 124 B WEST END AVE, KNOXVILLE, TN 37934
 CLT MAP: 143 PARCEL 1.27



MAIN BUILDING FLOOR PLAN
 AND EXTERIOR ELEVATIONS -
 SOUTH END
 AUG 11 2015
 TOWN OF FARRAGUT

DATE: 10 AUG 2015
 PROJECT NO.: 15060
 PROJECT MGR.: SHA



TYPICAL ELEVATION NOTES:

- EIFS TRIM, COLOR: LIGHT WARM GREY
- LINE OF EXISTING PARAPET/ROOF BEYOND
- EIFS FIELD, COLOR: CREAM
- EIFS FIELD, COLOR: TAN
- WALL SCONCE LED LIGHT FIXTURE W/ RECESSED BULB, COLOR: BLACK - SEE E1, TYPE 'B'
- EXISTING BROWN/RED RANGE BRICK TO REMAIN
- NEW THIN-BRICK VENEER (COLOR: BROWN/RED) W/ THIN-BRICK SOLDIER TRIM (COLOR: TAN)
- EIFS TRIM, COLOR: MOSS
- EIFS FIELD, COLOR: TAPE
- PREFIN. ALUM. CANOPY, COLOR: DARK BRONZE, W/ SOFFIT LIGHTING - SEE E1, TYPE 'C'
- NEW ALUMINUM STOREFRONT SYSTEM, COLOR: DARK BRONZE
- CULTURED STONE BASE AND COLUMN WRAP (COLOR: TANGREY)
- EIFS TRIM, COLOR: TERRA COTTA
- PREFIN. ALUM. COPING, COLOR: DARK BRONZE
- EIFS TRIM & BRACKETS, COLOR: DARK WARM GREY
- GOOSENECK LED LIGHT FIXTURE, COLOR: BLACK OR CREAM - SEE E1, TYPE 'A'
- EXIST & NEW CHANNEL LETTER SIGNAGE, NON-ILLUMINATED
- EXISTING WOOD DOORS TO REMAIN, COLOR: STAINED WOOD
- TENANT ADDRESSES TYPICALLY ABOVE OR ON ENTRY DOOR

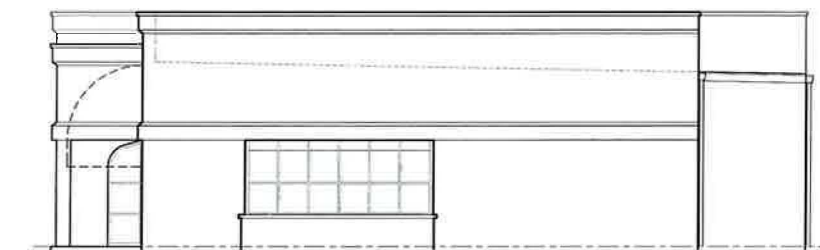


3 NEW SOUTHEAST ELEVATION

SCALE 1/8" = 1'-0"

1 MAIN BUILDING FLOOR PLAN

SCALE 1/8" = 1'-0"



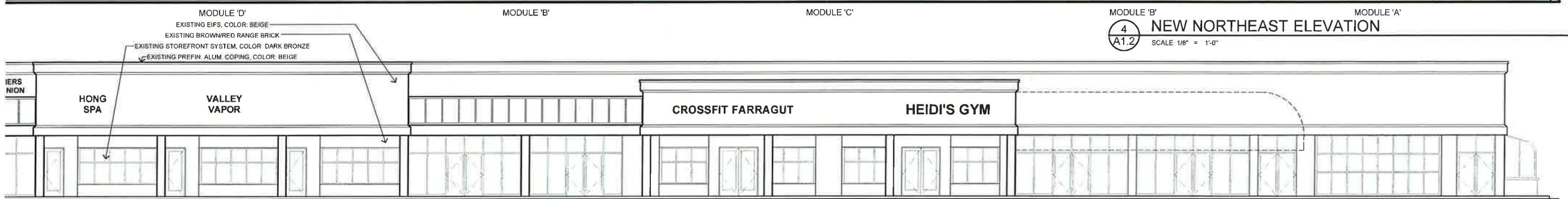
2 EXISTING SOUTHEAST ELEVATION

SCALE 1/8" = 1'-0"



4 NEW NORTHEAST ELEVATION

SCALE 1/8" = 1'-0"



5 EXISTING NORTHEAST ELEVATION

SCALE 1/8" = 1'-0"

GEORGE ARMOUR EWART ARCHITECT

404 Bearden Park Circle
 Knoxville, TN 37919
 865.602.7771
 Fax 865.602.7742
 www.georgeewart.com

RTC
 GENERAL CONTRACTORS

M & M DEVELOPMENT COMPANY

REMODELING OF
WEST END CENTER
 129 WEST END AVE.
 FARRAGUT, TN
 DEVELOPER: WEST END PHASE II PARTNERSHIP
 DEVELOPER ADDRESS: 124 B WEST END AVE, KNOXVILLE, TN 37934
 CLT MAP: 142 PARCEL 1.27



MAIN BUILDING FLOOR PLAN
 AND EXTERIOR ELEVATIONS -
 NORTH END

AUG 11 2015

TOWN OF FARRAGUT

DATE: 10 AUG 2015
 PROJECT NO.: 15060
 PROJECT MGR.: SHA

A1.2

SHEET #2 OF 4



2 NEW NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

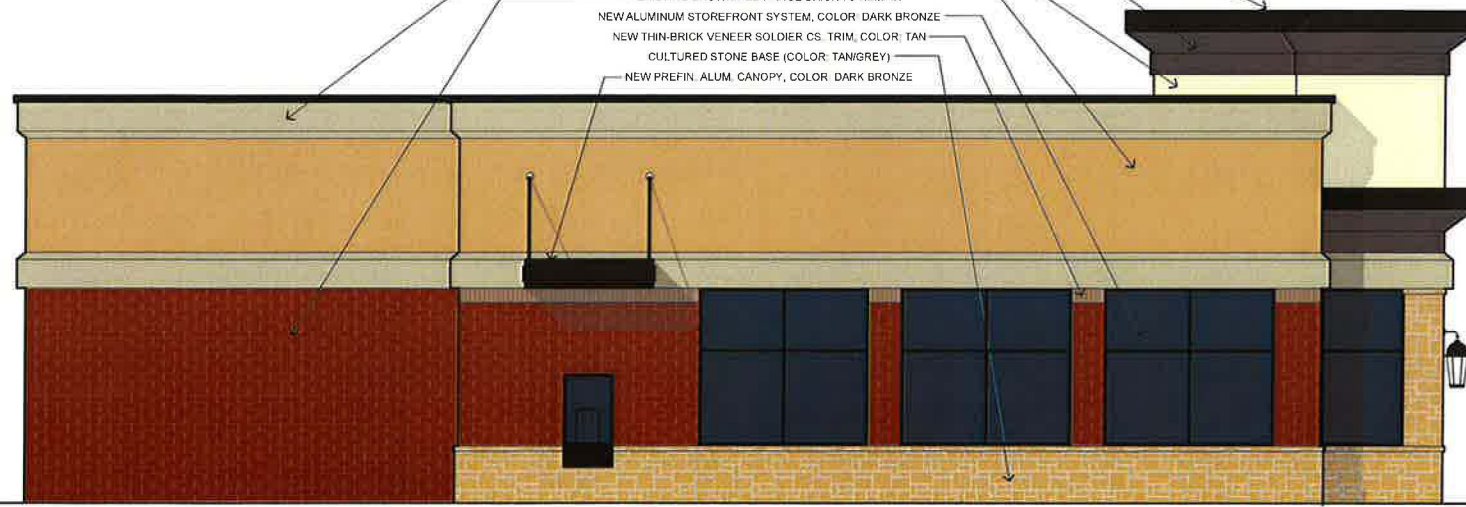


3 NEW NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"

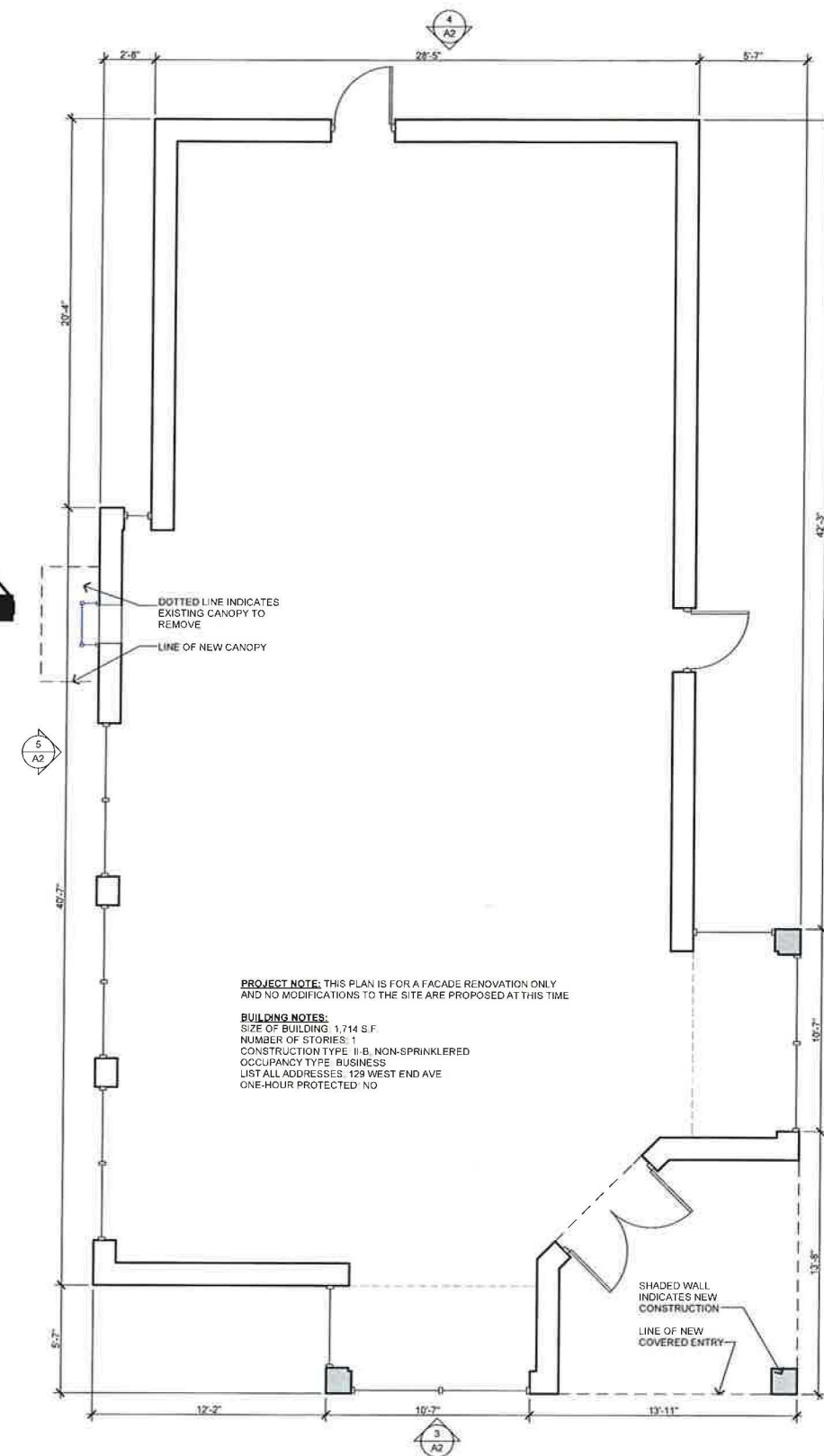
4 NEW SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

TYPICAL ELEVATION NOTES:

- WALL SCONCE LED LIGHT FIXTURE W/ RECESSED BULB, COLOR: BLACK - SEE E1, TYPE 'B'
- GOOSENECK LED LIGHT FIXTURE W/ RECESSED BULB, COLOR: BLACK - SEE E1, TYPE 'A'
- EXIST CHANNEL LETTER SIGNAGE, NON-ILLUMINATED
- PREFIN. ALUM. COPING, COLOR: DARK BRONZE
- EIFS TRIM, COLOR: DARK WARM GREY
- EIFS TRIM, COLOR: LIGHT WARM GREY
- EIFS FIELD, COLOR: CREAM
- EIFS FIELD, COLOR: TAN
- EXISTING BROWN/RED RANGE BRICK TO REMAIN
- NEW ALUMINUM STOREFRONT SYSTEM, COLOR: DARK BRONZE
- NEW THIN-BRICK VENEER SOLDIER CS. TRIM, COLOR: TAN
- CULTURED STONE BASE (COLOR: TANGREY)
- NEW PREFIN. ALUM. CANOPY, COLOR: DARK BRONZE



5 NEW SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



PROJECT NOTE: THIS PLAN IS FOR A FACADE RENOVATION ONLY AND NO MODIFICATIONS TO THE SITE ARE PROPOSED AT THIS TIME

BUILDING NOTES:
SIZE OF BUILDING: 1,714 S.F.
NUMBER OF STORIES: 1
CONSTRUCTION TYPE: II-B, NON-SPRINKLERED
OCCUPANCY TYPE: BUSINESS
LIST ALL ADDRESSES: 129 WEST END AVE
ONE-HOUR PROTECTED: NO

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



**GEORGE
ARMOUR
EWART
ARCHITECT**

404 Bearden Park Circle
Knoxville, TN 37919
865.602.7771
Fax 865.602.7742
www.georgeewart.com

RTC
GENERAL CONTRACTORS

M & M DEVELOPMENT COMPANY

**REMODELING OF
WEST END CENTER**
129 WEST END AVE.
FARRAGUT, TN
DEVELOPER: WEST END PHASE II PARTNERSHIP
DEVELOPER ADDRESS: 124 B WEST END AVE, KNOXVILLE, TN 37934
CLT MAP: 143 PARCEL: 127



**OUTBUILDING FLOOR PLAN AND
EXTERIOR ELEVATIONS**

AUG 11 2015

TOWN OF FARRAGUT

DATE: 10 AUG 2015
PROJECT NO.: 15060
PROJECT MGR.: SHA

A2

SHEET #3 OF 4

[illegible][illegible][illegible][illegible][illegible]

Job Name: WEST END CENTER Architect: George F. Mouton & Associates (Houston, TX)	Catalog Number: PROCS-X-18-ED-WW-BLK-LDL- WMA59U-WIRED120-27V Notes:	Project: B Pgs: 8 of 8888
---	---	---

/WMA59D - Traditional Wall Mount Arms

Serial (PROCS) Arms Only

Color

WMA59U

SPECIFICATIONS

The arm shall be of one piece anodized aluminum construction. It may be bent and supported. The back plate shall be of one piece cast aluminum. The arm shall be provided with a quick connection for easy replacement.

The fixture shall be mounted with three standards and one screw through the top of the arm and fasten into the fixture. The adjustment point shall have a knurled rod for setting the fixture to arm connection.

Mounting hardware and 2 bar nuts only

DIMENSIONS

WMA59D

WMA59C

NOTES

JOB: _____

TYPE: _____

NOTES: _____

WCI-TECHNICAL AREA-LEFT WWS
 64555 East 54th Ave. 1 City of Industry, CA 91745
 P 626 958-3668 • F 626 962-2626 • www.wci.net
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MEETING DATE: August 20, 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 a liquid propane gas dispensing station at the Costco at 10745 Kingston Pike, Zoned C-1 (Teresa Caccam, Applicant)

INTRODUCTION AND BACKGROUND: This item involves a request to add a liquid propane refilling station to the northeast corner of the Costco building. These refilling stations are being added at a number of Costco's throughout the country. The site plan for this request is included in your packet along with the staffs' comments on the original site plan. The notable concerns dealt with access to the refilling station and ensuring that accessways would not be used for convenient parking at the refill station.

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

July 29, 2015

Ms. Teresa Caccam
22375 Broderick Drive
Sterling, VA 20166
tcaccam@maserconsulting.com

**SUBJECT: STAFF COMMENTS ON THE SITE PLAN FOR THE LIQUID
PROPANE GAS DISPENSING STATION AT THE COSTCO AT
10745 KINGSTON PIKE**

Dear Ms. Caccam:

The Town staff has reviewed the initial site plan for the liquid propane gas dispensing station at the Costco at 10745 Kingston Pike 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, August 10**. 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) Separate building permits and fire protection permits will be required prior to installation;
- 2) No regulatory signage is shown. This will be required prior to approval;
- 3) Please provide a bollard detail;
- 4) Although spacing does meet the minimum requirements, this office does not recommend placement of this flammable fuel storage tank at the current location, adjacent to building egress paths. This will be documented in the permanent property file as an advisory comment against the proposed placement;
- 5) Please provide locations of closest fire hydrants to the tank. These shall meet the minimum separation distances to ensure accessibility during a fire incident;
- 6) Please provide fire lane markings adjacent to the curb lines around the tank. These must comply with the 2012 IFC;

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

- 7) Please sequentially number the sheets 1 of ..., 2 of ..., 3 of ... ;
- 8) Please verify the lot coverage. It must not exceed 70%. This needs to be verified with SITE Inc.;

- 9) Please show the existing conditions. This area is currently landscaped and that is not shown on the plans;
- 10) Since it is a terminal island, landscape area F cannot count toward fulfilling the required landscaping between the building and the parking lot. Please ensure that the required and provided landscaped area between the building and parking lot is consistent with the as-built calculations initially provided by SITE Inc.;
- 11) Consistent with Standard 2.20 in the Town's adopted Architectural Design Standards please use an earth tone or muted color on the roof;
- 12) How will the propane be accessed by customers? It must be clear that they cannot park adjacent to the station because this would impede the vehicular accessway and would not be permitted;
- 13) Please confirm that there will be no new lighting added for this use;
- 14) Please address how access to this area will be restricted by means of a fence or other similar means;
- 15) Please clarify what is meant by "greenspace" and "ornamental" trees;
- 16) Please consider placing the tank underground. What measures are proposed to help screen this from view of adjacent properties or rights of ways?
- 17) Please provide architectural details for the "pre-fabricated canopy";
- 18) Please add the map and parcel information to the site plan.

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

No comments.

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

Sincerely,

Mark Shipley, AICP
Community Development Director

Darryl Smith, PE
Town Engineer

GENERAL DEMOLITION NOTES:

1. LIMITS OF DISTURBANCE = 3.864 S.F. OR 0.086 AC.
2. THE CONTRACTOR SHALL BE DEEMED TO HAVE VISITED THE SITE AND ACCEPT THE SITE AS IS.
3. THE CONTRACTOR SHALL CARRY OUT THE WORK OF THIS CONTRACT PLACING THE SAFETY AND PROTECTION OF THE SURROUNDING COMMUNITY AND PROPERTY AT THE HIGHEST PRIORITY. THE CONTRACTOR SHALL IMPLEMENT SPECIFIED MEASURES, AND ANY OTHER MEASURES DEEMED NECESSARY, TO PROTECT ADJACENT AND ON-SITE PROPERTY, BUILDINGS, HOMES, BUSINESSES, FACILITIES AND UTILITIES.
4. THE CONTRACTOR SHALL ENSURE FREE AND SAFE PASSAGE OF PERSONS AROUND THE AREA OF THE DEMOLITION AS DIRECTED BY THE OWNER AND THE CITY OFFICIALS. ALL OPERATIONS SHALL BE CONDUCTED SO AS TO PREVENT DAMAGE TO ADJACENT BUILDINGS, STRUCTURES, AND OTHER FACILITIES AND INJURY TO PERSONS, BOTH PEDESTRIAN AND WORKERS ALIKE.
5. THE CONSULTANT IS NOT RESPONSIBLE FOR JOB SITE SAFETY AND CANNOT STOP THE DEMOLITION ACTIVITIES.
6. THE CONTRACTOR SHALL INSTALL ROADWAY CONSTRUCTION SIGNAGE AND ASSOCIATED TRAFFIC MEASURES AS NECESSARY FOR WORK AS SHOWN ON THE MAINTENANCE OF TRAFFIC PLAN.
7. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING THE SECURITY OF THE PROJECT SITE DURING ALL NON-WORKING HOURS, SEVEN DAYS A WEEK.
8. ALL UTILITY LOCATIONS ARE APPROXIMATE AND ADDITIONAL UTILITIES MAY EXIST. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL UTILITIES IMPACTED BY THIS WORK, AND WHICH MUST BE MAINTAINED OR REMOVED, WHETHER SHOWN OR NOT SHOWN ON THE CONTRACT DRAWINGS.
9. THE CONTRACTOR SHALL BACKFILL ALL VOIDS REMAINING FROM THE REMOVAL OF FOUNDATIONS, UTILITIES AND OTHER SUBSURFACE ELEMENTS WITH STRUCTURAL COMPACTED FILL MATERIAL IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS.
10. THE CONTRACTOR SHALL OBTAIN AND MAKE PAYMENT FOR TEMPORARY UTILITIES (WATER, ELECTRIC, TELEPHONE) AND IF FOUND ANY OTHER SERVICES NECESSARY FOR PROPER EXECUTION OF THE DEMOLITION WORK.
11. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY DEMOLITION / GRADING PERMITS.
12. THE CONTRACTOR SHALL COMPLETELY REMOVE ALL UTILITY SERVICE CONNECTIONS AND APPURTENANCES TO ALL FACILITIES WITHIN THE DEMOLITION AREA UNLESS OTHERWISE NOTED. ALL FOUNDATIONS ARE TO BE COMPLETELY REMOVED.
13. THE CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF OFF-SITE ANY HAZARDOUS MATERIALS ENCOUNTERED DURING THE DEMOLITION. BEFORE ANY OFF-SITE REMOVALS, THE CONTRACTOR HAS TO PROVIDE, IN WRITING, THE PROPOSED DESTINATION OF ALL MATERIALS.
14. DEMOLITION AND BACKFILLING WORK IS TO BE PERFORMED IN DRY WEATHER.

GENERAL GRADING AND UTILITY NOTES:

1. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS AND SIZES OF ALL UTILITIES ENTERING THE BUILDING, INCLUDING SANITARY SEWER, WATER, GAS, ELECTRIC AND TELEPHONE SERVICE CONNECTIONS. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED.
2. THE CONTRACTOR IS TO COORDINATE WITH THE UTILITY COMPANIES AS TO THE LOCATION AND SCHEDULING OF SERVICE CONNECTIONS TO THE UTILITY SUPPLY FACILITIES.
3. UTILITY COMPANIES MUST BE NOTIFIED PRIOR TO ANY DEMOLITION, EXCAVATION AND/OR CONSTRUCTION. CALL 811 TO ORDER UTILITY MARK-OUTS AT THE SITE. THE ROUTING OF ALL UTILITIES IS SUBJECT TO ADJUSTMENT TO MEET UTILITY COMPANY REQUIREMENTS AND SPECIFICATIONS. WHEN BUILDING PLUMBING AND MECHANICAL DRAWINGS ARE COMPLETE, AND UTILITY REQUIREMENTS ARE FINALIZED, ADJUSTMENTS MAY BE NECESSARY TO THE UTILITY SERVICE LOCATIONS AND SIZES.
4. THE CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED UTILITY FRAMES, COVERS, MANHOLES, VALVE BOXES AND OTHER UTILITY FACILITY STRUCTURES TO BE FLUSH WITH FINISH SURFACE GRADE ELEVATIONS.
5. ALL CONCRETE IS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI OR AS DIRECTED BY THE STRUCTURAL ENGINEER.
6. UNLESS OTHERWISE NOTED, 8-INCHES SHOULD BE ADDED TO THE PROVIDED BOTTOM OF CURB (BC) ELEVATION TO ACHIEVE THE REQUIRED TOP OF CURB (TC) ELEVATION.

GENERAL SITE NOTES:

1. PARKING AND LAYOUT HAS BEEN FIELD VERIFIED.
2. THE BOUNDARY SHOWN ON THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. A BOUNDARY SURVEY WAS NOT COMPLETED FOR THE SCOPE OF THIS PROJECT.
3. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION HAS BEEN PROVIDED TO THE BEST ABILITY OF THE ENGINEER. HOWEVER, THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTORS CONCERNING THE LOCATION OF ALL UTILITIES PRIOR TO BIDDING AND CONSTRUCTION. LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR.
4. THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSE OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OR APPROVALS HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION". THE CLIENT OR OWNER AND CONTRACTOR ARE RESPONSIBLE TO ASSURE THAT THE APPROVED PLANS ONLY, ARE USED FOR BIDDING AND CONSTRUCTION.
5. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS: BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THEREON.
6. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND CANNOT BE GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION. TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENT AS REQUIRED TO AVOID CONFLICTS. ANY EXISTING UTILITY SERVICE CONNECTIONS LOCATED BY THE CONTRACTOR, CAPABLE OF SERVING THE PROPOSED USE SHALL BE REUSED AS LONG AS THEY ARE IN GOOD CONDITION AND MEET THE UTILITY AUTHORITY'S STANDARDS AND SPECIFICATIONS. IF THE EXISTING UTILITY SERVICES DO NOT MEET THE ABOVE CRITERIA, THEN NEW SERVICE LINES SHALL BE INSTALLED.
7. FINAL LOCATIONS, NUMBERS AND SIZE OF ALL PROPOSED UTILITIES SERVING BUILDINGS ARE TO BE VERIFIED WITH THE ARCHITECT, OWNER AND APPROPRIATE UTILITY AUTHORITY BY THE CONTRACTOR.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL APPROPRIATE SAFETY DEVICES AND TRAINING TO ALL WORKERS IN ORDER TO MAINTAIN SAFE CONDITIONS ON THE PROJECT SITE.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION PERMITS NECESSARY FOR THE CONSTRUCTION AND COMPLETION OF THE APPROVED IMPROVEMENTS.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ANY AND ALL EXISTING OBJECTS, STRUCTURES, ETC. THAT ARE IN THE WAY OF PROPOSED CONSTRUCTION, OR INDICATED AS TO BE REMOVED.
11. UNITS ARE IN UNITED STATES STANDARD.
12. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
13. ALL CURBING SHALL BE CONCRETE.
14. ALL PROPOSED SPOT ELEVATIONS ARE GRADE OR BOTTOM OF CURB UNLESS OTHERWISE NOTED.
15. ASPHALT SURFACE COURSE FOR ALL PAVED AREAS (NEW PAVEMENT AND MILL & OVERLAY) SHALL BE INSTALLED IN UNISON TO ENSURE A UNIFORM FINISHED APPEARANCE.
16. CONTRACTOR TO ENSURE THAT ALL FILLED SURFACES ARE CLEAN OF DIRT AND DEBRIS BEFORE APPLYING TACK COAT.
17. THE PROPOSED CANOPY IS APPROXIMATELY 9.31 FT IN HEIGHT.
18. FLOODPLAIN SHOWN IS FROM FIRM PANEL 044G DATED 06-05-2013.
19. STORMWATER MANAGEMENT FOR THIS PROJECT IS PROVIDED ON-SITE. PLEASE REFERENCE PROJECT "COSTCO WHOLESALE 10745 KINGSTON PIKE, FARRAGUT, TENNESSEE".
20. A 50 FT. UNDISTURBED BUFFER AND A 75 FT. IMPERVIOUS SETBACK SHALL BE MAINTAINED ADJACENT TO ALL STREAMS.
21. WETLANDS CERTIFICATION - THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING:
 1. THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED.
 2. THE APPROPRIATE PLAN SHEET DOES INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS.
 3. IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION (SECTION 404) PERMIT HAS BEEN OBTAINED.

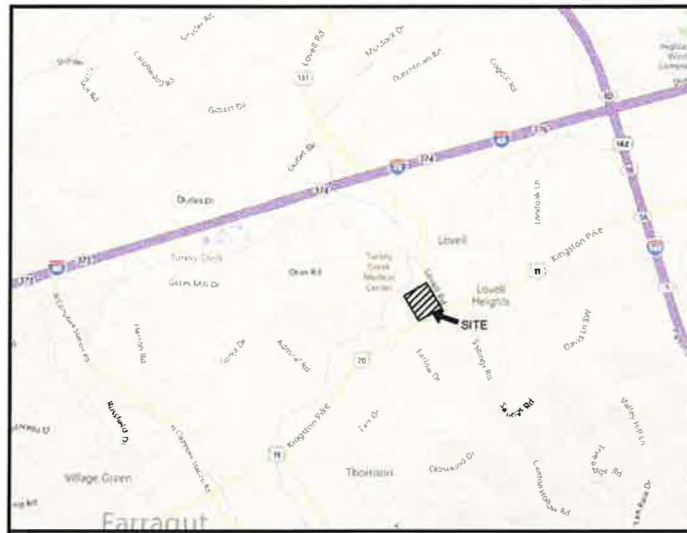
SITE PLAN FOR LIQUID PROPANE GAS DISPENSING STATION

COSTCO WHOLESALE

LOCATED AT 10745 KINGSTON PIKE TOWN OF FARRAGUT, TN

INDEX OF SHEETS

1 OF 6	LPG COVER SHEET
2 OF 6	LPG OVERALL SITE PLAN
3 OF 6	LPG DEMO, SITE LAYOUT, GRADING & UTILITIES
4 OF 6	LANDSCAPE PLAN
5 OF 6	LANDSCAPE PLAN
6 OF 6	PROPOSED LANDSCAPE PLAN



VICINITY MAP

SCALE: 1" = 1000'

CONTACT INFORMATION

APPLICANT

COSTCO WHOLESALE
4590 HORSACRE DRIVE
STERLING, VA 20166
PHONE: 703-406-6879
CONTACT: RENEE RUTHERFORD

ENGINEER

TOTAL METER SERVICES INC.
70 WORCESTER ROAD
TORONTO, ONTARIO, M9W 5X2
PHONE: 416-399-3622
CONTACT: JONATHAN CATAGUAI

OWNER

COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027
PHONE: 703-406-6879
CONTACT: RENEE RUTHERFORD

AGENT

MASER CONSULTING P.A.
23375 BRODERICK DRIVE
SUITE 110
STERLING, VA 20166
PHONE: 703-436-4330
CONTACT: TERESA CACCAM

PROJECT DATA

CLIENT:	COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	10745 KINGSTON PIKE FARRAGUT, TN 37934
SITE DATA:	
TOTAL SITE AREA:	19.4 AC. +/-
JURISDICTION:	TOWN OF FARRAGUT
ZONING:	C-1 GENERAL COMMERCIAL
BOUNDARIES INFORMATION:	THE BOUNDARY HAS BEEN PREPARED BY USING THE APPROVED COSTCO WHOLESALE SITE PLAN PREPARED BY SITE INCORPORATED DATED 5-2-11.
BUILDING DATA:	
EXISTING BUILDING DATA	150,953 SF
PROPOSED LPG CANOPY	294 SF
TOTAL BUILDING DATA	151,247 SF
PARKING DATA:	
EXISTING PARKING:	607 SPACES
10' WIDE SPACES ACCESSIBLE SPACES	560 SPACES 14 SPACES
PROPOSED PARKING:	605 SPACES
10' WIDE SPACES ACCESSIBLE SPACES	591 SPACES 14 SPACES
JURISDICTIONAL PARKING REQUIRED:	605 SPACES
RETAIL (3 SPACES/ 250 SF OF GFA)	

NOTES:
1. EXISTING CONDITIONS BASED ON SITE PLAN SET TITLED
"COSTCO WHOLESALE 10745 KINGSTON PIKE, TENNESSEE".
DEVELOPED BY: SHAAD COMPANIES DATED 5-6-11.

PROJECT SCOPE:

THE PROPOSED LPG DISPENSING STATION WILL BE LOCATED AT THE NORTHERN PORTION OF THE EXISTING PARKING LOT, ACROSS FROM THE EXISTING TIRE CENTER. THE IMPROVEMENTS ASSOCIATED WITH THIS PROJECT INCLUDE THE ELIMINATION OF 8 PARKING STALLS, THE INSTALLATION OF A CONCRETE PAD, TO MATCH EXISTING GRADE, AND THE INSTALLATION OF A PRE-FABRICATED CANOPY AND LPG EQUIPMENT. NO ADDITIONAL LIGHTING WILL BE ADDED WITH THIS PROJECT.



DO NOT SCALE DRAWING

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70 WORCESTER ROAD
TORONTO, ONT. M9W 5X2
TEL: (416) 225-8862
FAX: (416) 225-1938

TMS TOTAL METER SERVICES INC.
CLIENT COSTCO WHOLESALE
PROJECT LPG DISPENSING
LPG COVER SHEET

RECEIVED

AUG 10 2015

TOWN OF FARRAGUT

SCALE DWG.No. 1 OF 6

REFERENCE DRAWINGS

No

REVISIONS

DATE

BY

CHK'D.

APPR.

CLIENT APPR.

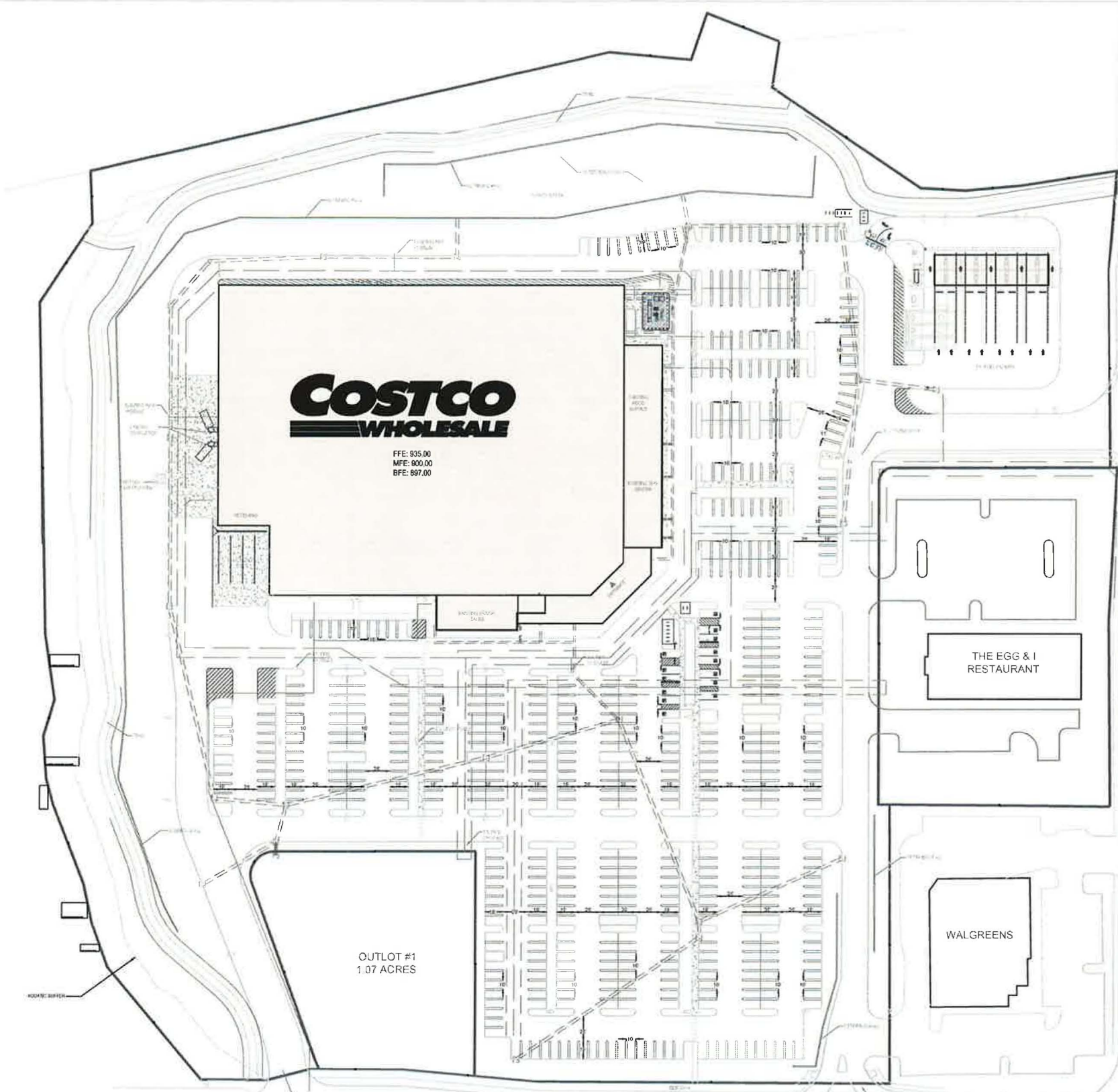
ENGINEER & PERMIT STAMPS

DRAWING ISSUE RECORD

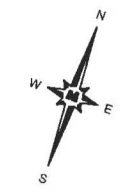
ISSUE	1	2	3
REVIEW AND COMMENTS			
APPROVAL			
TENDER			
CONSTRUCTION			
REFERENCE			

DESIGNED
DRAWN
CHECKED
PROCESS CK.
MECH. CK.
STRUCT. CK.
ELECT. CK.
TMS APPR.
CLIENT APPR.
CLIENT APPR.

BY HP DATE 07.08.15



NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF SOIL AND/OR NATIVE VEGETATION WITHIN THE AQUATIC BUFFER EXCEPT AS PERMITTED BY THE TOWN OF FARRAGUT.



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CAD FILE LOCATION

REFERENCE DRAWINGS		No	REVISIONS				DATE	BY	CHK'D.	APPR.	CLIENT APPR.	ENGINEER & PERMIT STAMPS		DRAWING ISSUE RECORD				BY		DATE
		△												ISSUE	1	2	3	DESIGNED		
		△												REVIEW AND COMMENTS				DRAWN	HP	07.08.15
		△												APPROVAL				CHECKED		
		△												TENDER				PROCESS CK.		
		△												CONSTRUCTION				MECH. CK.		
		△												REFERENCE				STRUCT. CK.		
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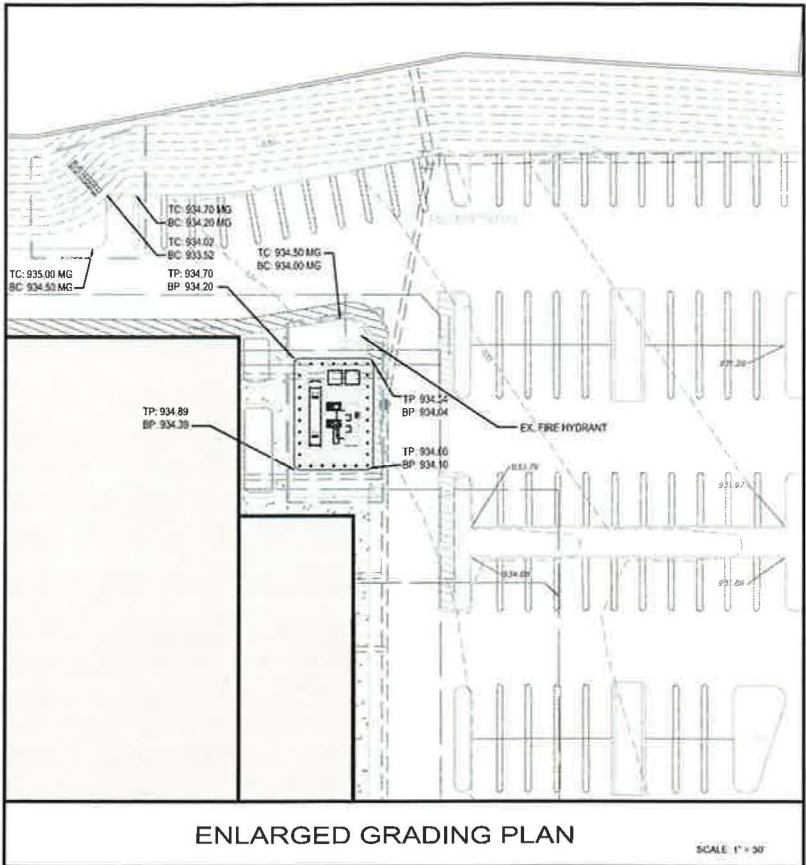
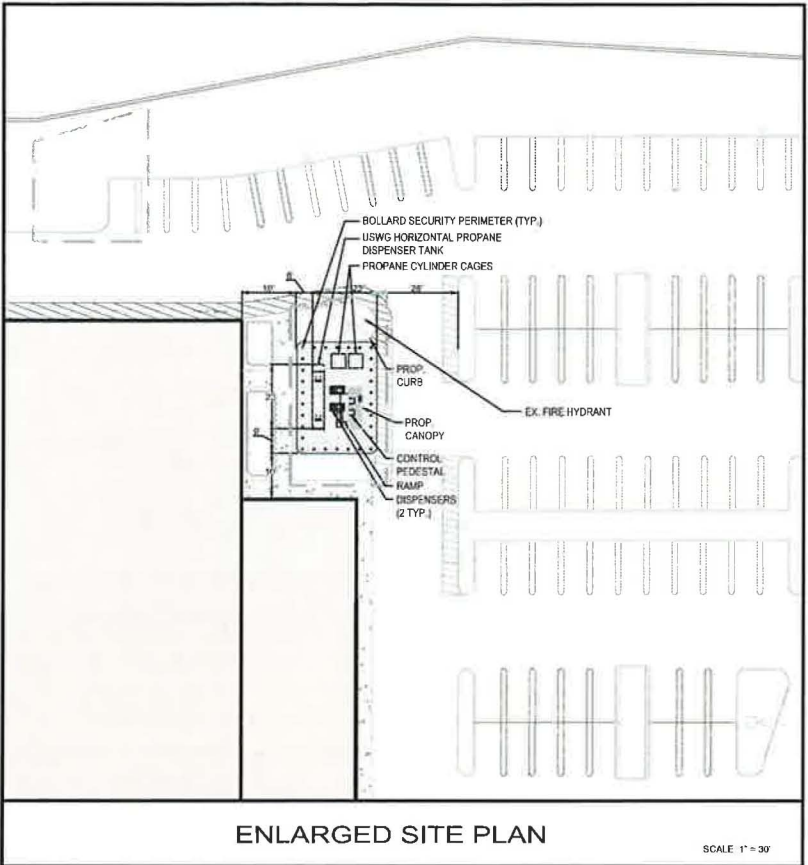
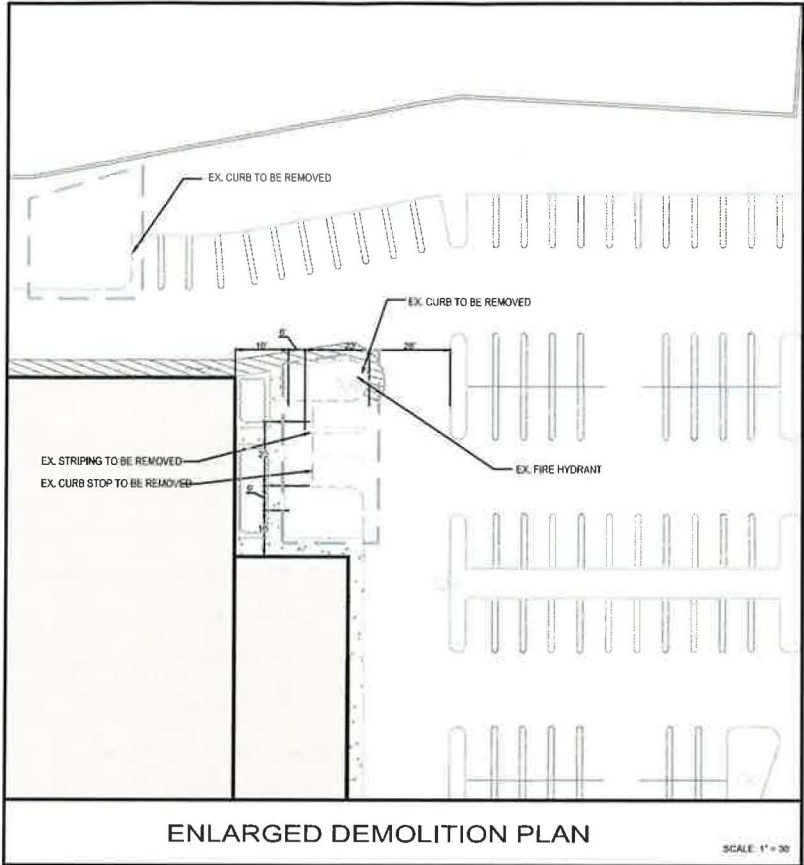
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ELECT. CK.
TMS APPR.
CLIENT APPR. **AUG 10 2015**
CLIENT APPR.

TMS TOTAL METER SERVICES INC.
20 WORCESTER ROAD
TORONTO, ONT. M9W 5K2
TEL: (416) 225-5867
FAX: (416) 225-1938

CLIENT **COSTCO WHOLESALE**
PROJECT **LPG DISPENSING**
LPG OVERALL SITE PLAN

SCALE DWG.No. 2 OF 6

TOWN OF FARRAGUT



LEGEND		
	EXISTING	PROPOSED
CONTOUR	934	934
SPOT ELEVATION		TC: 934.70 TP: 934.70
		TP: TOP OF PAD BP: BOTTOM OF PAD TC: TOP OF CURB BC: BOTTOM OF CURB
LIMITS OF DISTURBANCE	---	---
LIGHT POLE	□	□
CURB	---	---
PARKING STRIPING	---	---
PARKING STRIPING	---	---

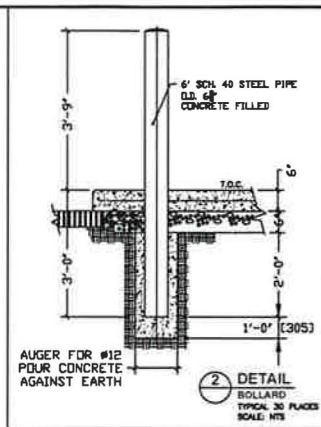
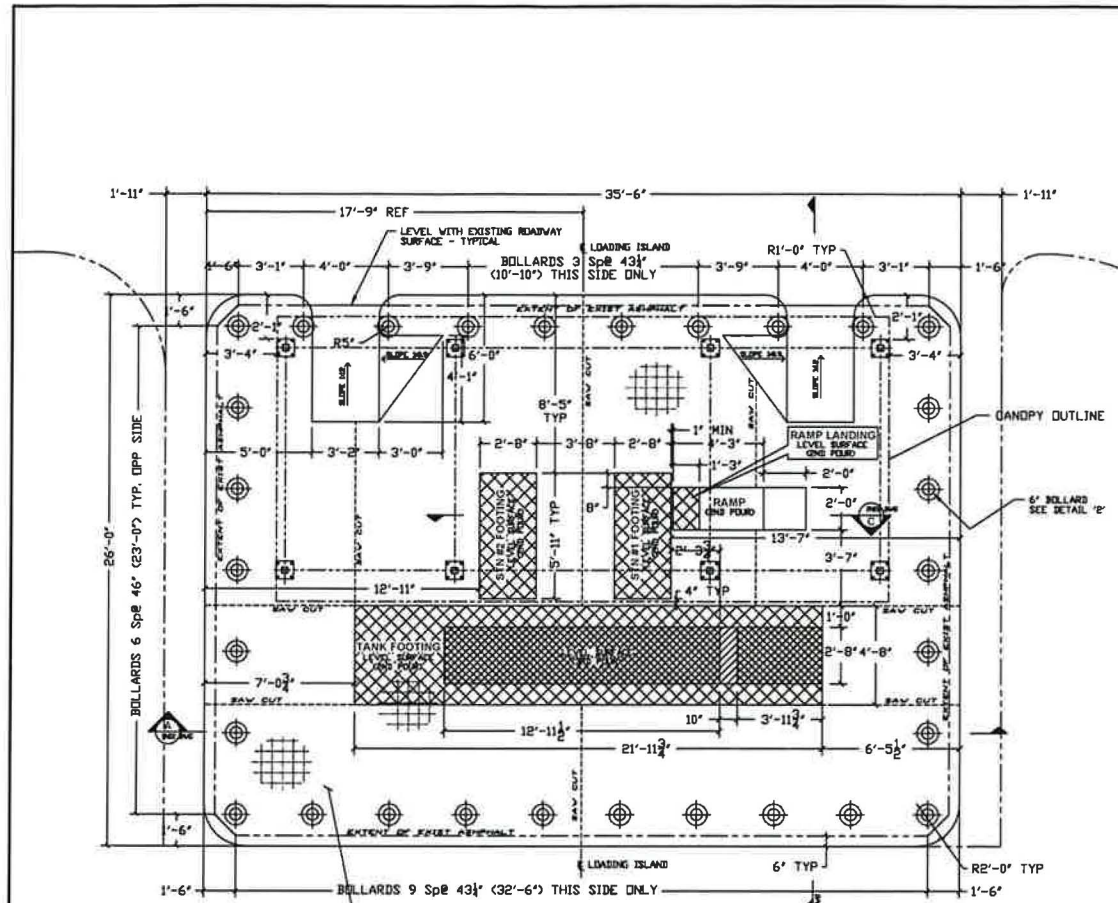


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		△											REVIEW AND COMMENTS							AUG 10 2015		LPG DEMO, SITE LAYOUT		GRADING & UTILITIES	
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GENERAL

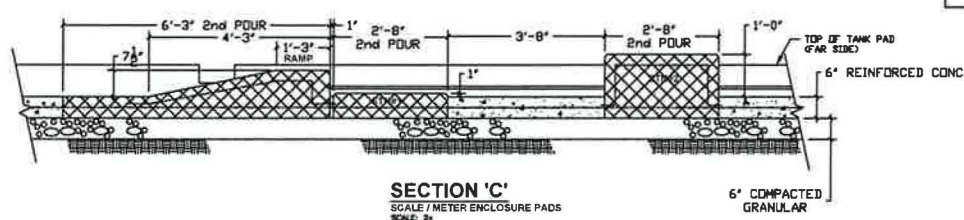
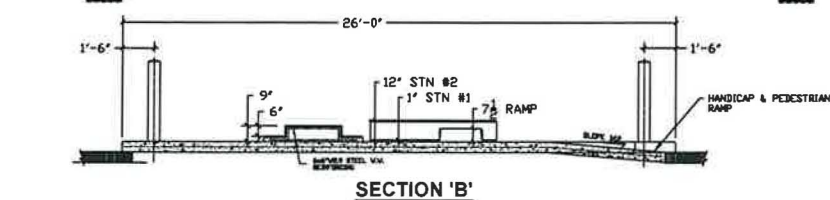
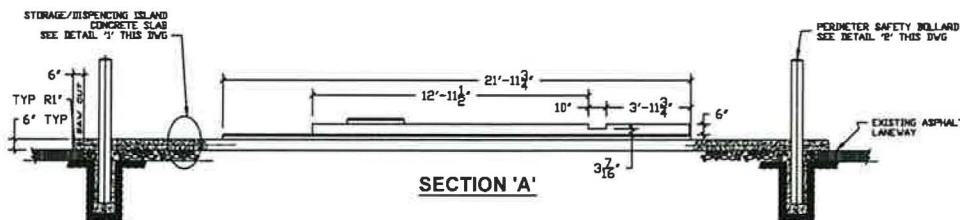
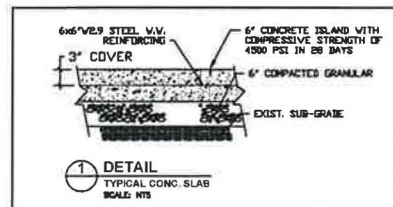
1. ALL CONSTRUCTION MATERIAL, TO BE NEW, ANY USE OF RECONDITIONED OR USED, THE CONTRACTOR MUST SUBMIT A WRITTEN AUTHORIZATION TO THE PROJECT ENGINEER FOR APPROVAL.
2. ANY IMPACTED SOILS REMOVED FROM THE CONSTRUCTION AREA MAY NOT BE USED AS BACKFILL, IMPACTED SOILS TO BE REMOVED AND PLACED IN A DESIGNATED TEMPORARY CONTAINMENT HOLDING AREA.
3. ALL EXCAVATED SOILS DEEMED IMPACTED TO BE PLACED IN A TEMPORARY CONTAINMENT AREA LOCATION AND SIZE TO BE DETERMINED A 40 MM HDPE TERRIFIX, OR EQUAL LINER TO BE INSTALLED THE CONTAINMENT TO BE COVERED WITH THE SAME MATERIAL, AND HELD DOWN WITH SUITABLE CONCRETE BLOCK WITHSTANDING WINDS. RAIN WATER MUST BE KEPT OUT.
4. DISPOSAL OF ALL IMPACTED SOILS FROM THE CONSTRUCTION SITE IS THE RESPONSIBILITY OF THE OWNER, COSTCO WHOLESALE LTD
5. EXCAVATED AREAS TO BE RESTORED TO THE ORIGINAL GRADE CONDITIONS.
6. CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS INDICATED ON THESE DRAWINGS.
7. ANY DEVIATIONS FROM THESE DRAWINGS, THE CONTRACTOR MUST SUBMIT A WRITTEN ENGINEERING CHANGE NOTICE TO THE TMS PROJECT ENGINEER FOR AUTHORIZATION.
8. DO NOT SCALE DRAWINGS
9. CONSTRUCTION AREA TO BE KEPT TIDY AND FREE OF DEBRIS DURING ALL PHASES OF CONSTRUCTION
10. PRIOR TO EXCAVATION, SITE CONTRACTOR TO LOCATE ALL BURIED SERVICES

EXCAVATION

1. NEW FACILITIES:
CONCRETE SLAB TO BE POURED LEVEL WITH MINIMAL SLOPE FOR RAIN WATER RUN-OFF.
EXCAVATE EXISTING GRADE FOR 6" OF GRANULAR FILL AND COMPCAT TO 95% STANDARD PROCTOR, MAX DRY DENSITY.
2. EXISTING FACILITIES:
CONCRETE SLAB TO FOLLOW SLOPE OF EXISTING ASPHALT PARKING LANEWAY. SAW CUT ASPHALT, 6" LESS OVERALL CONCRETE PERIMETER. SEE THIS DRAWING FOR DETAILS.
EXCAVATE AS REQUIRED FOR 6" OF GRANULAR FILL AND COMPCAT TO 95% STANDARD PROCTOR, MAX DRY DENSITY. COMPCATED GRANULAR TO BE FLUSH TOP OF EXISTING ASPHALT SURFACE.

CONCRETE:

1. TESTS OF MATERIALS: PURCHASER SHALL HAVE THE RIGHT TO REQUEST THE TESTING OF ANY MATERIAL ENTERING INTO THE CONCRETE, TO DETERMINE WHETHER THE MATERIAL AND METHODS USED WILL YIELD THE SPECIFIED QUALITY. THE COSTS OF THESE TESTS SHALL BE THE PURCHASER'S RESPONSIBILITY.
2. PORTLAND CEMENT SHALL CONFORM TO 'SPECIFICATIONS FOR PORTLAND CEMENT' (ASTM C-150), OR 'SPECIFICATIONS FOR AIR-ENTRAINING PORTLAND CEMENT' (ASTM C-175).
3. ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI IN 28 DAYS.
4. CONCRETE AGGREGATES SHALL CONFORM TO 'SPECIFICATIONS FOR CONCRETE AGGREGATES' (ASTM C-33), OR 'SPECIFICATIONS FOR LIGHTWEIGHT AGGREGATES FOR STRUCTURAL CONCRETE' (ASTM C-330).
5. WELDED WIRE MESH FOR CONCRETE REINFORCEMENT SHALL CONFORM TO 'SPECIFICATIONS FOR WELDED STEEL WIRE FABRIC CONCRETE REINFORCEMENT' (ASTM A-185).
6. THE PROPORTIONS OF AGGREGATE TO CEMENT SHALL PRODUCE A MIXTURE WHICH WILL WORK READILY INTO THE CORNER OF THE FORMS AND AROUND REINFORCEMENT.
7. CURING: CONCRETE SHALL BE MAINTAINED ABOVE 50°F, AND IN A MOIST CONDITION FOR AT LEAST SEVEN (7) DAYS AFTER POURING.
8. PLACING OF WELDED WIRE MESH SHALL BE ACCURATELY PLACED AND ADEQUATELY SUPPORTED AND SECURED AGAINST DISPLACEMENT. WELDED WIRE SHEET OVERLAP TO BE MIN 12" AND TIED SECURELY. MINIMUM CONCRETE COVER OF WELDED WIRE MESH TO BE 3".
9. PROTECTION: SUB-CONTRACTOR SHALL PROVIDE ALL MEANS OF COVERING ALL FRESHLY FINISHED CONCRETE UNTIL IT HAS TAKEN INITIAL SET.
10. CONCRETE TOP SURFACE (WALKING AREA) TO HAVE A BRUSHED SURFACE. ALL EXPOSED CORNER EDGES TO BE CHAMFERED 1" BY 45°.
11. AFTER CURING, SAW CUT 3/4-1" DEPTH FOR CONTRACTION CONTROL. SEE DWG FOR LOCATIONS.



SITE TO BE INSPECTED PRIOR TO POURING OF CONCRETE

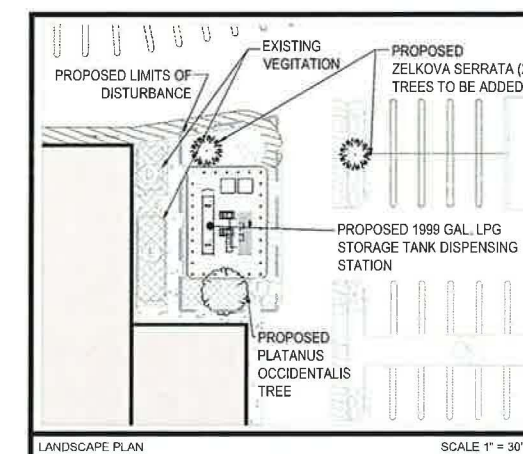
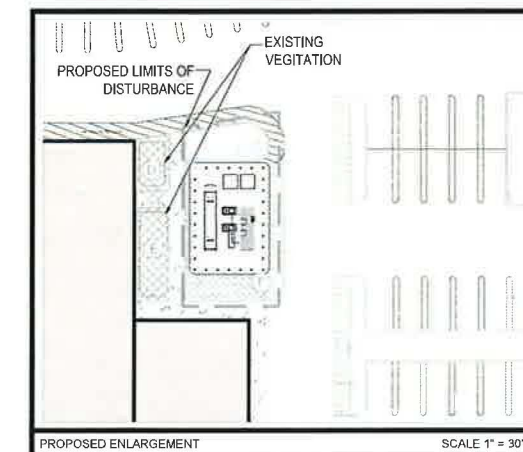
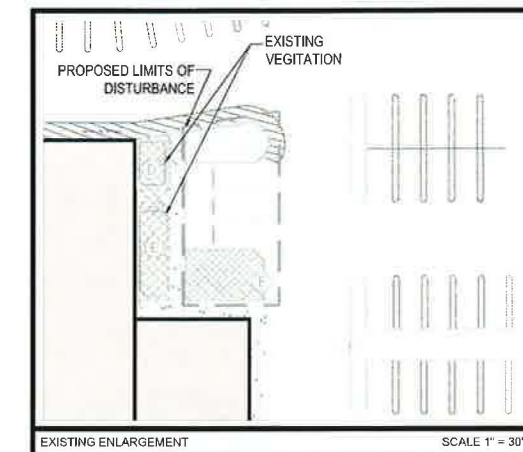
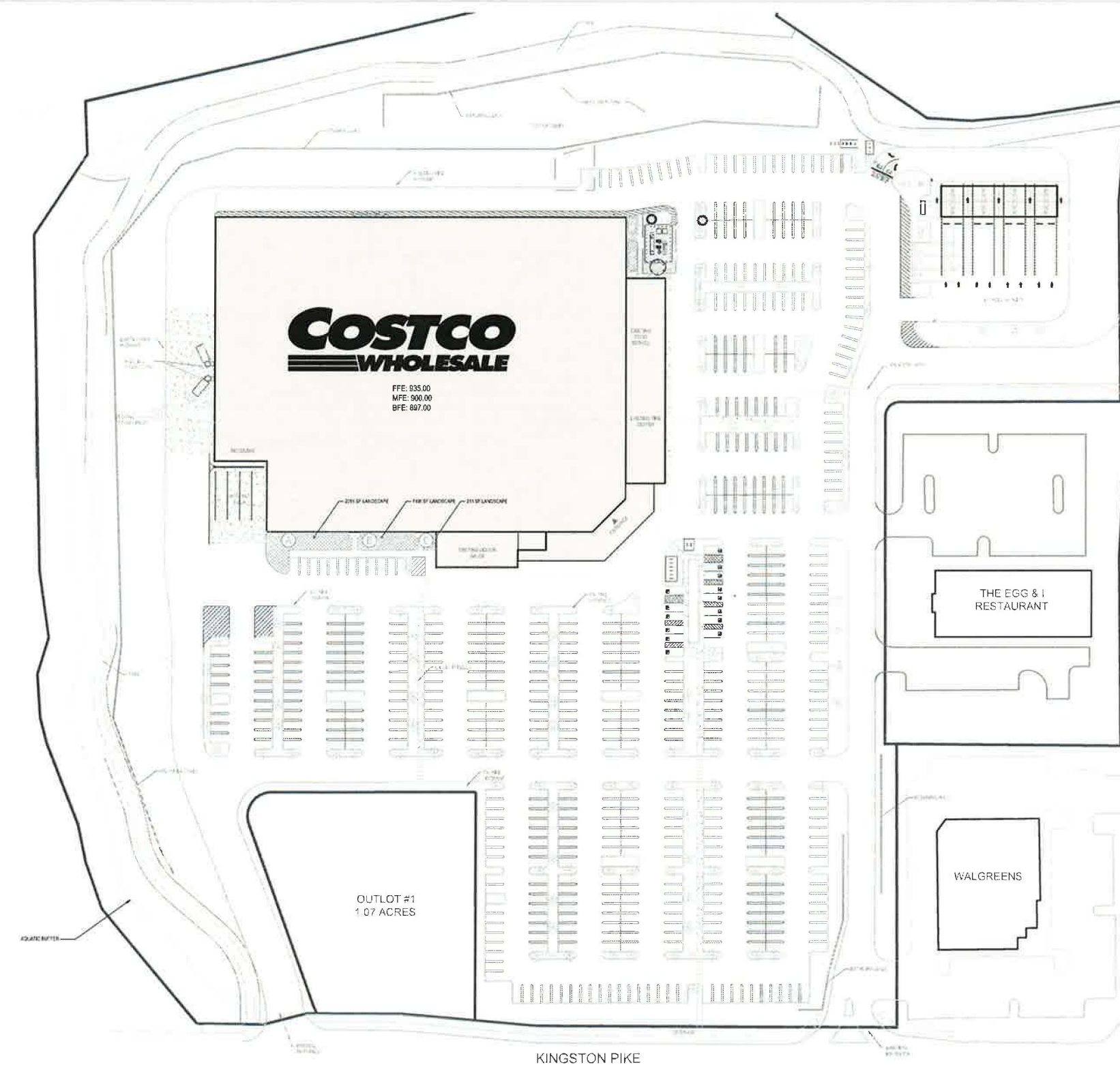
NOTE:
LOCATE UNDERGROUND SERVICES PRIOR TO EXCAVATING

NOTE:
ACAD DRAWING CONVERTED TO PDF
FORMAT FOR PLOTTING.
"DO NOT SCALE DRAWING"

CLIENT:
COSTCO WHOLESALE CORPORATION
999 LAKE DRIVE
ISSAQUAH, WA 98027
PROJECT ADDRESS:
10745 KINGSTON PIKE
FARRAGUT, TN
STORE NUMBER
1116

DO NOT SCALE DRAWING
THIS DRAWING IS PREPARED BY TMS INC. FOR THE PROJECT ENGINEER. IT IS THE PROJECT ENGINEER'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED. THE PROJECT ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE PROJECT ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE PROJECT ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

REFERENCE DRAWINGS		No	REVISIONS	DATE	BY	CHK'D.	APPR.	CLIENT APPR.	ENGINEER & PERMIT STAMPS	DRAWING ISSUE RECORD				DESIGNED	BY	DATE	TMS TOTAL METER SERVICES INC.	
			ISSUED FOR REVIEW AND APPROVAL	02.07.15	HP					ISSUE	1	2	3	DS	HP	20/05/09	70 WORCESTER ROAD TORONTO, ON M9W 5X2 TEL: (416) 225-5867 FAX: (416) 225-1938	
										REVIEW AND COMMENTS				CHECKED			CLIENT COSTCO WHOLESALE	
										APPROVAL				PROCESS CK.			PROJECT LPG DISPENSING STATION	
										TENDER				MECH. CK.			TYPICAL ARRANGMENT	
										CONSTRUCTION				ELECT. CK.			CONCRETE SECTIONS & DETAILS	
										REFERENCE				TMS APPR.			STORAGE / DISPENSING ISLAND	
														CLIENT APPR.			SCALE 1/4"=1'-0"	
														CLIENT APPR.			DWG.No. C-0808-01	



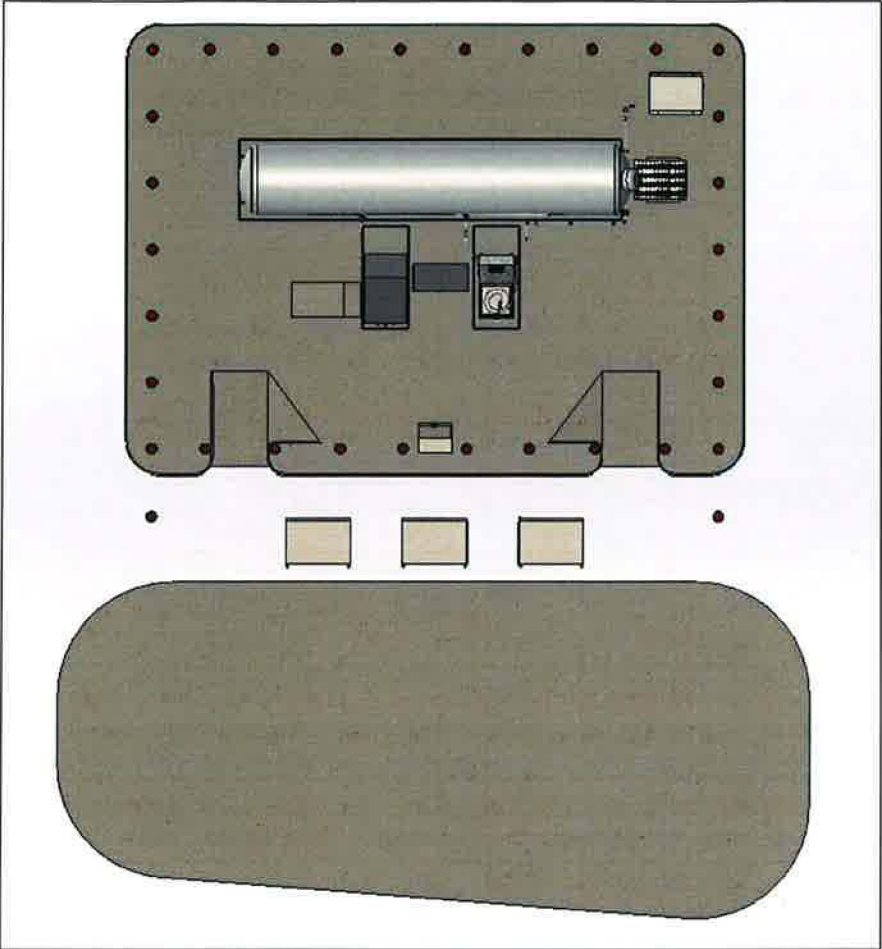
THIS PLAN IS COMPILED FROM AVAILABLE EXISTING INFORMATION AND IS FOR CONCEPTUAL PLANNING ONLY. FURTHER RESEARCH AND SURVEY WORK WILL BE REQUIRED TO VERIFY DIMENSIONS, ZONING REQUIREMENTS, STATE AND LOCAL LIMITING PHYSICAL RESTRAINTS ON SITE AND TRAFFIC CIRCULATION.

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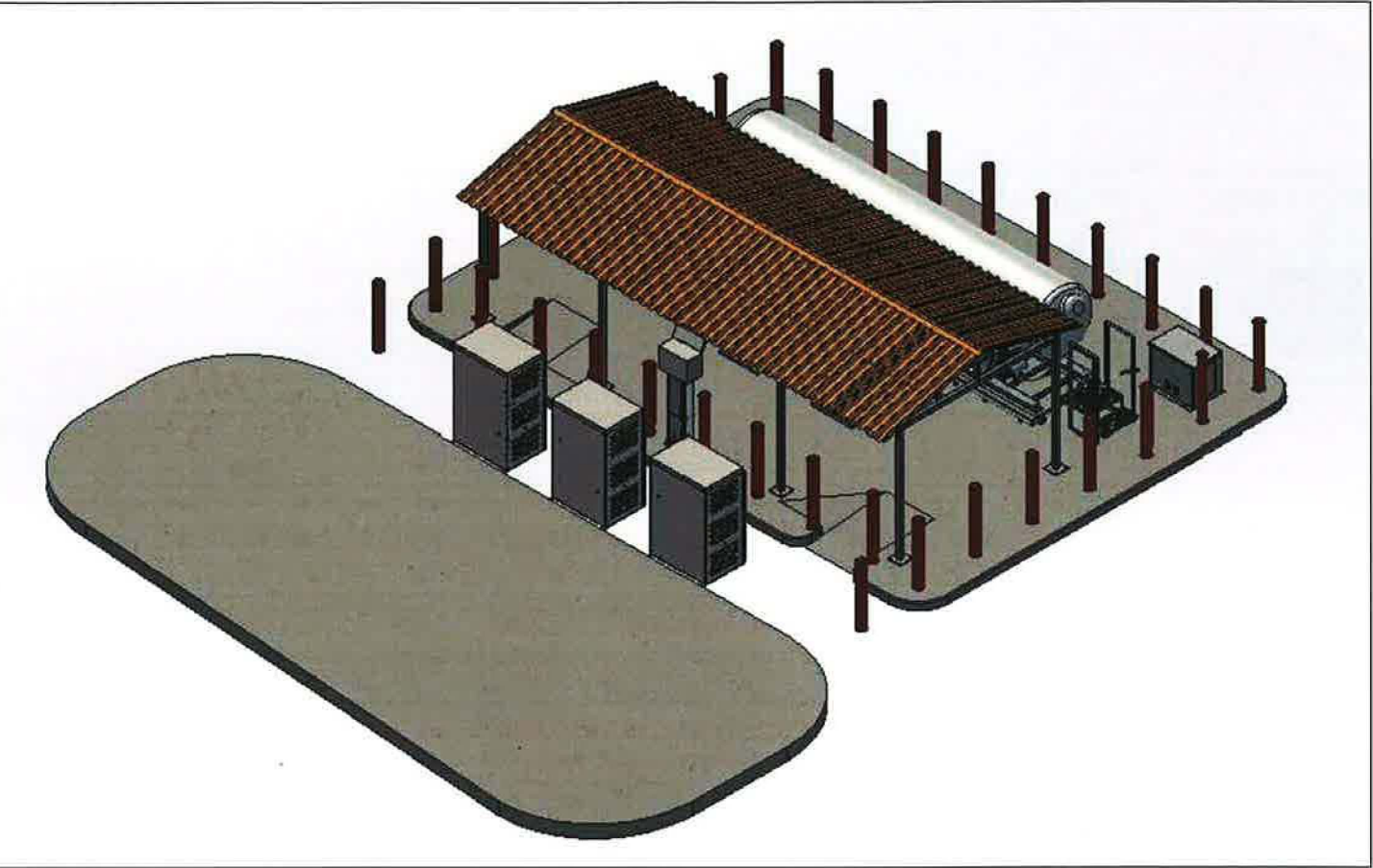
TMS TOTAL METER SERVICES INC.
 20 DORSETT BLVD. UNIT 10, MARKHAM, ONT. L3R 9V7
 TEL: (905) 477-0800
 FAX: (905) 477-0801

CLIENT **COSTCO WHOLESALE**
 PROJECT **LPG DISPENSING**
PROPOSED LANDSCAPE PLAN

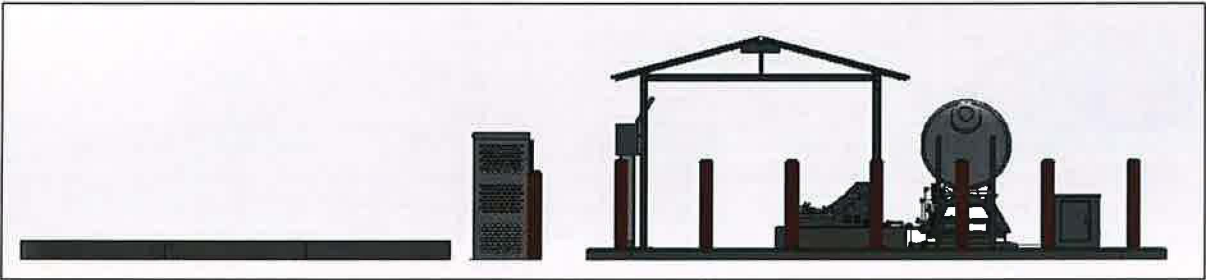
SCALE **AUG 10 2015** DWG NO. **6 OF 6**



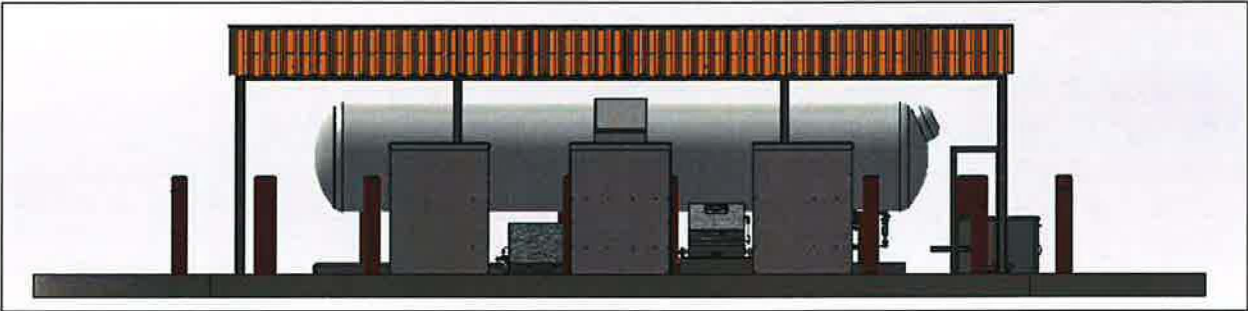
COTSCO PROPANE ISLAND -- TOP VIEW



COTSCO PROPANE ISLAND -- ISOMETRIC VIEW



COTSCO PROPANE ISLAND -- SIDE VIEW



COTSCO PROPANE ISLAND -- FRONT VIEW

COMPONENT	MATERIAL	COLOR
CANOPY	STEEL	TAN
CANOPY FRAME	STEEL	GALVANIZED
BOLLARD COVERS	PLASTIC	RED
CHAIN	PLASTIC	YELLOW

COMPONENT COLOR MATRIX

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TMS TOTAL METER SERVICES INC.
70 WORCESTER ROAD
TORONTO, ONT. M9W 5K2
TEL: (416) 225-5867
FAX: (416) 225-1938

TMS TOTAL METER SERVICES INC.		70 WORCESTER ROAD TORONTO, ONT. M9W 5K2 TEL: (416) 225-5867 FAX: (416) 225-1938	
CLIENT COSTCO WHOLESALE LTD.			
PROJECT PROPANE DISPENSING			
PROPANE ISLAND DETAIL VIEWS			
D	SCALE NTS	DWG.No.	



COSTCO WHOLESAL
10745 Kingston Pike Farragut, Tennessee



SCALE 1" = 30'

L-3

506

MEETING DATE: August 20, 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 Sheffield Subdivision - Phase III, located off of Turkey Creek Road, Parcel 52.04, Tax Map 152, Zoned R-1/OSR, 49 Lots, 26.93 Acres (Saddlebrook Properties, LLC, Applicant)

INTRODUCTION AND BACKGROUND: This preliminary plat will provide for the infrastructure necessary to finish out the Sheffield Subdivision. Phase III includes 49 house lots and 2 open space lots with a walking trail connection to the Turkey Creek Woods Subdivision. To the south is the Brixworth Subdivision and to the east is the Turkey Creek Woods Subdivision.

RECOMMENDATION: The preliminary plat is included in your packet along with the staffs' comments on the original plat that was submitted for staff review. The staff will make a recommendation at the meeting based on whether the original comments have been satisfactorily addressed.

July 29, 2015

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

**SUBJECT: STAFF COMMENTS ON THE PRELIMINARY PLAT FOR UNIT 3
(PHASE III) OF THE SHEFFIELD SUBDIVISION**

Dear Russ:

The Town staff has reviewed the above referenced concept plan for compliance with the Town's regulations. Please address the following items and submit four (4) full size copies and one (1) 11" x 17" reduced set to the Farragut Town Hall by **Monday, August 10**. 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, August 4, 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, August 10.

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

- 1) Please provide a note confirming that fire hydrants are designed to provide a minimum flow of 1000GPM at 20PSI;
- 2) Please provide a note to clarify that dwellings in excess of 4,800 sq ft will require additional fire hydrants in accordance with the 2012 International Fire Code. As an alternate, the proposed fire hydrant layout could be modified to a 450' average spacing which would allow an increase to 6,000 sq ft for dwelling size;
- 3) Please confirm that the cul-de-sac at Witherspoon will comply with a 53' fire apparatus turning radii;

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

- 4) Please ensure that all sheets are included in the submittal and numbered 1 of..., 2 of...;
- 5) Please add the building and lot coverage square footage maximums in the formula on the cover sheet;
- 6) Please verify the calculations shown on Page 1 match what is shown on Units 1 and 2 recorded plats. This includes the total area calculations and the open space calculations;

- 7) Please verify the area calculations for Unit 3 on Page 1 and General Note #7 on Sheets 2 and 3;
- 8) Please show the 50' peripheral setback on Lots 65-67;
- 9) Please revise Note 6 to reflect the correct zoning district;
- 10) Please revise Note 8 to reflect the Home Owner's Association, not owner's, are the responsible party for maintenance;
- 11) Please submit a Tree Preservation Plan;
- 12) The approved concept plan for Sheffield shows traffic calming measures along Lakehurst Road that need to be incorporated into this preliminary plat;
- 13) Please add the acreage for Lot 99R since it is shown as part of the plat sheets;
- 14) In the table on the cover page please show Lot 99 as Lot 99R and include the acreage per the recorded plat for Lot 99R;
- 15) Please show the sinkhole lip elevation and 50 foot setbacks from such line on the plans. Lot 60 may not be buildable;
- 16) No grading or land disturbance is permitted within the sinkhole lip elevation;
- 17) Prior to the issuance of a grading permit FUD must sign off on the water and sewer plans that will be part of the stamped approved set of preliminary plat sheets;
- 18) As a reminder, prior to the issuance of a building permit, please provide digital copies in a TIF or JPEG format of the public infrastructure (roads, pedestrian facilities, and stormwater system) as constructed;
- 19) Wire backed silt fence is required where abutting the sinkhole lip elevation and on steep slopes. Please show locations and a detail on the plans;
- 20) Please ensure that the street name signs and other regulatory signs are coordinated with the Public Works Director;

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

- 21) AD 12 is an area drain picking up 3.4 cfs in the design storm. What type of grate is being used? Is this grate "pedestrian friendly?" Please show detail;
- 22) Are telephone and cable to be located in same trench as electric?
- 23) Please note materials for street signs;
- 24) Please submit irrevocable letter of credit for erosion control for \$75,000;
- 25) Please submit Drainage Fee of \$1470; and
- 26) Please submit NOC.

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

PRELIMINARY PLAT FOR:
SHEFFIELD S/D UNIT 3
FARRAGUT, TN

OWNER:
DAVID FISER
132 SERLAKE DR
KNOXVILLE, TN 37922
865-392-5630

DEVELOPER:
SADDLEBROOK PROPERTIES, LLC
BOB MOHNEY
PO BOX 23190
KNOXVILLE, TN 37933
865-392-5630

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



ENGINEERING BY:



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



0 WITHERSPOON LANE, FARRAGUT, TN 37934
CLT MAP 152 PARCEL 52.04

JUNE 20, 2015
REVISED JULY 07, 2015

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7	C-103 ROAD DETAIL SHEET
8	C-201 GRADING AND DRAINAGE PLAN
9	C-202 DRAINAGE SCHEDULE AND DETAILS
10	C-301 SEWER LINE 1A & 1B PROFILES
11	C-302 SEWER LINE B PROFILE
12	C-401 WATER LINE PLAN & PROFILE
13	C-402 WATER LINE PLAN & PROFILE
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16	C-503 FINAL STABILIZATION PLAN
17	C-504 EROSION CONTROL DETAILS
18	TP-1 TREE PRESERVATION/REMOVAL PLAN
19	LCUB LCUB ELECTRIC LAYOUT (NOT TO SCALE)
20	KUB KUB GAS LINE LAYOUT (NOT TO SCALE)

Area Calculations					
	Unit 1	Unit 2	Unit 3	Total Development	Total Dev (ac)
Total Area Ag	521,217.17	0	0	521,217.17	11.97
OS Reg. Ag	52,121.72	0	0	52,121.72	1.20
OS Provided Ag	66,715.76	0	0	66,715.76	1.53
Total Area OSR	2,701,812.46	1,173,189.09	1,192,455.00	5,067,456.55	116.33
OS Req.	945,634.36	410,616.16	417,359.25	1,773,609.77	40.72
OS Provided	1,234,582.81	296,800.05	371,274.00	1,902,656.86	43.68
OS Prov - Req.	355,664.21	-113,816.11	-46,085.25	195,762.85	4.49

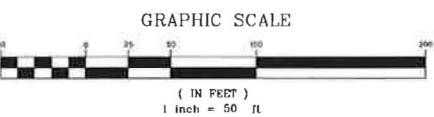
Unit 1				Unit 2			
	Area (SF)	Area (AC)			Area (SF)	Area (AC)	
Total Area	3,223,223.71	74.00		Total Area	1,173,189.09	26.93	
Open Space				Open Space			
Lot 11	346,397.38	7.95		Lot 28	17,317.00	0.40	
Lot 205	4,197.67	0.10		Lot 34	279,483.05	6.42	
Lot 115	111,435.90	2.56		Total Unit 2	296,800.05	6.81	
Lot 98R	656,858.94	15.08		55 Lots + 2 Open Space Lots			
Lot 98R	47,917.28	1.10					
Lot 201	53,092.92	1.22		Unit 3	Area (SF)	Area (AC)	
Lot 206	14,682.72	0.34		Total Area	1,192,455.00	27.38	
Lot 204 (A)	66,715.76	1.53		Open Space			
Total Unit 1 (A)	66,715.76	1.53		Lot 59	31,549.00	0.72	
Total Unit 1 (OSR)	1,234,582.81	28.34		Lot 78	339,725.00	7.80	
91 Lots + 8 Open Space Lots				Total Unit 2	371,274.00	8.52	
				49 Lots + 2 Open Space Lots			

TOTAL BUILDING AREA
0.75 X 116.33 = 87.2475 AC
87.2475 AC X 0.25 = 21.8119 AC
21.8119 AC / 195 = 0.1119 AC

TOTAL LOT COVERAGE
0.75 X 116.33 = 87.2475 AC
87.2475 AC X 0.35 = 30.5366 AC
30.5366 AC / 195 = 0.1566 AC

RECEIVED
AUG 10 2015
TOWN OF FARRAGUT

TOTAL AREA = 26.297 AC
TOTAL LOTS = 55



OWNER:
DAVID B. FISER
132 SHERLAKE DR.
KNOXVILLE, TN 37922
PHONE: (865) 693-0711
dfiser@fiserinc.com

SHEET 1
SHEET 2

RECEIVED
AUG 10 2015
TOWN OF FARRAGUT

SURVEY FOR/OWNER:

SHEET 1
SHEET 2



LOCATION MAP NO SCALE

- GENERAL NOTES
- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. (FINAL PLAT)
 - A FIVE (5') FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON EACH SIDE OF INTERIOR LOT LINES, A TEN (10') FOOT UTILITY, DRAINAGE AND CONSTRUCTION EASEMENT ON INSIDE OF ROAD RIGHTS-OF-WAY AND EXTERIOR LOT LINES.
 - DEED REFERENCE: INSTRUMENT NO. 201306030079272
 - PROPERTY SHOWN ON CLT 152 PARCEL 52.04
 - PROPERTY ZONE R1, OSR
 - TOTAL AREA UNIT 3: 27.375 ACRES: 1,192,455 SF
 - LOTS 59 AND 78 ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION
 - ALL WALKING TRAILS SHALL HAVE A 20' EASEMENT IN FAVOR OF THE TOWN OF FARRAGUT AND ARE RESERVED FOR PUBLIC USE. UPON COMPLETION OF CONSTRUCTION OF WALKING TRAILS, THE TOWN OF FARRAGUT SHALL ACCEPT MAINTENANCE AND LIABILITY OF USE OF SAID EASEMENTS.
 - A 15' UTILITY EASEMENT EXISTS, 7.5' EITHER SIDE OF WATER AND SEWER LINES AS INSTALLED.
 - BUILDING SETBACKS FOR (R1, OSR) ZONING ARE AS FOLLOWS:
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FRONT FACING GARAGE: 30 FEET
SIDE YARD: (MINIMUM OF 20 FEET BETWEEN BUILDINGS) 10 FEET UNLESS SHOWN OTHERWISE.
REAR: 25 FEET
 - PERIMETRY PROPERTY LINE: 50 FEET
 - GRID NORTH IS BASED ON BEARING OF S82°09'10"E BETWEEN TOP CONTROL POINT NO. 022 AND 023R (DISTANCES HAVE NOT BEEN REDUCED TO GRID)
 - LOT 60 AREA IS UNDER REVIEW IN TERMS OF SINKHOLE DETERMINATION AND THE FINAL PLAT WILL REFLECT THE FINAL DETERMINATION AND ANALYSIS PER CONDITIONS A-D IN SECTION 14-407 (5) OF THE TOWN'S SINKHOLE ORDINANCE.

CURVE	BEARING	DISTANCE	RADIUS	TANGENT	ARC LENGTH
C1	S89°35'29"E	255.16	410.00	134.24	259.47
C2	N89°45'49"W	221.43	180.00	140.42	238.49
C3	S48°30'02"E	135.02	235.00	70.48	136.95
C4	N53°36'56"W	150.55	375.00	76.84	151.57
C5	S24°17'03"W	348.21	2075.00	175.22	349.62
C6	S30°14'11"E	37.64	25.00	28.58	42.61
C7	N86°26'18"E	188.35	385.00	97.13	190.29
C8	S74°29'10"W	15.79	205.00	7.90	15.79
C9	S87°08'23"W	74.34	205.00	37.60	74.75
C10	N73°21'50"W	64.49	205.00	32.65	64.76
C11	N55°41'12"W	59.97	205.00	30.31	60.18
C12	N39°38'59"W	55.95	205.00	28.24	56.13
C13	S34°58'06"E	23.17	210.00	11.60	23.18
C14	S51°39'46"E	98.28	210.00	50.54	99.20
C15	N62°39'29"W	35.41	400.00	17.72	35.43
C16	N54°50'43"W	71.55	400.00	36.93	73.66
C17	N45°48'11"W	52.56	400.00	26.34	52.60
C18	S44°50'40"E	7.35	75.00	3.68	7.35
C19	S63°16'46"E	40.41	75.00	20.98	40.91
C20	N56°10'19"W	36.65	50.00	20.95	39.68
C21	N15°54'04"W	30.13	50.00	15.80	30.61
C22	N28°01'13"E	44.44	50.00	24.80	46.05
C23	N85°12'06"E	51.20	50.00	29.80	53.75
C24	S34°35'03"E	49.12	50.00	28.19	51.34
C25	N23°36'04"W	47.43	75.00	25.00	48.26
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C35	S50°37'41"W	120.02	2050.00	60.03	120.03
C36	S51°15'41"W	96.28	2100.00	48.15	96.29
C37	S53°44'11"W	85.13	2100.00	42.58	85.14
C38	S56°03'30"W	85.06	2100.00	42.54	85.06
C39	S58°09'54"W	69.35	2100.00	34.68	69.35
C40	N13°39'09"E	35.64	25.00	25.40	39.67
C41	N64°08'42"W	165.83	155.00	98.13	174.97
C42	S77°53'51"W	30.35	155.00	15.25	30.40
C43	N72°44'43"E	22.01	435.00	11.01	22.01
C44	N80°48'13"E	85.29	435.00	42.85	85.42
C45	S87°36'34"E	90.35	435.00	45.42	90.52



CERTIFICATE OF SURVEY ACCURACY

I hereby certify that the plan shown and described herein is a true and correct copy of the survey required by the Farragut Municipal Planning Commission and that the monuments have been placed as shown herein, to the satisfaction of the Planning Commission. This is a Category 1 Land Survey and is subject to the provisions of the ordinance.

08/07/2015 Date *[Signature]* Registered Surveyor No. 2447

PRELIMINARY PLAT OF:

SHEET 2 OF 20

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



REVISIONS	
DRAWN BY: R. LYNCH	1 08072015 TOF COMMENTS
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1"=50'	4
DATE: 07/20/2015	5
	6

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

Sheffield Subdivision - Unit III
Witherspoon Lane
Town of Farragut, Tennessee
District 6, Knox County, Tennessee

PROJECT NO.
3622-3PP

TOTAL AREA = 26.297 AC
TOTAL LOTS = 55

TOTAL BUILDING AREA
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SHEET 1
SHEET 2

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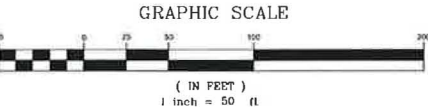
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C25	N21°36'04"W	47.43	75.00	25.00	48.26
C26	N43°33'49"W	18.66	350.00	9.33	18.66
C27	N52°27'46"W	89.81	350.00	45.28	90.06
C28	N62°30'52"W	32.74	350.00	16.39	32.75
C29	S56°34'03"E	78.01	260.00	39.45	78.30
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RECEIVED
AUG 10 2015
TOWN OF FARRAGUT



CERTIFICATE OF SURVEY ACCURACY
I hereby certify that the prior shown and described herein is a true and correct survey, to the accuracy required by the Tennessee Surveying Commission and that the measurements have been placed on stone, concrete or other permanent monuments in the ground at the locations shown on the plat.
08/07/2015 Date
Ryan S. Lynch
Registered Surveyor
No. 2447



OWNER:
DAVID B. FISER
132 SHERLAKE DR
KNOXVILLE, TN 37922
PHONE: (865) 693-0711
dfiser@fiserinc.com

SHEFFIELD UNIT I
PLAT: 201006100077150
OPEN SPACE
15.08 ACRES (BY PLAT)

BRIXWORTH
SUBDIVISION UNIT 3
INST: 200607030000109

SURVEY FOR/OWNER:

PRELIMINARY PLAT OF:

SHEET 3 OF 20

LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
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	REVISIONS
DRAWN BY: R. LYNCH	1 08072015 TOF COMMENTS
CHECKED BY: R. LYNCH	2
APPROVED BY: RSL	3
SCALE: 1"=50'	4
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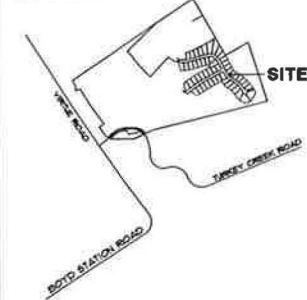
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Phone: (865) 690-3200

Sheffield Subdivision - Unit III
Witherspoon Lane
Town of Farragut, Tennessee
District 6, Knox County, Tennessee

PROJECT NO.
3622-3PP

LOCATION MAP

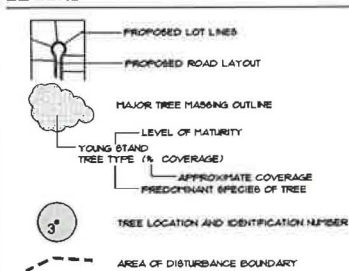
NOT TO SCALE



SITE DATA

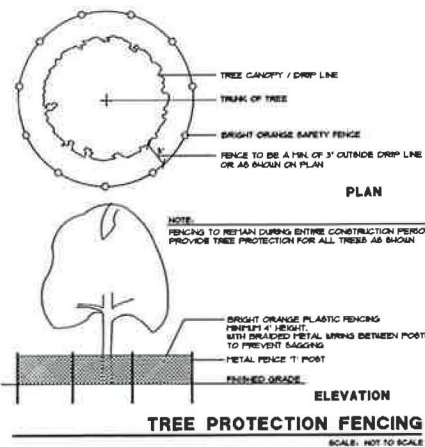
DEVELOPER:
SADDLEBROOK PROPERTIES
P.O. BOX 29190
KNOXVILLE, TN 37933
ZONE: RL O&R
CLT MAP NO.: 157
TOTAL AREA (UNIT 3): 21.31 ACRES

LEGEND



NOTES

- OVERALL SITE ACREAGE: 21.31 ACRES
APPROXIMATE TREE CANOPY COVERAGE IS 128,900 SQ.FT. (16.73 AC)
- TREE MASSING INFORMATION IS FROM AERIAL PHOTOGRAPHY COMBINED WITH FIELD ANALYSIS AND FIELD SURVEY PROVIDED BY ENGINEER.
- ALL PROTECTED TREES AND THE APPROXIMATE CANOPY OF TREE COVERED AREAS ARE SHOWN ON THE PLAN AS DEFINED IN THE FARRAGUT TREE PROTECTION ORDINANCE.
- THERE ARE NO SIGNIFICANT ENVIRONMENTALLY SENSITIVE AREAS IN THE UNIT OF THE DEVELOPMENT.
- TEMPORARY CONSTRUCTION ACTIVITIES, SUCH AS EQUIPMENT STORAGE, WORKER PARKING SHALL BE CONFINED COMPLETELY WITHIN THE AREA OF DISTURBANCE.
- PROTECTED TREES, AS NOTED IN THE TREE INVENTORY, SHALL HAVE TREE PROTECTION FENCING WHICH SHALL BE INSTALLED IN ACCORDANCE WITH THE TREE PROTECTION FENCING DETAIL.
THE LOCATION OF TREE PROTECTIVE FENCING, WHICH HAS BEEN APPROVED BY THE TOWN OF FARRAGUT AS REFLECTED ON THE APPROVED PLANS, MUST NOT BE REMOVED OR ALTERED IN ANY WAY. ANY SUCH ALTERATION OF PROTECTIVE FENCING WILL RESULT IN AN IMMEDIATE STOP WORK ORDER FOR THE ENTIRE PROJECT.
- BUFFER STRIPS ARE NOT REQUIRED FOR THIS SITE.
- TREE PROTECTIVE FENCING WILL SUFFICE FOR TREE PROTECTION. NO SPECIAL MEASURES WILL BE NEEDED TO PROTECT TREES OR GROUPS OF TREES UNLESS NOTED.
- IN ADDITION TO TREE PROTECTION FENCING REQUIRED FOR SPECIFICALLY PROTECTED TREES, THE PROPOSED LIMITS OF DISTURBANCE WHICH ABOUT ANY WOODED AREAS, ADDITIONAL AREAS IDENTIFIED BY TOWN STAFF AND ENVIRONMENTALLY SENSITIVE AREAS SHALL BE STAKED AND BARRICADED WITH TREE PROTECTION FENCING, UNLESS AN EQUIVALENT MATERIAL IS APPROVED BY THE TOWN STAFF. THESE MEASURES SHALL BE COMPLETED PRIOR TO ISSUANCE OF A GRADING PERMIT. TREE FENCING SHALL BE INSTALLED IN FRONT OF BILT FENCING.
- PRIOR TO THE ISSUANCE OF A GRADING PERMIT, THE TOWN STAFF AND THE PROFESSIONAL RESPONSIBLE FOR PREPARING THE TREE PRESERVATION/REMOVAL PLAN ASSOCIATED WITH THIS PROJECT SHALL FIELD CHECK AND APPROVE THE PLACEMENT OF TREE PROTECTION FENCING, AS PROVIDED FOR ON THE APPROVED PLANS.
- DETENTION BASINS ARE REQUIRED FOR THIS UNIT OF THE DEVELOPMENT AS SHOWN.



TREE INVENTORY

TREE NUMBER	SPECIES	DBH	TO BE REMOVED	HAZARDOUS	REMARKS
1.	OAK	24"	YES	NO	
2.	OAK	36"	YES	NO	
3.	OAK	27"	YES	NO	
4.	OAK	28"	YES	NO	
5.	RED OAK	27"	YES	NO	
6.	WHITE OAK	28"	YES	NO	
7.	OAK	24"	YES	NO	
8.	WHITE OAK	24"	YES	NO	
9.	OAK	33"	YES	NO	
10.	RED OAK	33"	NO	NO	
11.	OAK	33"	NO	NO	
12.	WHITE OAK	26"	NO	NO	
13.	OAK	30"	NO	NO	

TREE REPLACEMENT SCHEDULE

SIZE OF HARDWOOD TREE PROPOSED FOR REMOVAL	NUMBER IN CATEGORY	NUMBER OF NEW REPLACEMENT TREES REQUIRED
≥ 24" DBH	9	36
	TOTAL	36
AREA OF PREDOMINANTLY YOUNG STAND OF TREES	RATE	NUMBER OF NEW REPLACEMENT TREES REQUIRED
74,100 SQ.FT.	1 TREE/7500 SQ.FT.	10
	TOTAL	10

TREE CREDIT PROVISION

SIZE OF SPECIMEN TREE TO BE SAVED	NUMBER IN CATEGORY	NEW TREE CREDIT
≥ 24" DBH	4	32
	TOTAL	32

TREE REPLACEMENT/CREDIT SUMMARY

REQUIRED REPLACEMENT TREES	46
CREDIT FOR SAVED TREES	32
NEW TREES REQUIRED	14



Tree Preservation / Removal Plan

SHEFFIELD SUBDIVISION - UNIT 3

Farragut, Tennessee

JOB NO. 215039
DRAWN: MAV/RJM
DATE: AUG. 4, 2015
REVISIONS:



TP-1

SHEET 18 OF 20



MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE, LAND PLANNING
299 N. WEIGANDER RD. SUITE 201 KNOXVILLE, TN 37919
(865) 598-1931

MEETING DATE: August 20, 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 59.04, Tax Map 152, located at 11737 Turkey Creek Road, 7.22 Acres, from R-2 to R-1/OSMR (KnoxFi Two, LLC, Applicant)

INTRODUCTION: This zoning map amendment is being requested in order to permit the development of Phase III of the Briarstone Subdivision.

DISCUSSION: The area identified for the zoning map amendment is shown as medium density residential on the future land use map in the Comprehensive Land Use Plan (CLUP). This was also the designation for the property that is now the remainder of the Briarstone Subdivision. Based on the zoning district requested, a more compatible designation on the future land use map would be Open Space Cluster Residential. This was discussed with the original rezoning for the Briarstone Subdivision in July of 2014 and it was agreed that the type of development permitted in an R1/OSMR would be compatible with the character description for medium density residential and thus consistent with the CLUP.

RECOMMENDATION: The staff recommends approval of Resolution PC-15-11 which recommends approval of Ordinance 15-14 to rezone a portion of Parcel 59.04, Tax Map 152, located at 11737 Turkey Creek Road, 7.22 Acres, from R-2 to R-1/OSMR. Prior to the first reading before the Board of Mayor and Aldermen, the rezoning would be subject to the zoning line being described in metes and bounds on a survey that would be added as Exhibit B to the ordinance.

APPLICATION TO AMEND ZONING MAP

TOWN OF FARRAGUT, TENNESSEE

RECEIVED

JUL 20 2015

FOR OFFICE USE ONLY

Fee Paid: \$300

TOWN OF FARRAGUT

APPLICANT NAME: KNOX #1 TWO, LLC

Address: 201 SHORLAKE RD City/State/Zip: KNOXVILLE, TN 37922

Phone Number: _____ Fax Number: _____

E-mail: _____

DESCRIPTION OF PROPERTY (Attach map of property):

Address: 11737 TURKEYCROOK RD Size of Tract: 7.22 AC OF PARENT TRACT

Lot(s)/Parcel(s) No.: 59.04 Tax Map No. 152

Previous Rezoning Applications: N/A

Change Requested:

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

Proposed Use of Property (Be specific): PHASE 3 ADDITION OF BRIARSTONE S/D

Existing Land Use: VACANT

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

NAME	ADDRESS (Street/City/Zip)	PROPERTY OWNED
<u>RICHARD SCARBROUGH</u>	<u>11737 TURKEYCROOK RD</u>	<u>152 05904</u>
_____	_____	_____
_____	_____	_____

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

[Signature] 7/20/15
APPLICANT SIGNATURE DATE

OR

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

NAME (SIGNATURE)

DATE

Street Address/City/State/Zip

Telephone Number

RESOLUTION PC-15-11

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 59.04, TAX MAP 152, LOCATED AT 11737 TURKEY CREEK ROAD, APPROXIMATELY 7.22 ACRES, FROM R-2 (GENERAL SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-1 (RURAL SINGLE-FAMILY RESIDENTIAL) AND OSMR (OPEN SPACE MIXED RESIDENTIAL OVERLAY) DISTRICTS

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 August 20, 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 15-14.

ADOPTED this 20th day of August, 2015.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	15-14
PREPARED BY:	Shipley
REQUESTED BY:	KnoxFi Two, LLC
CERTIFIED BY FMPC:	August 20, 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 59.04, Tax Map 152, located at 11737 Turkey Creek Road, approximately 7.22 acres, from R-2 (General Single-Family Residential) District to R-1 (Rural Single-Family Residential) and OSMR (Open Space Mixed Residential Overlay) Districts (Exhibits A and B)

SECTION 2.

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

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

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

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION



**Ordinance 15-14
Exhibit A**

Rezone
a portion of Parcel 59.04, Tax Map 152

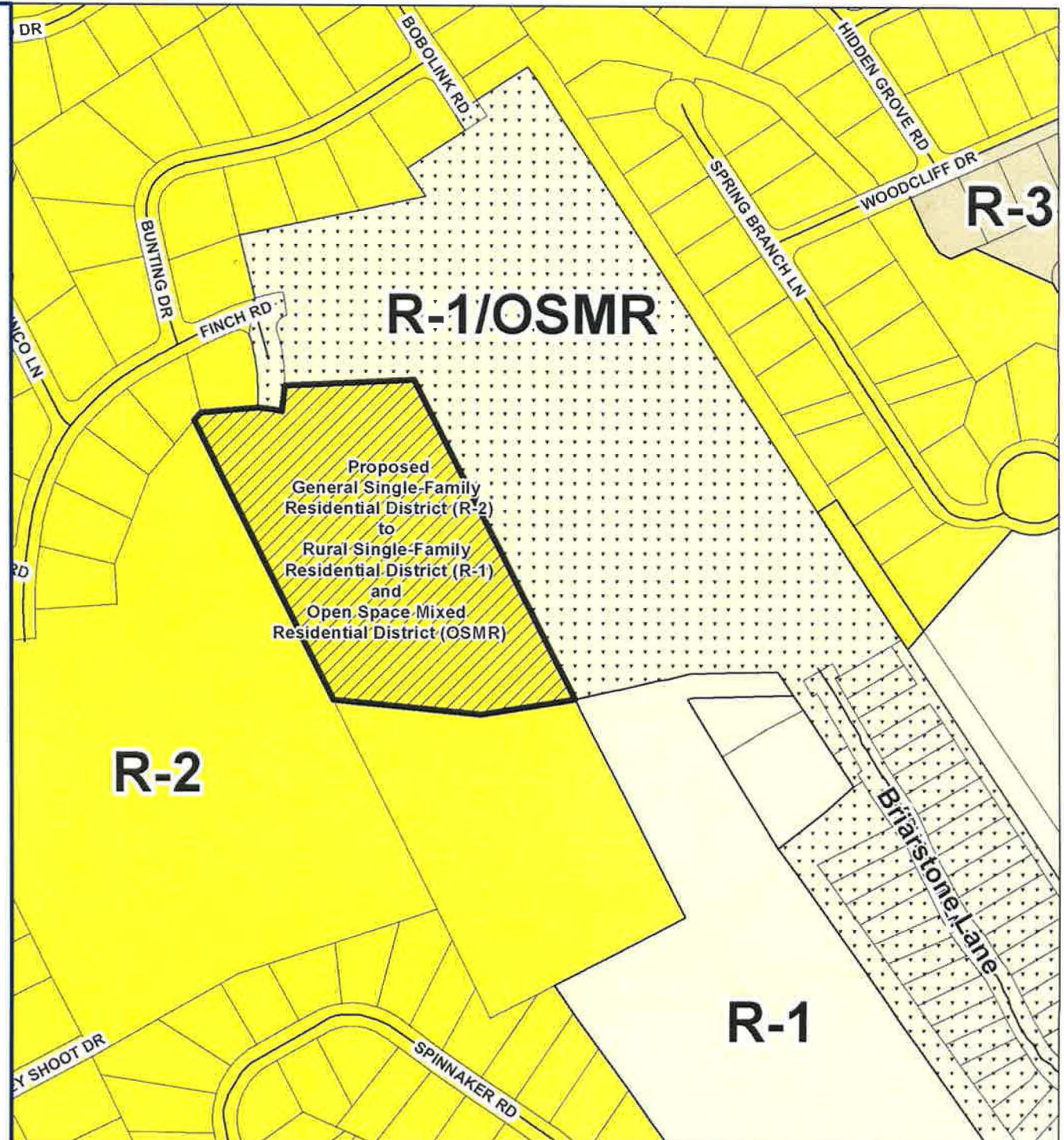
From
General Single-Family Residential District (R-2)
to
Rural Single-Family Residential District (R-1)
and
Open Space Mixed Residential District (OSMR)

Legend

- Streets
-  Subject Property
-  Parcels
-  R-1, Rural Single-Family Residential
-  R-2, General Single-Family Residential
-  R-3, Small Lot Single-Family Residential
-  OSMR, Open Space Mixed Residential Overlay



1 in = 300 ft



MEETING DATE: August 20, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a concept plan revision for the Briarstone Subdivision to include Phase III, Parcel 59.04, Tax Map 152, 11737 Turkey Creek Road, 19 Lots, 7.22 Acres (Saddlebrook Properties, LLC, Applicant)

INTRODUCTION: This concept plan includes the area encompassed by the previous agenda item involving the request to rezone a portion of Parcel 59.04, Tax Map 152. This would expand the original area designated for the Briarstone Subdivision and would include 19 house lots and 2 open space lots. The plan provides for a vehicular connection to the Audubon Hills Subdivision via Dunlin Lane. The plan also shows a future right of way for the property to the south if/when it is developed. These measures help to promote Strategy 4 of the Comprehensive Land Use Plan – Increase Connectivity.

RECOMMENDATION: Included in your packet is a copy of the concept plan and the staffs' comments on the original plan. The staff will make a recommendation at the meeting based on whether the original comments have been satisfactorily addressed.

July 29, 2015

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

**SUBJECT: STAFF COMMENTS ON CONCEPT PLAN REVISION FOR THE
BRIARSTONE SUBDIVISION TO INCLUDE PHASE III**

Dear Russ:

The Town staff has reviewed the above referenced concept plan for compliance with the Town's regulations. Please address the following items and submit four (4) full size copies and one (1) 11" x 17" reduced set to the Farragut Town Hall by **Monday, August 10**. 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, August 4, 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, August 10.

Fire Division: (Contact Dan Johnson at dan.johnson@townoffarragut.org)
No comments.

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

1. Please correct Sheet 3 to note that it is Sheet 3 of 4;
2. Please include the tree plan with the submittal and number it Sheet 4;
3. Please clearly show the property boundary;
4. Please correctly show the 50 foot peripheral setback along Lot 68. This lot would not appear to be buildable as currently configured;
5. Please correctly show the 50 foot peripheral setback on Lot 78 along the area to be platted as a right-of-way to the remaining Scarbrough property. Lot 78 would not appear to be buildable as currently configured;
6. As a reminder, prior to the issuance of a building permit, please provide digital copies in a TIF or JPEG format of the public infrastructure (roads, pedestrian facilities, and stormwater system) as constructed;

7. Please stub out a walking trail along Lot 78 so that when the property to the south develops the walking trail will be extended;
8. Please remove Note #17. Note #10 has a typo;
9. Please number the open space lots in the same font and size as is shown for the buildable lots;
10. Please consider the possible road alignment into Dunlin Lane along Lot 78 when the property to the south is developed and a public road is constructed in this area;
11. Please provide on the plan all owner(s) of record for each parcel;
12. Please list all present zoning districts on the concept plan;
13. Please denote the approximate square footage and acreage of all the tree covered areas in Phase III;

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

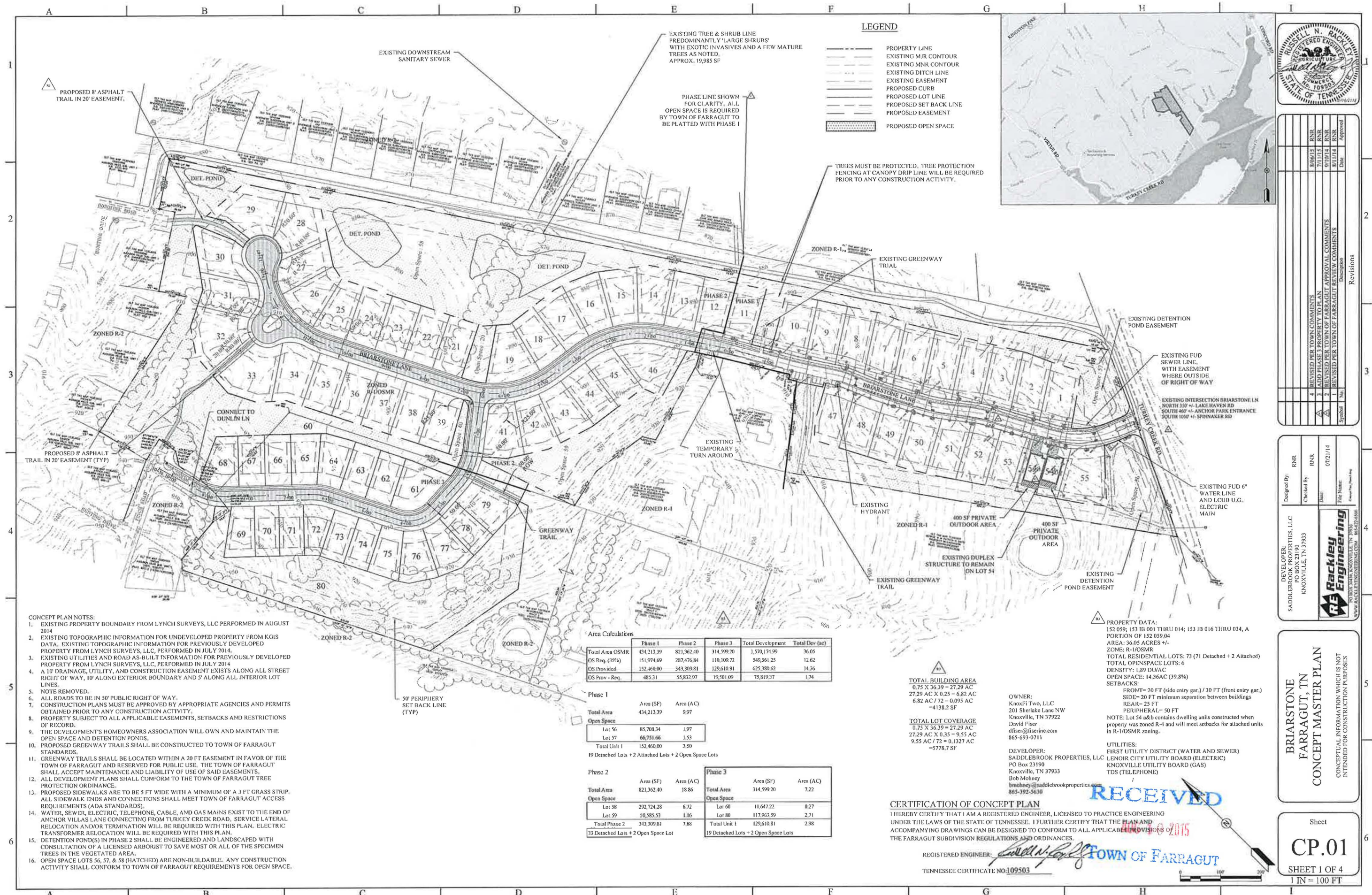
14. Roadway profiles appear to be designed for 30 mph, as opposed to 35. Can “k” values of 29 and 49 not be achieved for crests and sags?

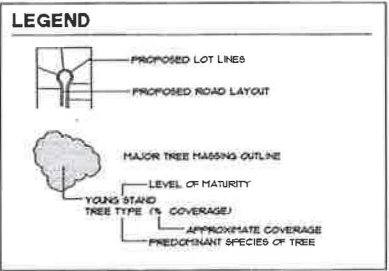
In addition to the e-mail addresses provided above you may also call the designated staff person(s) at 865-966-7057 if you have any questions on the above items. Unless specified otherwise, please include all requested information on the plans. Thank you for your assistance.

Sincerely,

Mark Shipley, AICP
Community Development Director

Darryl W. Smith, P.E.
Town Engineer





SITE DATA

OWNER:
KNOX FI TWO, LLC
132 SHERLAKE LANE
KNOXVILLE, TN 37932
(865) 639-0991

DEVELOPER:
SADDLEBROOK PROPERTIES
P.O. BOX 23182
KNOXVILLE, TN 37933
(865) 392-5630

ZONE: OSMR / R-1 ZONING
CLT MAP NO: 152, PARCEL 58
TOTAL AREA (UNIT 2): 19.31 ACRES
(UNIT-3): 11.02 ACRES

- NOTES**
- OVERALL SITE ACREAGE: 36.33 ACRES (UNIT-2:19.31 - UNIT-3:11.02)
APPROXIMATE TREE CANOPY COVERAGE OF UNIT-3:
 - TREE MASSING INFORMATION IS FROM AERIAL PHOTOGRAPHY COMBINED WITH FIELD ANALYSIS.
 - ALL PROTECTED TREES AND THE APPROXIMATE CANOPY OF TREE COVERED AREAS ARE SHOWN ON THE PLAN AS DEFINED IN THE FARRAGUT TREE PROTECTION ORDINANCE.
 - THERE ARE NO SIGNIFICANT ENVIRONMENTALLY SENSITIVE AREAS ON SITE.
 - BUFFER STRIPS ARE NOT REQUIRED FOR THIS SITE.
 - REQUIRED DETENTION BASINS ARE SHOWN ON PLAN AS PART OF UNIT-2.
 - THIS IS AN AMENDED PLAN OF UNIT-2. GRADING OF UNIT-2 IS UNDERWAY.



MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE, INC.
293 N. WEIGANDER RD., SUITE 201
KNOXVILLE, TN 37919
(865) 596-1931

Concept Plan Site Analysis

BRIARSTONE - Phase 3
Farragut, Tennessee

JOB NO. 215214
DRAWN: MAY/RM
DATE: JULY 22, 2015
REVISIONS: AUG. 6, 2015

RECEIVED
AUG 10 2015
TOWN OF FARRAGUT

SCALE 1" = 60'
SHEET 4 OF 4

MEETING DATE: August 20, 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 131, Tax Map 142, located to the west of Village Veterinary and to the east of the former Phillips 66 on Kingston Pike, from O-1 to TCD (Craig Allen, Applicant)

INTRODUCTION AND BACKGROUND: This request was originally discussed as a workshop item at the April 16, 2015 planning commission meeting. The applicant did not wish to pursue the rezoning unless certain amendments to the Town Center District could be made concerning parking and signage. Amendments have subsequently been recommended for approval by the planning commission and are now being considered by the board of mayor and aldermen.

In addition, at the July 16 planning commission meeting, the commission voted unanimously to support an amendment to the Comprehensive Land Use Plan (CLUP) that would change the future land use designation for the office/light industrial portion of the property to mixed use town center (MUTC). That amendment is also now being considered by the board of mayor and aldermen.

DISCUSSION: Consistent with the CLUP amendment, the applicant is now moving forward with a request to rezone the portion of the property that is currently zoned Office (O-1) to Town Center District (TCD). The portion of the property zoned Open Space/Park would remain in its current designation and is not part of this request.

As required in association with a rezoning request to TCD, the applicant has submitted a concept plan. The applicant has also submitted a traffic impact study associated with the proposed project. The concept plan and executive summary and conclusions and recommendations of the traffic impact study are included in your packets along with the staffs' comments on the concept plan.

RECOMMENDATION: Given that this property is in very close proximity to other properties identified as preferred locations for a MUTC, a rezoning that would permit the development of a town center on this property would help advance Strategy 1 – Bring About a Downtown, and Strategy 3 – Encourage Greater Housing Choice, of the CLUP. Prior to the first reading before the Board of Mayor and Aldermen, the rezoning would be subject to the OS-P zoning line being described in metes and bounds on a survey that would be added as Exhibit B to the ordinance.

Though a concept plan is required as part of a rezoning request to the TCD, the staff has some outstanding comments that will need to be addressed as a condition of approval of the rezoning. The staffs' remaining comments will be presented as part of the staff recommendations at the meeting. In your packet please find Resolution PC-15-13 which recommends approval of Ordinance 15-16 to rezone a portion of Parcel

131, Tax Map 142, located to the west of Village Veterinary and to the east of the former Phillips 66 on Kingston Pike, from O-1 to TCD.

RESOLUTION PC-15-13

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 131, TAX MAP 142, LOCATED TO THE WEST OF VILLAGE VETERINARY AND TO THE EAST OF THE FORMER PHILLIPS 66 ON KINGSTON PIKE, FROM O-1 (OFFICE) DISTRICT TO TCD (TOWN CENTER) 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 August 20, 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 15-16.

ADOPTED this 20th day of August, 2015.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE:	15-16
PREPARED BY:	Shipley
REQUESTED BY:	Craig Allen
CERTIFIED BY FMPC:	August 20, 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 131, Tax Map 142, located to the west of Village Veterinary and to the east of the former Phillips 66 on Kingston Pike, from O-1 (Office) District to TCD (Town Center) District (Exhibit A) and as described in Exhibit B.

SECTION 2.

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

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

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

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION



**Ordinance 15-16
Exhibit A**

Rezone
a portion of Parcel 131, Tax Map 142

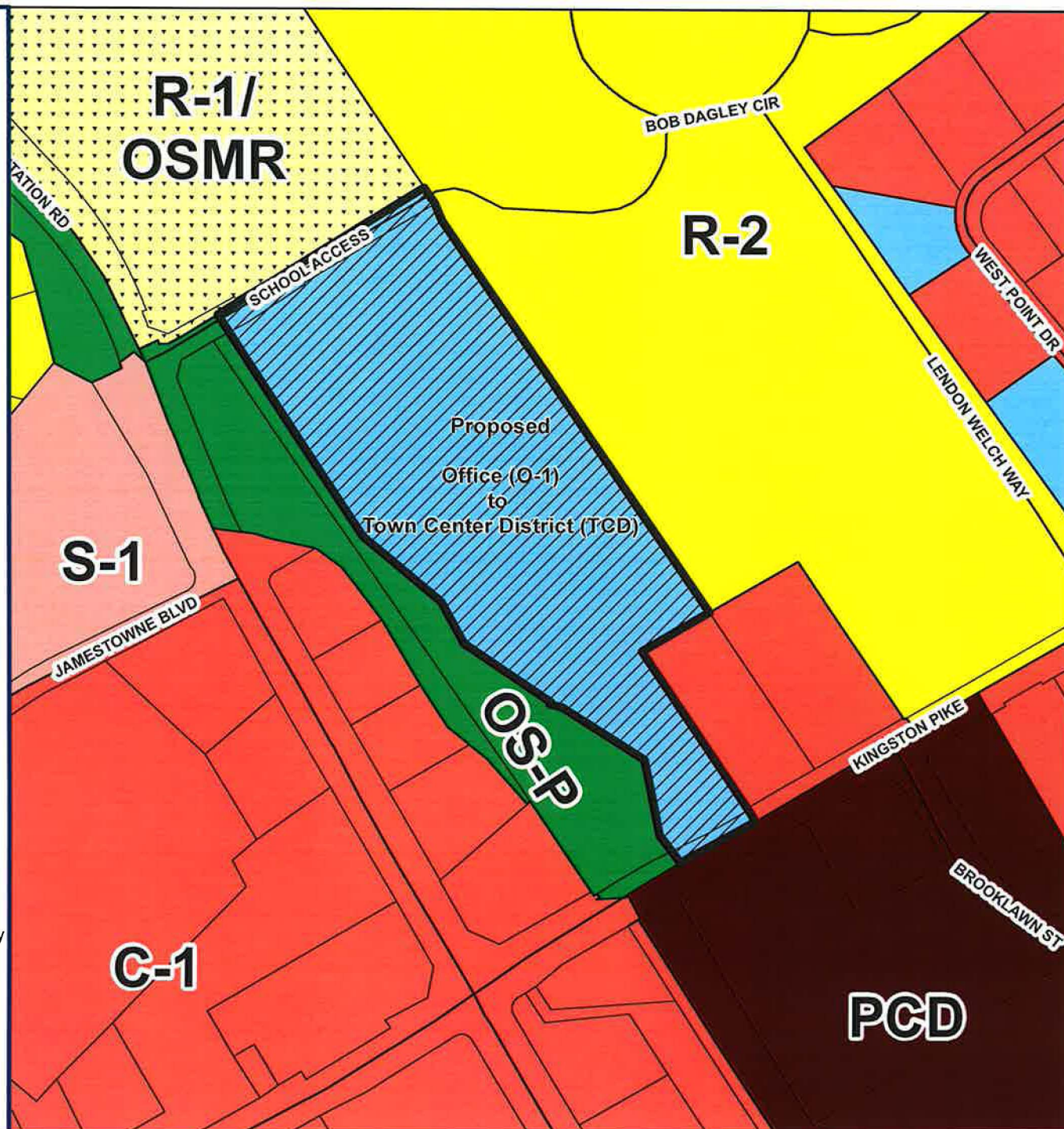
From
Office (O-1)
to
Town Center District (TCD)

Legend

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

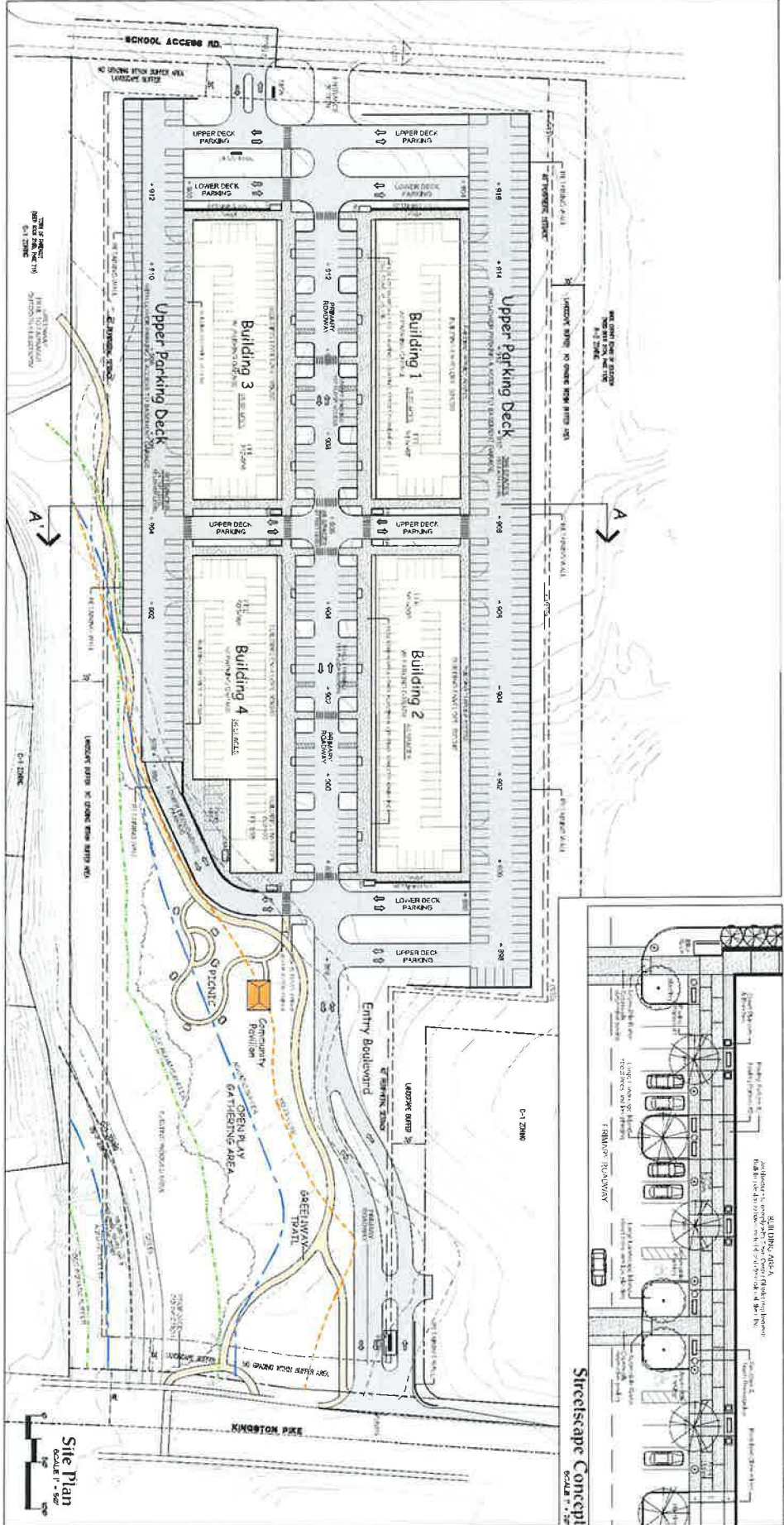
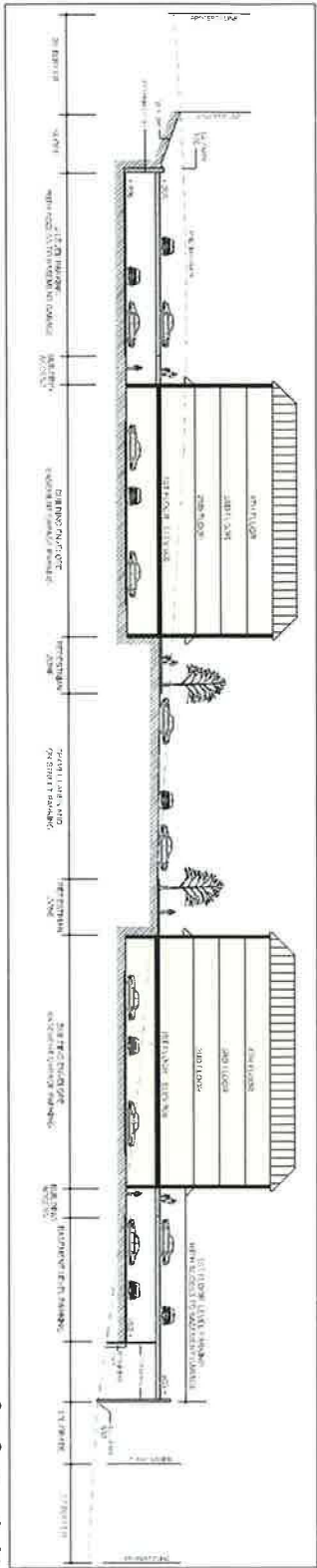


1 in = 300 ft



LOT COVERAGE

LOT	AREA	COVERAGE	REMARKS
LOT 1	1.00	100%	ENTIRE LOT
LOT 2	1.00	100%	ENTIRE LOT
LOT 3	1.00	100%	ENTIRE LOT
LOT 4	1.00	100%	ENTIRE LOT
LOT 5	1.00	100%	ENTIRE LOT
LOT 6	1.00	100%	ENTIRE LOT
LOT 7	1.00	100%	ENTIRE LOT
LOT 8	1.00	100%	ENTIRE LOT
LOT 9	1.00	100%	ENTIRE LOT
LOT 10	1.00	100%	ENTIRE LOT
LOT 11	1.00	100%	ENTIRE LOT
LOT 12	1.00	100%	ENTIRE LOT
LOT 13	1.00	100%	ENTIRE LOT
LOT 14	1.00	100%	ENTIRE LOT
LOT 15	1.00	100%	ENTIRE LOT
LOT 16	1.00	100%	ENTIRE LOT
LOT 17	1.00	100%	ENTIRE LOT
LOT 18	1.00	100%	ENTIRE LOT
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LOT 91	1.00	100%	ENTIRE LOT
LOT 92	1.00	100%	ENTIRE LOT
LOT 93	1.00	100%	ENTIRE LOT
LOT 94	1.00	100%	ENTIRE LOT
LOT 95	1.00	100%	ENTIRE LOT
LOT 96	1.00	100%	ENTIRE LOT
LOT 97	1.00	100%	ENTIRE LOT
LOT 98	1.00	100%	ENTIRE LOT
LOT 99	1.00	100%	ENTIRE LOT
LOT 100	1.00	100%	ENTIRE LOT



March 26, 2015

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

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

Dear Michael:

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

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

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

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

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

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

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

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

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

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

Sincerely,

Mark Shipley, AICP
Community Development Director

Darryl Smith
Town Engineer

I.0 EXECUTIVE SUMMARY

This report provides a summary of a traffic impact study that was performed for a proposed multi-use development to be located in the Town of Farragut. The project site is located on the north side of Kingston Pike (S.R. 1) and on the east side of Campbell Station Road. The conceptual development plan for this project proposes a multi-use development that will include apartments, condominiums, and some commercial space that will consist of offices and some retail businesses.

The purpose of this study was the evaluation of the traffic operational and safety impacts of the proposed development upon roadways in the vicinity of the site. Appropriate intersection evaluations were conducted at four critical intersections. This was done in order to determine the anticipated impacts of this proposed project and to establish recommended measures to mitigate these impacts.

The primary conclusion of this study is that traffic generated from the proposed mixed-use development will have some adverse impacts on the study intersections, especially during A.M. and P.M. peak traffic periods. However, these impacts generally involve a worsening of existing conditions, and measures are available to mitigate the major concerns. The following is a listing of the impacts identified by this study, along with the recommended mitigation measures. These recommendations are primarily intended to maximize operational conditions and safety.

- 1) Install a traffic signal at the site entrance on Campbell Station Road. This signal will likely meet required signal warrants and will address the anticipated poor level-of-service for the westbound to southbound left-turn movement. In addition, it will provide for a safer pedestrian crossing of Campbell Station Road at this location and will also increase safety for traffic to and from Farragut High School. This signal should be actuated with vehicular and pedestrian detection, should possess a southbound to eastbound left-turn phase and should be provided with supplemental signal heads as needed to assist signal visibility because of horizontal curvature related issues.
- 2) The high school access road should have the existing right-out concrete island removed and be restriped to provide a minimum 200 foot westbound left-turn lane. In addition, the westbound right lane should be striped as an exclusive right-turn lane.
- 3) The center lane on Kingston Pike, immediately east of the site driveway intersection, should be restriped. This restriping would remove the painted island in the middle of Kingston Pike, and replace it with a fully striped center two-way left-turn lane. This would more readily allow vehicles making a left-turn to exit the site and turn left into the center lane before merging with eastbound Kingston Pike through traffic.
- 4) It is likely that during peak hours, some vehicles may leave the project site and use the parking lot driveways in front of the Veterinary Hospital to access the existing traffic signal located at Kingston Pike and Brooklawn Street. This location should be monitored to determine if this results in any safety concerns. The installation of a speed hump or other device could be considered if significant issues are observed.
- 5) It is important that for all these intersection locations, site features such as signs and vegetation be located so as not to impede the required lines of sight.
- 6) The signalized intersections in the area should be periodically reviewed and appropriate traffic signal timing developed and installed on a three to five year cycle.

7.0 CONCLUSIONS & RECOMMENDATIONS

The primary conclusion of this study is that traffic generated from the proposed mixed-use development will have some adverse impacts on the study intersections, especially during A.M. and P.M. peak traffic periods. However, these impacts generally involve a worsening of existing conditions, and measures are available to mitigate the major concerns. The following is a listing of the impacts identified by this study, along with the recommended mitigation measures. These recommendations are primarily intended to maximize operational conditions and safety.

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- 4) It is likely that during peak hours, some vehicles may leave the project site and use the parking lot driveways in front of the Veterinary Hospital to access the existing traffic signal located at Kingston Pike and Brooklawn Street. This location should be monitored to determine if this results in any safety concerns. The installation of a speed hump or other appropriate device could be considered if issues are observed and considered significant.
- 5) It is important that for all these intersection locations, site features such as signs and vegetation be located so as not to impede the required lines of sight.
- 6) The signalized intersections in the area should be periodically reviewed and appropriate traffic signal timing developed and installed on a three to five year cycle. This study identified the intersection of Kingston Pike and Concord Road as a location that could significantly benefit from immediate retiming.

MEETING DATE: August 20, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Mark Shipley, Community Development Director

SUBJECT: Discussion and public hearing on a request to amend the 2012 Comprehensive Land Use Plan for 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 Civic/Institutional to Commercial (Branch Towers, Applicant)

INTRODUCTION AND BACKGROUND: This item was discussed at the June and July planning commission meetings. At the July meeting, commissioners seemed favorable in terms of amending the Comprehensive Land Use Plan (CLUP) to change the future land use designation from Civic/Institutional to Commercial. The lake portion of the property would remain Open Space since it is undevelopable.

DISCUSSION: As mentioned at the previous planning commission meetings, the applicant is requesting to amend the CLUP to provide for consistency with the rezoning request to Commercial and Telecommunications Overlay. Staff has struggled with what would be the best base zoning district for the property given its close proximity to the wastewater treatment facility.

RECOMMENDATION: At the July meeting, the planning commission was favorable to the request for a future land use designation of Commercial. The property owner, Ms. Mailen, spoke about the property to the north, where Clarity Point is situated, being zoned Commercial (C-1) and that a similar use in the surrounding area is envisioned in the near future and would be permitted in the C-1 Zoning District.



Rezone
a portion of Parcel 37.03, Tax Map 153

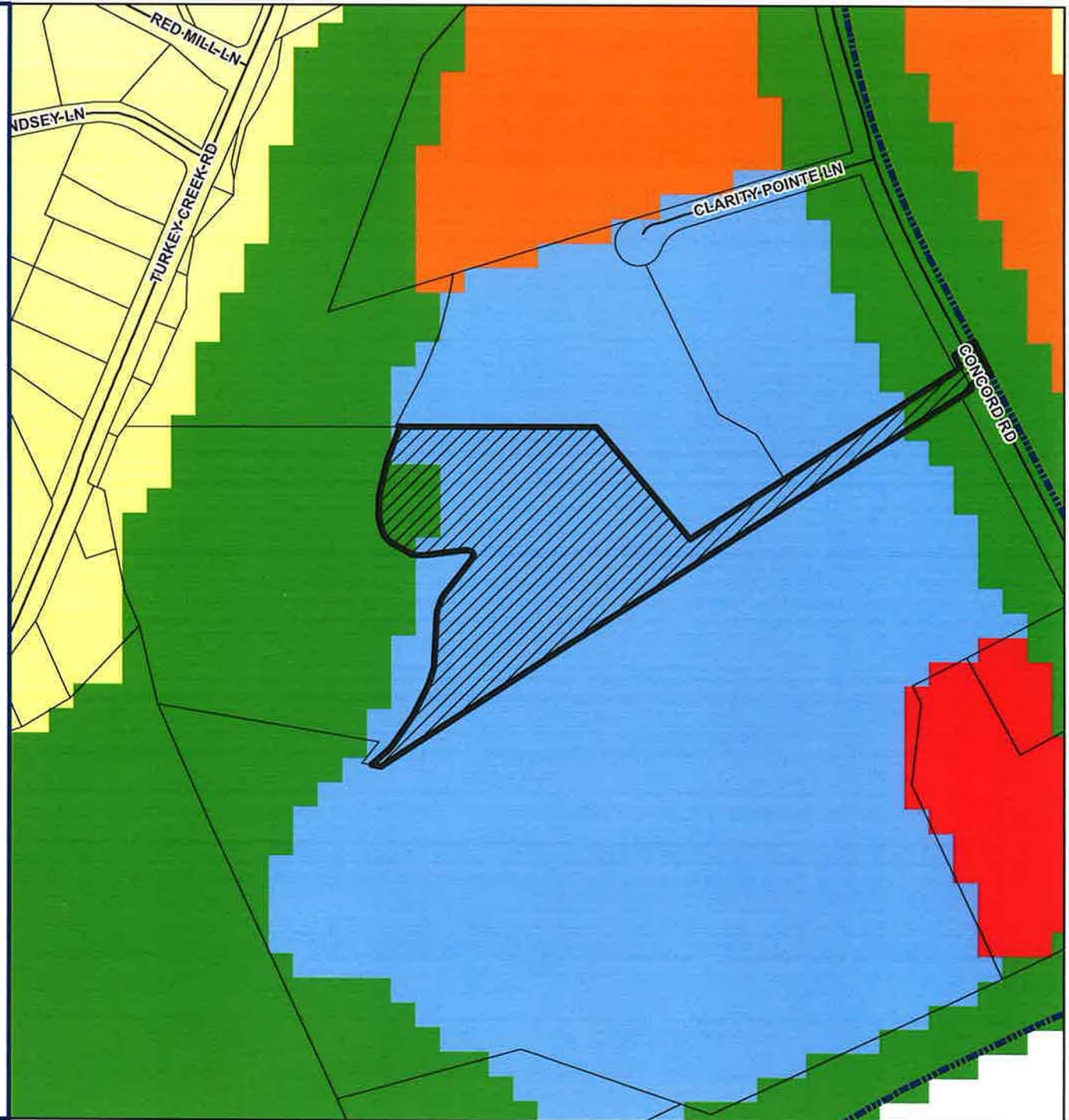
From
Agricultural (A)
and
Rural Single Family
Residential (R-1)
and Open Space
Residential Overlay (OSR)
to
General Commercial (C-1)
and Telecommunications
Tower Overlay (T)

Legend

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



1 in = 300 ft



MEETING DATE: August 20, 2015

REPORT TO THE FARRAGUT MUNICIPAL PLANNING COMMISSION

PREPARED BY: Ashley Miller, Assistant Community Development Director

SUBJECT: Discussion and public hearing on a request to rezone a portion, the land on the west side of the Fort Loudoun Reservoir, of Parcel 37.03, Tax Map 153, located off Concord Road adjoining Clarity Pointe and First Utility District, from R-1/OSR and A to C-1 and Telecommunications Tower Overlay (Branch Towers, Applicant)

INTRODUCTION AND BACKGROUND: The property is 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.

This item was discussed as a workshop item at the June and July meetings and is on the agenda this month as an action item. As explained in previous months, the Tower Overlay Zoning District is not an option for property zoned residential. The property in question is currently zoned A and R-1/OSR. The property to the immediate north is zoned Commercial (C-1) with the eastern portion containing the Clarity Point dementia care facility.

DISCUSSION: During last month's discussion, the commission reviewed balloon test images that were requested at the June meeting. The general opinion was that, given the demonstrated need for a tower in the general area and the proximity to the sewage treatment facility, rezoning the property to permit a cell tower was reasonable. With regards to the base zoning district, the property owner, Ms. Mailen, spoke about the history of the property and the difficulties in marketing the property under its current zoning designation of open space residential. She referenced Clarity Point and its commercial designation and that a similar facility has been discussed for her property. A general commercial (C-1) designation would permit such a use.

As you may recall, the Town gateway on Concord Road was part of the Lakefront Subarea in the Comprehensive Land Use Plan (CLUP). In an effort to address the concern regarding the visual impact of a tower in this specified area, the applicant has submitted design methods to potentially help conceal the monopole. Included in the packet are copies of different concealment options (some of the examples show the limitations of concealment techniques where the height of the tower is significantly greater than anything around the tower).

Since the property extends across the Fort Loudoun Reservoir, staff feels that the C-1 base zone should be limited to the area currently zoned A and R-1/OSR on the eastern side of the cove so that this designation will not extend to Turkey Creek Road. Prior to the first reading before the Board of Mayor

and Aldermen, a survey will be needed that reflects the zoning line described in metes and bounds on a survey that would be an exhibit to the ordinance.

Attached please find a map of the parcel that is the subject of this rezoning. Also attached please find a copy of Resolution PC-15-12 and Ordinance 15-15.

RECOMMENDATION: Staff recommends that the proposed height of the tower be re-considered so that it will not be as noticeable. Even with a concealment method, the tower, as proposed, will be very visible. Additionally, the staff would strongly recommend that if the property is rezoned to allow for a cell tower, the rezoning be conditioned on the use of a concealment method recommended by the commission and that this be the only tower permitted on the property. The rezoning would also be subject to the zoning line being described in metes and bounds on a survey that would be added as Exhibit B to the ordinance and prior to the first reading before the Board of Mayor and Aldermen.

RESOLUTION PC-15-12

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 37.03, TAX MAP 153, LOCATED OFF OF CONCORD ROAD ADJOINING CLARITY POINTE AND FIRST UTILITY DISTRICT, FROM A (AGRICULTURAL), R-1 (RURAL SINGLE-FAMILY RESIDENTIAL) AND OSR (OPEN SPACE RESIDENTIAL OVERLAY) DISTRICTS TO C-1 (GENERAL COMMERCIAL) AND T (TELECOMMUNICATIONS TOWER OVERLAY) DISTRICTS

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 August 20, 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 15-15.

ADOPTED this 20th day of August, 2015.

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

ORDINANCE: 15-15
PREPARED BY: Shipley
REQUESTED BY: Branch Towers
CERTIFIED BY FMPC: August 20, 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 37.03, Tax Map 153, located off of Concord Road adjoining Clarity Pointe and First Utility District, from A (Agricultural), R-1 (Rural Single-Family Residential) and OSR (Open Space Residential Overlay) Districts to C-1 (General Commercial) and T (Telecommunications Tower Overlay) Districts (Exhibit A) and as described in Exhibit B.

SECTION 2.

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

Dr. Ralph McGill, Mayor

Allison Myers, Town Recorder

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

Rita Holladay, Chairman

Edwin K. Whiting, Secretary

FARRAGUT MUNICIPAL PLANNING COMMISSION



**Ordinance 15-15
Exhibit A**

Rezone
a portion of Parcel 37.03, Tax Map 153

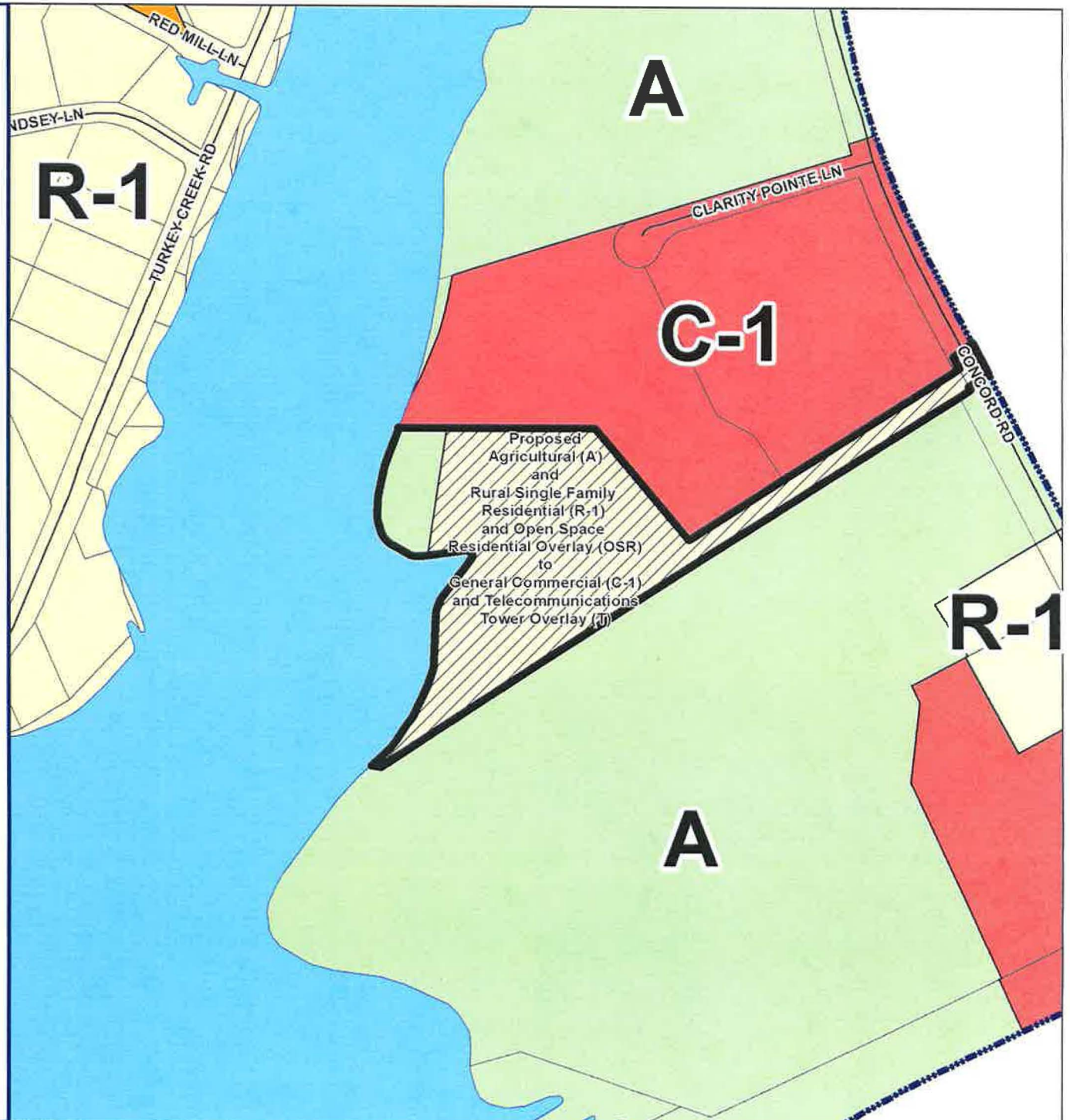
From
Agricultural (A)
and
Rural Single Family
Residential (R-1)
and Open Space
Residential Overlay (OSR)
to
General Commercial (C-1)
and Telecommunications
Tower Overlay (T)

Legend

- Streets
-  Subject Property
-  Parcels
-  Lake
-  A, Agricultural
-  R-1, Rural Single-Family Residential
-  R-4, Attached Single-Family Residential
-  OSR, Open Space Residential Overlay
-  C-1, General Commercial



1 in = 300 ft





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,

A handwritten signature in black ink that reads "Kayla Kramer".

Kayla Kramer
Branch Communications

RECEIVED

MAY 18 2015

TOWN OF FARRAGUT



